

From: Mark McGarey
To: John, Jon
Subject: 829159 Zoning Status - El Paso County
Date: Thursday, July 11, 2013 2:59:29 PM

Jon,

For the file on 829159, Woodmore....

On 7/11/13 3:47 PM, "Raimere Fitzpatrick"
<raimerefitzpatrick@elpasoco.com> wrote:

> Monopines (stealth CMRS) are considered special use in residential zone
> districts. When the Code changed in 2007, all uses that had variances
> that would now require a special use to permit, were deemed to have had
> the special use, which runs with the land. No additional approvals are
> necessary for the use. Locating additional equipment and/or antennae,
> still requires Co-location approvals
>
> Raimere S. Fitzpatrick, Planner II
> El Paso County Development Services, Planning Division
> 2880 International Circle, Suite 110
> Colorado Springs, CO 80910
> 719-520-6302
>
> Work Schedule: Monday - Thursday 7:00 AM to 5:30 PM
> Voicemail received on Fridays will be returned Mondays
>
> -----Original Message-----
> From: Mark McGarey [mailto:marken.co@comcast.net]
> Sent: Thursday, July 11, 2013 3:44 PM
> To: Raimere Fitzpatrick
> Subject: Re: info
>
> Yes, monopine.
> Old approval attached.
> Sorry for the slow replay.
>
>
>
> On 7/10/13 8:44 AM, "Raimere Fitzpatrick"
> <raimerefitzpatrick@elpasoco.com> wrote:
>
> > Was woodmoor pines a stealth site? Will get you an answer in a few
> >
> > Sent from my iPhone
> >
> > On Jul 10, 2013, at 5:29 AM, "Mark McGarey"
> > <marken.co@comcast.net<mailto:marken.co@comcast.net>> wrote:
> >
> > > Hi.
> > > Sorry to be a bother. Have you had any time to look into this site?
> > > Just trying to confirm the code change covers the site going forward
> > > and new permitting is not required.
> > > Was able to do this with you a few weeks ago but we never got anything
> > > I can save in the file on it.

>> Thanks,
>> Mark
>>
>> From: Raimere Fitzpatrick
>> <raimerefitzpatrick@elpasoco.com<mailto:raimerefitzpatrick@elpasoco.com
>>>>
>> Date: Thursday, June 27, 2013 3:30 PM
>> To: Mark McGarey <marken.co@comcast.net<mailto:marken.co@comcast.net>>
>> Subject: RE: info
>>
>> can you send me the site information again?
>>
>>
>> From: Mark McGarey [mailto:marken.co@comcast.net]
>> Sent: Thursday, June 27, 2013 2:08 PM
>> To: Raimere Fitzpatrick
>> Subject: Re: info
>>
>> Hi Raimere.
>> So sorry to bother you with this again but we discussed the 2007 code
>> change that essentially grandfathered in the original approval for the
>> Woodmore Pines site meaning we did not need to extend the original
>> variance.
>> I'm certain you sent me an email confirmation of that for Crown's file
>> but I'll be darned if I can find it. Can I bother you to resend or
>> confirm there is no longer permit extensions required for that site.
>> Sorry for the redo and thanks!
>> Mark
>>
>>
>> From: Raimere Fitzpatrick
>> <raimerefitzpatrick@elpasoco.com<mailto:raimerefitzpatrick@elpasoco.com
>>>>
>> Date: Wednesday, May 29, 2013 10:41 AM
>> To: Mark McGarey <marken.co@comcast.net<mailto:marken.co@comcast.net>>
>> Subject: info
>>
>>
>> Raimere S. Fitzpatrick, Planner II
>> El Paso County Development Services, Planning Division 2880
>> International Circle, Suite 110 Colorado Springs, CO 80910
>> 719-520-6302
>>
>> Work Schedule: Monday - Thursday 7:00 AM to 5:30 PM Voicemail received
>> on Fridays will be returned Mondays
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>>
>

COMMISSIONERS--
SALLIE CLARK (CHAIR)
DENNIS HISEY (VICE CHAIR)



JIM HENNING
DOUGLAS BRUCE
WAYNE WILLIAMS

EL PASO COUNTY

DEVELOPMENT SERVICES DEPARTMENT
DICK ANDERWALD, AICP, DIRECTOR

July 18, 2006

Woodmoor Pines Golf & Country Club
401 Channelside Walkway, #1483
Tampa, Florida 33602

