

October 21, 2019

Lindsay Darden,  
El Paso County Planning and Community Development Department  
2880 International Circle  
Colorado Springs, CO 80910

**Re: Letter of Intent/Project Description Verizon CSP HIGBY (ALT A) Added responses to comments dated 10/17/19 from PCD Project Manager.**

**Verizon Wireless is requesting approval for a new Telecommunication Site with a 75-foot Monopine**

**Property Owner/Applicant and Consultant Information**

**Applicant and Authorized Representative Information:**

Verizon Wireless c/o J5 Infrastructure Partners  
Lance Bleyhl – Site Acq and Zoning Consultant  
8392 S. Continental Divide Rd. #101  
Littleton, CO 80127  
Phone – 720-201-7385  
Email – lbleyhl@j5ip.com

**Property Owner/Rep Information:**

Aspen Willows Estates, LLC  
1480 E. Higby Road  
Monument, CO 80132  
Phone-

The property is located at 1480 East Higby Road and is zoned A-5 and currently has residential house and veterinary hospital with a 35 Acres lot.

Verizon is requesting a new telecommunications site in the southwest corner of the property. The new telecommunication site will have a 22' x 44' fenced lease area that will contain a 75-foot stealth monopine that will conceal 12 panel antennas. The equipment compound will have a covered equipment platform for the equipment cabinets and a diesel generator for back power. Access to the site will be a new 12-foot x 95-foot access road from Happy Landing Drive road to the new equipment compound. A 5-foot Utility Route will be next to the access road to bring fiber and power to the site.

The Justification for the new site is to improve Verizon cell phone coverage in the area. Existing coverage/capacity in the area is insufficient to meet Verizon objectives. The need for improved coverage and capacity is due to increased development, traffic and customer usage. Verizon collocated

on an existing site north of this location on Hwy 105 but that location by itself does not meet Verizon's objects for the entire area.

The Maximum height for a A-5 zone is 30 feet. Verizon is requesting a height waiver for the 75 foot monopine. The 75-foot height is needed for multiple reasons. First, the antennas must be located above the existing trees to provide the best coverage. Second, the site is designed to be co-locatable for future carriers whose antennas will need to be above existing trees. Third, although the antennas are located at a height of 65', ten additional feet is required to provide a tapered effect resulting in a more realistic tree like appearance.

No Grading Plan will be needed the total impact area will be less than one acre. Vehicle tracking control pad will be installed during construction. The contractor will take steps to keep Happy Landing Drive free of dirt and will clean all dirt of the road before they leave.

A County Access Permit will be acquired from El Paso County to access the site from Happy Landing Drive

There will be no impact to drainage during and after construction and there will be less than 100 average daily traffic during and after construction.

#### **5.2.18. Commercial Mobile Radio Service Facility (CMRS) Facilities**

##### **General Standards.**

##### **1. Co-Location.**

The new Monopine is designed for co-location

##### **2. Compliance with FCC Standards.**

The new Verizon site will comply all FCC Standards

##### **3. Abandonment and Expiration.**

A. If the CMRS facility ceases operation for any reason for a period of one year Verizon will remove the CMRS facility.

B. Verizon will remove the CMRS facility within 6 months of the expiration of any permit or approval authorizing the CMRS facility shall be considered expired.

##### **4. Change in Ownership**

In the event there is a change in either the owner or operator of a CMRS facility, the new owner or operator shall notify the PCD of the change in identity of the owner or operator within 15 days after the date the change becomes effective by providing the name and business address of the new owner or operator and verifying in writing that the new owner or operator has fully reviewed the applicable permit or approval and is familiar with its terms; and shall ensure that any required financial assurance is transferred. After receipt of notification of a change in the owner or operator of a CMRS facility, the PCD may inspect the

property to make certain that the new owner or operator is complying with all of the terms and conditions of the permit or approval. The PCD may charge the owner an inspection fee authorized in the adopted fee schedule.

Verizon will comply with the change in ownership code.

## **5. Application Approval or Denial**

Proposed CMRS facility meets the design standards set forth in the land development code 5.2.18 CMRS Facility

## **6. Standards for Freestanding CMRS Facilities.**

### **A. Financial Assurance.**

Prior to commencing construction of a CMRS facility, the owner of a freestanding CMRS facility shall be required to provide the County with adequate financial assurance to cover removal of the facility if abandoned. The form of financial assurance shall be approved by the PCD Director.

Verizon will provide the required financial assurance to cover the removal of the facility.

