

## Lindsay Darden

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**From:** steve@specializedcpt.com  
**Sent:** Wednesday, February 5, 2020 1:40 PM  
**To:** Lindsay Darden  
**Subject:** RE: administrative special use request for verizon higby stealth tower  
**Attachments:** scan0322.pdf

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Lindsay,

We received your letter indicating the "special use request for the Verizon Higby Stealth tower."

We object to the location of the tower as it is too close to the Higby Estate Residential area. We would propose that it should be relocated to another area. Attached on exhibit 'A' is a location that looks like from the aerial, obtained from Google Earth, a utility building. Please look into the possibility of this area being used. If it is owned by the city, then that may be advantages to the city as well. It seems as if there are no residential homes in that area, like there are near the current selected location.

In the event that the planning board would like to see the tower built on the proposed property, it should be done so at the very southeast corner so as to have the least impact, if any, on the residential neighborhood. Please see attached exhibit 'B'.

Thank you for your attention to this request.

Thank you,

Steve Bugay  
Resident of Higby Estates  
17025 colonial park dr.  
Monument, CO

**Steve Bugay, RA CGC**

Project Director

**Specialized CPT**

Concrete Post Tension

Website: <http://www.specializedcpt.com>

Office: 708.888.1155

Direct: 630-689-8133

For the Lord sees every heart and understands and knows every plan and thought.  
If you seek Him, you will find Him.

1 Chronicles 28:9



**EXhibit A**  
17025 Colonial Park Dr  
Monument, CO 80132  
39.08°N, 104.80°W

utility  
Bldg  
area option?

Proposed  
Property  
for  
tower

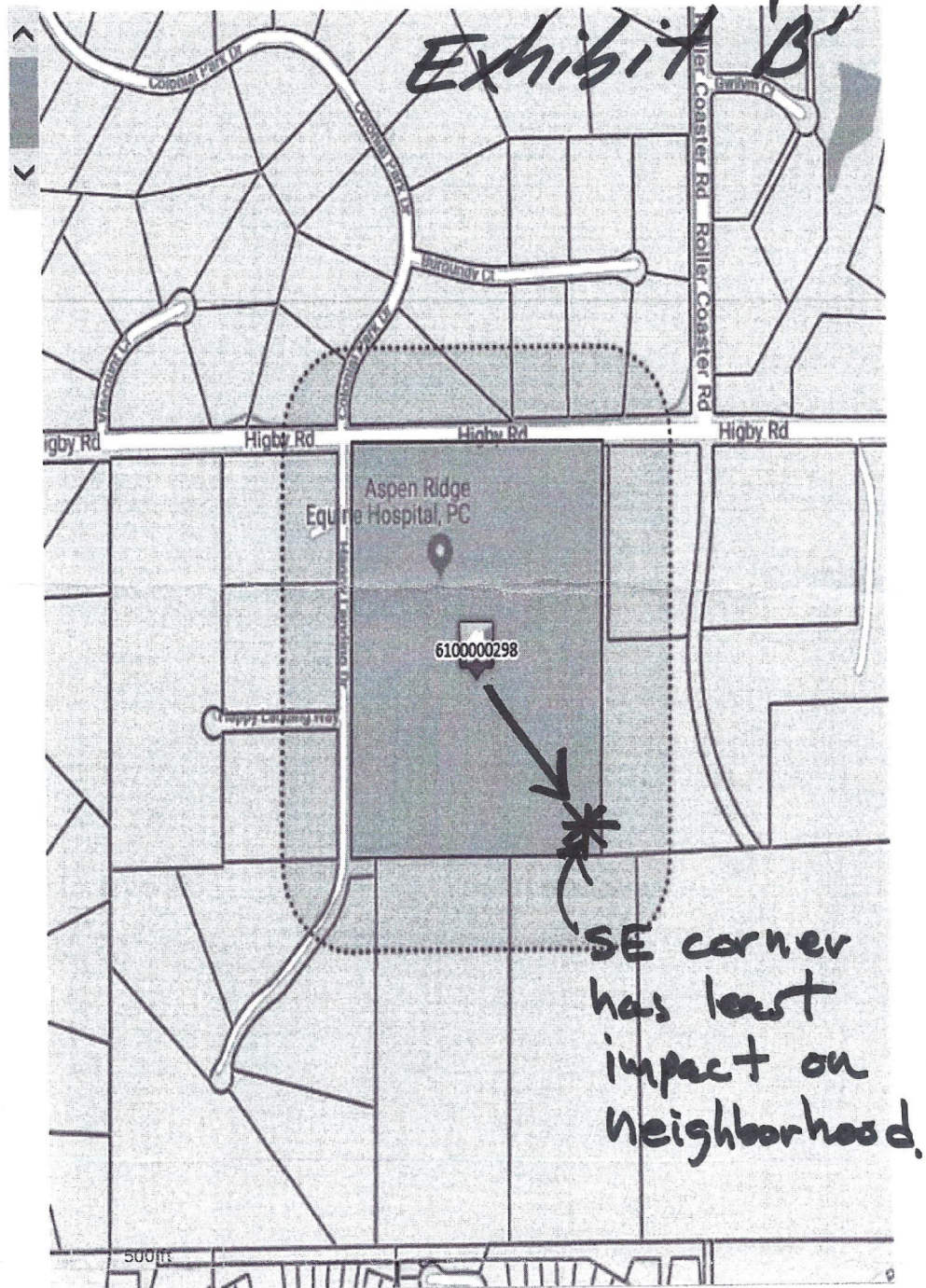
17025 Colonial Park Dr



El Paso County - Colorado  
480 E HIGBY RD

Market Value  
\$1,000,206

6100000298  
ASPEN  
WILLOW  
ESTATES  
LLC



#### Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

# EL PASO COUNTY



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CRAIG DOSSEY, EXECUTIVE DIRECTOR

1/23/2020

RE: Administrative Special Use Request for Verizon Higby Stealth Tower

File: AL-19-025  
Parcel ID No.:6100000298

To Whom It May Concern:

This letter is to inform property owners adjacent to 1480 E Higby Road that the applicant, J5 Infrastructure Partners, has requested approval of a special use application to allow for a stealth CMRS tower within the A-5 (Agricultural) zoning district. The Planning and Community Development Director may make a formal decision regarding the request on 2/10/2020. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the approval process may be elevated to the Board of County Commissioners for consideration. All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision.

You may view the application documents online at [www.epcdevplanreview.com](http://www.epcdevplanreview.com). Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Sincerely,

Lindsay Darden, Planner II  
El Paso County Planning and Community Development  
719-520-6302  
[Lindsaydarden@elpasoco.com](mailto:Lindsaydarden@elpasoco.com)

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