

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Board of County Commissioners
Darryl Glenn, President

FROM: Nina Ruiz, PM/Planner II
Jeff Rice, PE Engineer III
Craig Dossey, Executive Director

RE: Project File #: VA-17-005
Project Name: Woodmen Hills School Tower
Parcel No.: 43061-02-001

OWNER:	REPRESENTATIVE:
Falcon School District No. 49 10850 E Woodmen Road Peyton, CO 80831	Centerline Solutions 16035 Table Mountain Parkway Golden, CO 80403

Commissioner District: 2

Planning Commission Hearing Date:	12/5/2017
Board of County Commissioners Hearing Date	1/9/2018

EXECUTIVE SUMMARY

A request by Centerline Solutions for approval of a variance of use for a 93 foot tall freestanding commercial mobile radio service facility (CMRS) located on 30.79 acres zoned RR-0.5 (Residential Rural) on which Woodmen Hills Elementary school is currently located. The proposed freestanding CMRS will replace an existing CMRS facility that was constructed without approval of the Board of County Commissioners. The property is located east of North Meridian Road and south of Woodmen Hills Drive, and is within Section 6, Township 13 South, Range 64 West of the 6th P.M. The property is included within the Falcon/Peyton Small Area Master Plan (2008).

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



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

www.ELPASOCO.com

Bocc 17392 1/09/18 (C)

A. REQUEST/WAIVERS/AUTHORIZATION

Request: A request by Centerline Solutions for approval of a variance of use for a 93 foot tall freestanding commercial mobile radio service facility (CMRS).

Waiver(s): There are no waivers requested with this application.

Authorization to Sign: There are no documents associated with this application that require signing.

B. PLANNING COMMISSION SUMMARY

Request Heard: December 5, 2017, as a consent item

Recommendation: Approval, subject to the conditions and notations. A copy of the Planning Commission Resolution is included as an attachment.

Waiver Recommendation: N/A

Vote: 7 to 0

Vote Rationale: N/A

Summary of Hearing:

SPEAKING FOR: Applicant was represented at the hearing

SPEAKING AGAINST: None

Legal Notice: N/A

C. APPROVAL CRITERIA

In approving a variance of use, the following criteria may be considered:

- The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.
- The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County;
- The proposed use will be able to meet air, water, odor or noise standards established by County, State or federal regulations during construction and upon completion of the project;
- The proposed use will comply with all applicable requirements of this Code and all applicable County, State and federal regulations except those portions varied by this action;
- The proposed use will not adversely affect wildlife or wetlands;
- The applicant has addressed all off-site impacts;
- The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or

- Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designed and proposed.

D. LOCATION

North: RR-0.5 (Residential Rural)	Residential
South: RR-0.5 (Residential Rural)	Residential
East: RS-5000 (Residential Suburban)	Residential
West: RR-0.5 (Residential Rural)	Residential

E. BACKGROUND

The property was zoned RR-1 (Rural Residential) on April 8, 1999. Due to changes in the nomenclature of the El Paso County Land Development Code, the RR-1 zoning district was renamed as the RR-0.5 (Rural Residential) zoning district. The property was platted as Tract A of the Woodmen Hills Filing No. 8 on July 29, 1999. Tract A was dedicated to Falcon School District No. 49 as a school site. Schools may not need to obtain a building permit from the local jurisdiction if they have otherwise obtained approval from the State Board of Education. This exemption does not extend to CMRS facilities located on the same property as a school. The existing 100 foot tall freestanding CMRS facility was constructed around the same time as the school but was not approved by El Paso County prior to being constructed.

The existing tower no longer has the structural capacity for additional carriers. The applicant is proposing to remove this existing tower and replace it with a 93 foot tall freestanding CMRS facility designed to allow for additional co-location. The proposed tower would meet all setback requirements. Should the variance of use request be approved, a site development plan will be required prior to authorization of a building permit to construct the tower and associated equipment.

F. ANALYSIS

1. Land Development Code Analysis

The property is currently zoned RR-0.5 (Residential Rural). The RR-0.5 zoning district is primarily rural residential in nature. There is an existing approximately 90 foot tall freestanding CMRS facility on the subject parcel. Section 5.2.19 of the Code allows for a CMRS facility to exceed the allowed height of the zoning district up to 120 feet in height. The proposed tower will replace the existing tower, which has become a part of the visual landscape in the area.

2. Zoning Compliance

The property is within the RR-0.5 (Residential Rural) zoning district, which does not allow for a freestanding CMRS facility. Only if the variance of use and site development plan are approved will the proposed CMRS facility be allowed and authorized for construction.