T-Mobile
c/o Matt Butler
9457 South University Boulevard, #238
Highlands Ranch, Colorado 80126

RE: Variance of Use -- T-Mobile (VA-06-002)
Subdivision Exemption: T-Mobile/Woodmoor Pines Golf & Country Club (EK-06-001)

This is to inform you that the above-referenced requests were heard and approved by the Board of County Commissioners on July 13, 2006. Details are as follows:

Variance of Use: Request by T-Mobile for a Variance of Use to allow a 55-foot stealth wireless telephone antenna as well as related support equipment on 6.28 acres in the RR-3 (Rural Residential) District. The property (Schedule No. 71123-01-069) is located at 18945 Pebble Beach Way in Woodmoor Country Club, in the Tri-Lakes Planning Area.

This approval is subject to the following:

CONDITIONS OF APPROVAL

1. Approval is limited to the proposed commercial tower of fifty-five (55) feet in height with antennas and equipment buildings as depicted in the applicant's letter of intent and site drawings.
2. Prior to the Development Services Department's authorization for the issuance of a building permit, the applicant shall submit: a) a Plot Plan in accordance with Section 37 of the El Paso County Land Development Code, and b) a co-location agreement which has been recorded against the property, that allows additional users on the tower.
3. The tower shall remain designed to allow for co-location of other antennae.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300

WWW.ELPASOCO.COM

COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

4. Any subsequent co-location or additional antenna on the tower other than that shown on the site plan shall be subject to administrative review, and if it is the opinion of the Development Services Director it constitutes a substantial modification of the approval, it shall be subject to review and approval by the Board of County Commissioners. The Variance of Use approval for the tower also includes giving the Development Services Director the authority to ~~administratively approve extensions to the tower height limited to 15 feet.~~
5. The tower shall not be lighted except in accordance with the requirements of the Federal Aviation Administration (F.A.A.)
6. The tower shall be painted a suitable color to fit into the natural surroundings, as determined by the Development Services Department.
7. This Variance of Use approval shall be deemed abandoned, and of no further force and effect, if the primary intended use and/or activity has not been substantially implemented upon the approved site within one (1) year of the Board of County Commissioners' Variance of Use approval, or if implemented, has been discontinued for a period of one (1) year. For the purpose of this condition, this Variance of Use shall be deemed discontinued if the primary intended use has not been actively and regularly conducted on the approved site.
8. The Variance of Use is limited to five (5) years from the date of Board of County Commissioner's approval. Specific items for the Board of County Commissioners to review at the end of this five year period shall be: a) Changes to technology or status, which would reduce the required height, configuration, or necessity of the tower; and b) Changes in specific tower-related regulations on the Federal and local level.
9. Prior to approval of the plot plan noted in Condition 2, the applicant shall provide a copy of a recorded access easement for the lease area.

NOTATIONS

1. Costs incurred to establish the business or comply with the conditions of approval shall not be used as a basis of extending the use beyond the specified time limit.
2. No subsequent enlargement, expansion or modification of the use shall be allowed unless the proposal is reevaluated and goes through the public hearing process in accordance with the requirements of the El Paso County Land Development Code.

3. In event the tower is abandoned or becomes inactive for a period of one (1) year or more, the owner or other responsible party shall be responsible for immediately removing the tower and all appurtenant facilities from the site.
4. Costs incurred to establish the use or comply with conditions of approval shall not be used as a basis of extending the use beyond the specified time limit.

Subdivision Exemption: Request by Woodmoor Pines Golf & Country Club (Owners) and T-Mobile Communications (applicant) for approval of a Subdivision Exemption to create a 300 square foot leased area within a 6.28-acre parcel for a 55-foot stealth mono-pine telecommunication tower. The property (Schedule No. 71123-01-069) is zoned RR-3 (Rural Residential) district and is located approximately 1/4 mile south of Woodmoor Drive and east of Pebble Beach Way, within Tri-Lakes Planning Area.

CONDITIONS OF APPROVAL

1. The Land Survey Plat as approved by the Board of County Commissioners shall be deposited in the El Paso County Clerk and Recorder's Office prior to approval of plot plan.
2. No other use than a telecommunications tower and appurtenant equipment facilities will be allowed within the exemption area.