### **B. Minimum Setbacks for Freestanding CMRS Facilities.**

The new monopine meets all required setbacks from all residential zoning districts.

### **C. Maximum Height for Freestanding CMRS Facilities.**

The Maximum height for a A-5 zone is 30 feet. Verizon is requesting a height waiver for the 75-foot monopine. It will have the capacity for at least two other carriers to collocate on it.

### **D. Design Standards for Freestanding CMRS Facilities.**

A freestanding CMRS facility shall adhere to the following design standards to minimize impacts:

1. The proposed monopine location is surrounded with existing pine trees and is the least obtrusive design to meet objectives and be compatible with surrounding area.
2. Existing trees and natural vegetation will screen the equipment area from normal view. To the extent practical, existing vegetation shall be preserved.
3. Landscaping. The facility shall be landscaped in accordance with the requirements of Chapter 6.

As noted in section 6.2.2. (E) (i) landscaping is site specific and in this case landscaping should not be required. Verizon is requesting a landscape waiver since the area already has natural pine trees and the equipment compound set back 45' from

property line to the west and 65' from the property line to the south and will not be visible to normal view.

4. Equipment Storage Shelters.

All equipment is located within the lease area for the CMRS facility. No equipment exceeds 15 feet in height. Equipment is grouped as closely together as practical, to minimize impact on adjoining properties. Although the lease area is 20' x 44' the equipment sq ft calculation is roughly 142 sq. ft. The two components of that calculation are the platform (102 sq. ft.) and the generator (40 sq. ft.). The 400 sq. ft. limitation was originally implemented when the old style "shelters" were used which generally ran close to 400 sq. ft. These are not used any more so our sq. ft calcs are much less. The two "boxes" outside the fenced area are the fiber box (underground) and the transformer Mountain View electric will set.

5. The monopine shall not be lighted unless required by the FAA and authorized by the permit or approval. There is a technician light available for them to use in a night scenario. But it faces the equipment and has a timer with automatic shutoff. It would only be used in an emergency.

6. Attractive Nuisance/Fencing.

The site is set back 45' feet from the Happy Landing Rd. There is an existing fence surrounding the property. The compound will be fenced at the property owner request by 4-foot-high galvanized barblless fence that matches existing fence in the area. The style of fence is to protect the horses (no barb wire is located anywhere on the property) and to deter entry into the equipment area. The attractive nuisance potential is minimized by the monopine design. The equipment area is not dangerous. The only aspect dangerous to a person would be climbing the monopine. To discourage climbing the "branches" start at a 20' height. The combination of multiple fences and the 20' height of first branches protects the horses and discourages climbing.

7. The diameter of the future microwave dish antenna will not exceed 4 feet.

Section 5.3.2 (c)

- **The Special Use is generally consistent with the applicable Master Plan;** This request for Special Use is generally consistent with the applicable Master Plan. Our request is consistent with the purpose of promoting the health, safety, convenience, and welfare of the general public and our design is consistent with standards which encourage the development of sound, economical, stable neighborhoods and create a healthy environment for present and future inhabitants of El Paso County.

- **The Special Use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;** This Special Use request is harmonious with the neighborhood and is compatible with the existing land and allowable land uses. The main reason for picking this specific location was the large acreage, trees surrounding the location, and an existing use other than rural residential. But we could have made this request on most any other neighborhood parcel since the majority of surrounding land uses allow for this same request. The monopine design, the location set back in the trees, and the trees themselves all provide significant camouflage.
- **The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;** This Special Use does not overburden any public facilities or services. The only services required to operate the facility is power and fiber which is easily provided. The Special Use request relieves a current burden by providing increased wireless service to the area.
- **The Special Use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;** The site is unmanned, and once built will experience less than 20 visits per year by a tech. There is a parking spot for techs so they are off the road, and will have legal access.
- **The Special Use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;** The Special Use does not affect any water, air, noise or light pollution. A single light is located in the equipment area for the sole purpose of providing light for a technician should he/she need to visit the site during non daylight hours. The light is on a timer and as automatic shut off.
- **The Special Use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County;** The Special Use will not be detrimental public health, safety and welfare. It will be a benefit to all the above.
- **The Special Use will conform to all other applicable County rules, regulations or ordinances;** This Special Use will conform to all other applicable County rules, regulations or ordinances.

If you have any questions please call or email me 720-201-7385, LBLEYHL@J5IP.com

Sincerely,

*Lance Bleyhl*

Lance Bleyhl  
Site Acq and Zoning Consultant  
J5 Infrastructure Partners