3. Policy Plan Analysis

Consistency with the El Paso County Policy Plan (1998) is not a required review criteria for a variance of use request. For background, the El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County master plan. Relevant policies are as follows:

Policy 6.3.8 *Recognize the need and allow for the reasonable accommodation of adequate amounts of land with sufficient infrastructure for land uses of a heavy industrial nature and/or considered to be “locally undesirable” within all subareas of the County provided the adequate facilities and services will be available. Consider the environmental, visual and land use compatibility impacts and incorporate, where possible, buffering and screening techniques to address compatibility with surrounding uses.*

Goal 7.1 *Reasonably accommodate unique and special uses which provide value to the greater community and which can be made consistent with surrounding uses.*

Policy 7.1.2 *Consider future combined impact of potential additional land use requests when considering individual applications for special or unique land uses.*

Goal 7.5 *Allow for towers, transmission lines, and related facilities that provide a benefit to County residents in a manner which balances considerations of economics, equity, and environmental sensitivity and provides equitable compensation to private land owners for impacts caused by these facilities.*

A tower is identified as one of several uses listed in the Policy Plan that may be considered “ancillary to traditional land uses” (General Policies page 45). Other “ancillary uses” identified in the Plan include institutional uses, mining operations, agriculture-oriented business, and outdoor recreational facilities. The Plan recognizes the difficulties in siting these types of special or unique land uses. These uses can sometimes be considered “locally undesirable” and can be controversial in nature. The Plan also recognizes that “the location of these lines and facilities is often governed by geographic factors such as the need to respond to topography, make linear connections or serve defined areas” (Minimizing Impacts of Towers, Transmission Facilities and Related Facilities Page 50).

As demonstrated in the applicant's coverage maps, there is no coverage for T-Mobile subscribers in the vicinity of the proposed tower. This tower will provide coverage to T-Mobile's customers and allow for co-location of other carriers. The applicant has submitted photo simulations to demonstrate the potential visual impact to surrounding parcels. The proposed 93 foot tall freestanding CMRS facility will be visible to most surrounding parcels in the vicinity. Attempts at a stealth design for a facility of this height are not practical.

Should the Board of County Commissioners determine the freestanding CMRS facility provides a benefit to County residents in a manner which balances considerations of economics, equity, and environmental sensitivity, consistency with the Plan could be found.

4. Small Area Plan Analysis

The property is within the Falcon/Peyton Small Area Master Plan (2008). The plan shows this area as a potential node and corridor of activity. The surrounding area has been developed as residential rural lots with lot sizes averaging one-half acre in size. The Plan does not include any discussion or recommendations specific to commercial towers or other similar uses.

5. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the property as having a high wildlife impact potential. The proposed freestanding CMRS facility is not expected to have an impact upon the wildlife in the area.

The Master Plan for Mineral Extraction (1996) identifies potential upland deposits in the area of the subject property. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No physical hazards were identified in the review of the variance of use.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the property as having a high wildlife impact potential. The proposed freestanding CMRS facility is not expected to have an impact upon the wildlife in the area.

3. Floodplain

As indicated on FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0575F, the tower lease area is located entirely outside of the current 100-year regulatory floodplain.

4. Drainage And Erosion

The property is located within the Falcon drainage basin. Since the property is not being platted with this application, drainage and bridge fees are not applicable. A drainage report was not required since the proposed freestanding CMRS facility is anticipated to have no significant drainage impact.

5. Transportation

The property is accessed via McClure Road. A traffic impact study was not required and the County road impact fee does not apply to this request because the variance of use is not expected to generate 100 more daily vehicle trips than the property would be expected to generate currently. If the variance is approved, the applicant will be required to obtain an access permit if Woodmen Hills Elementary School has not already obtained one.

H. SERVICES

1. Water

The existing school is served by Woodmen Hills Metropolitan District for water. There is no need for additional water as the proposed freestanding CMRS facility is to be unmanned.

2. Sanitation

The existing school is served by Woodmen Hills Metropolitan District for sanitation. There is no need for additional sanitation as the proposed freestanding CMRS facility is to be unmanned.

3. Emergency Services

The parcel is located within the Falcon Fire Protection District. The District was sent a referral and has no outstanding comments.

4. Utilities

Mountain View Electrical Association will serve the freestanding CMRS facility.

5. Metropolitan Districts

The property is within the Woodmen Hills Metropolitan District. The district was sent a referral and did not respond.