NOTATIONS

1. Due to the height of the tower, it is possible that the effects of either tower failure and/or ice fall could extend outside the exemption area. Any risks associated with this possibility are the responsibility of the owner of the parent parcel.

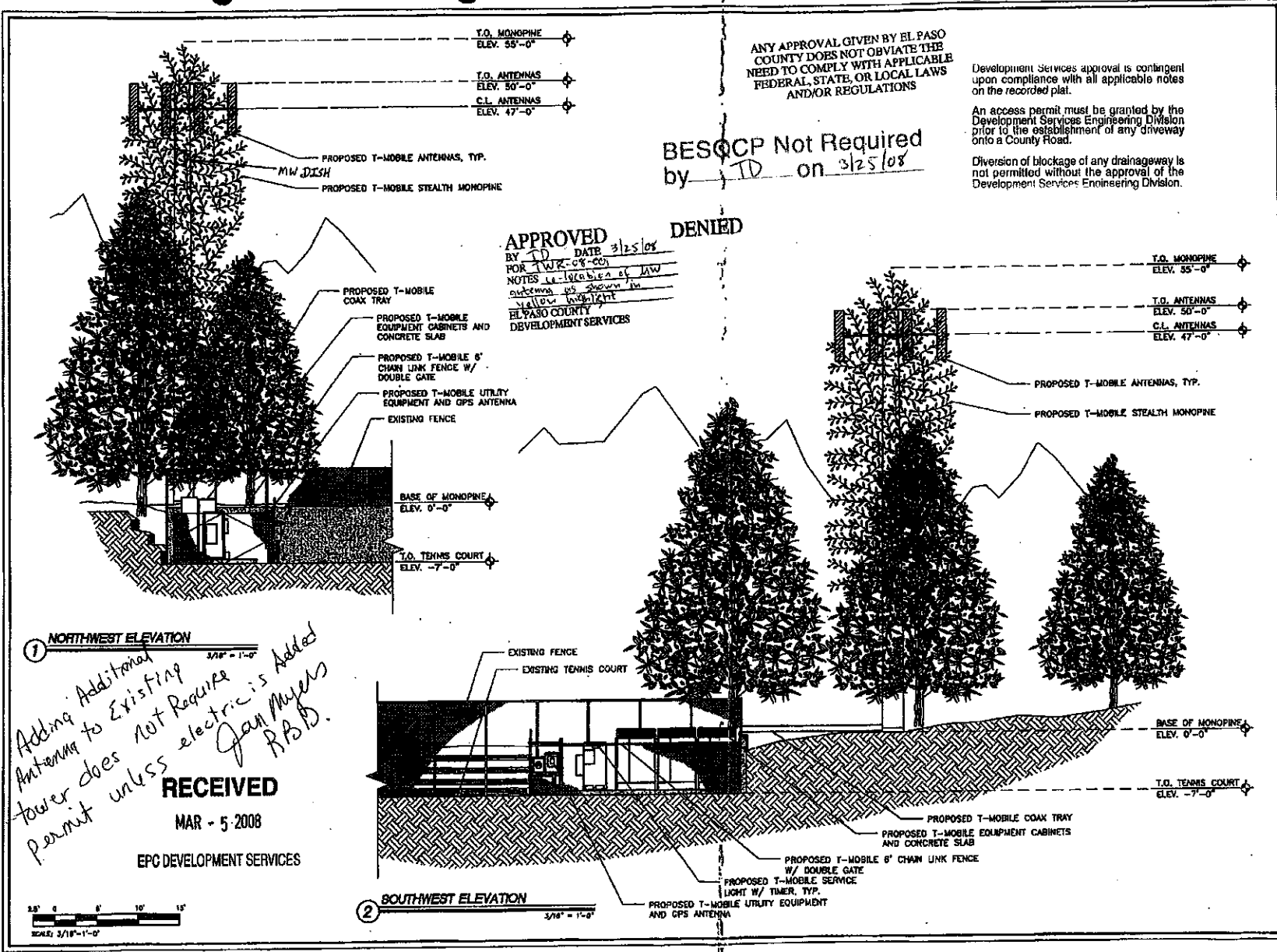
This represents the Development Services Department's understanding of the action taken by the Board of County Commissioners. A copy of their Resolutions will be forwarded to you, once those documents are available.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,


Tony Deconinck, Project Manager

cc: Files: PromptV VA-06-002, EX-06-001



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS

BESQCP Not Required by ID on 3/25/08

Development Services approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Development Services Engineering Division prior to the establishment of any driveway onto a County Road.

