

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 14, 2020

Aspen Willow Estates  
1480 Higby Road  
Monument, CO 80132

Perry Carrol  
J5 Infrastructure Partners  
8392 S. Continental Divide Road #101  
Littleton, CO 80127

RE: Verizon Higby Stealth Tower – Special Use - (AL-19-025)

This is to inform you that the above-reference request for approval of a special use for a 75-foot tall stealth commercial mobile radio service (CMRS) facility was heard by El Paso County Board of County Commissioners on July 14, 2020, at which time an approval was made. (Parcel No.61000-00-298)

This approval is subject to the following:

**CONDITIONS**

1. The approval is limited to one (1) freestanding CMRS stealth facility seventy-five (75) feet in height as discussed and depicted in the applicant's letter of intent, site plan drawings, and elevations.
2. Any subsequent co-location or additional antennae on the stealth CMRS facility other than shown on the site plan shall be subject to administrative review, and if it is the opinion of the Planning and Community Development Director it constitutes a substantial increase in the size of the freestanding CMRS facility, it shall require a new special use.
3. The freestanding CMRS facility shall not be lighted except in accordance with the requirements of the Federal Aviation Administration (FAA).

4. The freestanding CMRS facility shall comply with FCC standards for prohibiting interference with localized television and radio broadcasts and with the current standards for cumulative field measurements of radio frequency power densities and electromagnetic fields.
5. The tower shall be painted and maintained in a suitable color and condition to fit the natural surroundings, as determined by the Planning and Community Development Department.
6. Maintenance of the tower shall be in accordance with the stealth CMRS designed as approved with the special use and the associated Site Development Plan. Failure to properly maintain the stealthing treatments to the CMRS facility may result in the Board of County Commissioners revoking and/or suspending the special use approval, preceded by notice and public hearing.

#### **NOTATIONS**

1. Special use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions/standards are being violated, preceded by notice and public hearing.
3. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

This represents the Planning and Community Development Department's understanding of the action taken by the Board of County Commissioners.

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

Sincerely,



Lindsay Darden, Planner II  
File No. AL-19-025