Diversion of blockage of any drainageway is not permitted without the approval of the Development Services Engineering Division.

APPROVED BY ID DATE 3/25/08 FOR TWR-08-001 NOTES: 1. Location of tower as shown in survey is correct. EL PASO COUNTY DEVELOPMENT SERVICES

DENIED

① NORTHWEST ELEVATION
 3/16" = 1'-0"
 Adding Additional Antennas to Existing tower does not require permit unless electric is added
RECEIVED
 MAR - 5 2008
 EPC DEVELOPMENT SERVICES

② SOUTHWEST ELEVATION
 3/16" = 1'-0"

T-Mobile
 2000 DELAWARE STREET
 DENVER, CO 80202

PROJECT INFORMATION:
WOODMOOR PINES
 MONOPINE DNG3601D
 18945 PEBBLE BEACH WAY
 MONUMENT, CO. 80120
 EL PASO COUNTY

CURRENT ISSUE DATE:
02/07/06

ISSUED FOR:
ZONING

REV. DATE	DESCRIPTION	BY
11/04/05	PRELIM. ZONING	TC
02/07/06	ZONING	TC

PLANS PREPARED BY:
Communication Services, Inc.
 7720 E. Belleview, Ste. B-230
 Englewood, CO, 80111
 Telephone: (303) 740-9585
 Fax: (303) 740-9808
 WWW.COMMUNICATIONSERVICES.COM

DRAWN BY: TC CHK: DWB APV: KJS

LICENSURE:

SHEET TITLE:
NORTHWEST & SOUTHWEST ELEVATIONS

SHEET NUMBER:
Z2
 1/8" = 1' SIZE PRINT

Williams, Michelle

From: Williams, Michelle
Sent: Tuesday, October 28, 2014 4:51 PM
To: 'Nina Ruiz'
Subject: RE: T-Mobile Mods-18975 Pebble Beach Way (829159)
Attachments: Variance - email correspondence 2013.pdf

Thanks for sending, we were not aware (and do not have anything on file from Kristin, or any notes in the system about this).

One thing I did find is the attached email correspondence from last July- it seems to imply this site may be grandfathered in and not require a renewal. Let me know what you think?

Thanks again!

MICHELLE WILLIAMS
Real Estate Specialist | West Area
(847) 354-0085

CROWN CASTLE
116 Inverness Drive East, Ste. 220
Englewood, CO 80112
CrownCastle.com

From: Nina Ruiz [<mailto:NinaRuiz@elpasoco.com>]
Sent: Tuesday, October 28, 2014 4:36 PM
To: Williams, Michelle
Subject: RE: T-Mobile Mods-18975 Pebble Beach Way (829159)

Hi Michelle,

It was great seeing you too! I hope you had a safe drive back. I talked with Kristin back in April about this site (see attached). The variance of use is expired so it will need to be renewed prior to any new update. I do not believe she is with crown so I am not surprised that you were not aware of the expiration. Please let me know if you have any questions. Have a great night!

Nina Ruiz

Planner II
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300 (Main)
(719) 520-6313 (Direct)

PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 am to 5:30 pm (please note that the Department front counter closes at 4:30; I am available by phone or email from 4:30pm to 5:30 pm)

DEVELOPMENT SERVICES HOURS

Monday - Friday, 7:30 am to 4:30 pm

From: Williams, Michelle [<mailto:Michelle.Williams@crowncastle.com>]
Sent: Tuesday, October 28, 2014 3:50 PM
To: Nina Ruiz
Subject: T-Mobile Mods-18975 Pebble Beach Way (829159)

Hi Nina,

It was nice to see you again today! ☺

Please find drawings attached for the tower located at 18975 Pebble Beach Way, Monument, CO 80120 (Parcel#71123-01-100).

T-Mobile proposes to replace three of the existing antenna with (3) new, as part of the existing configuration, as well as (6) new lines of coax cable.

Attached is documentation that we have on file for VA-06-002, and also a stamped drawing with TWR-08-001 on it. Neither specify what our maximum number of antenna is, but I am hoping we are covered since TMO is only swapping their existing.

Please let me know if anything further will be needed for zoning, or if we are good with prior approvals.

Thank you in advance!

MICHELLE WILLIAMS
Real Estate Specialist | West Area