6. Parks/Trails

There are no planned parks/trails on the subject parcel. No park fees or land dedication in lieu of fees are required for this application.

7. Schools

The property is located within Falcon School District No. 49. No school fees or land dedication in lieu of fees are required with this application.

I. APPLICABLE RESOLUTIONS: See attached

J. STATUS OF MAJOR ISSUES

There are no outstanding issues.

K. CONDITIONS AND NOTATIONS

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in 5.3.4 (Variance of Use) of the El Paso County Land Development Code (2016), staff recommends the following conditions and notations:

1. Approval is limited to the one (1) freestanding CMRS facility 93 feet in height as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. The freestanding CMRS facility shall remain designed to allow for co-location of other antennae.
3. Any subsequent co-location or additional antenna on the Freestanding CMRS Facility other than that 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 be subject to review and approval by the Board of County Commissioners. The Variance of Use approval for the tower also includes giving the Planning and Community Development Director the authority to administratively approve minor modifications and a non-substantial increase in the size of the tower as provided by the Nationwide Collocation Agreement, as amended.
4. Prior to authorization of a building permit, a guarantee of financial surety shall be provided to El Paso County for the removal of the tower in the event of abandonment.
5. The freestanding CMRS facility shall not be lighted except in accordance with the requirements of the Federal Aviation Administration (FAA).

6. The tower shall be painted and maintained in a suitable color to fit the natural surroundings, as determined by the Planning and Community Development Department.

NOTATIONS

1. Variance of 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 Variance of Use conditions/standards are being violated, preceded by notice and public hearing.
3. If the Variance of Use is discontinued or abandoned for two (2) years or longer, the Variance of Use shall be deemed abandoned and of no further force and effect.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 52 adjoining property owners on December 5, 2017, for the Planning Commission meeting and the Board of County Commissioners' hearing. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Site Development Plan
Coverage Maps
Planning Commission Resolution
Board of County Commissioners Resolution

El Paso County Parcel Information

File Name: VA-17-005

PARCEL	NAME
4306102001	FALCON SCHOOL DISTRICT NO 49

Zone Map No: _____

ADDRESS	CITY	STATE
10850 E WOODMEN RD	PEYTON	CO

ZIP	ZIPPLUS
80831	8127

Date: November 14, 2017



Please report any parcel discrepancies to
 El Paso County Assessor
 1575 W. Garden of the Gods Rd
 Colorado Springs, CO 80907
 (719) 520-6600



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16035 Table Mountain Pkwy.
Golden, CO 80403
303-993-3293

10/12/2017

Letter of Intent

Applicant on behalf of property and tower owner:

Centerline Solutions
16035 Table Mtn. Pkwy, Golden, CO 80403
Darren Hunter 913-634-1245
dhunter@centerlinesolutions.com

Property Owner:

Falcon School District No 49
10850 E. Woodmen Rd., Peyton, CO 80831
Jim Rohr 719-495-1166

Tower Owner:

Vertical Bridge
750 Park of Commerce Dr., Ste. 200, Boca Raton, FL 33478
Matthew Grugan 678-488-1866

Re: Proposed CMRS Facility at Woodmen Hills Elementary School 8308 Del Rio Rd., Falcon, CO 80831. The lot size is 30.79 acres and the property is zoned RR-0.5. The new address for the proposed tower is 12119 McClure Rd.

To whom it may concern,

In an effort to improve telecommunications quality and capacity, Vertical Bridge has identified the above-named property for which it desires to replace an existing monopole tower with a new 90' telecommunications facility to service Falcon, CO and the surrounding areas of El Paso County. The proposed site is located near the intersection of Del Rio and McClure Rd. on property owned by Falcon School District No 49. This site will provide wireless coverage to the steady-growing population of residents in this vicinity as well as provide improved E911 services to the area.

It was determined by T-Mobile that they need a site located in this area to meet the objectives noted above. We studied the area and identified the subject property, Woodmen Hills Elementary School, where an existing tower exists, as an ideal location for servicing the community's wireless needs and the coverage objectives of T-Mobile. Vertical Bridge then entered into an agreement with the property owner to lease land to construct a 90' monopole tower to replace the existing tower of similar height with one that has greater capacity for T-Mobile and additional cellular carriers. Please refer to the propagation maps included in the application that show how we greatly improve coverage to the area by replacing the old tower with a new tower of the same height vs a shorter, 65' tower. With the 90' tower we're able to tie into T-Mobile's network to the south where they have an existing site and we can't accomplish this with a shorter structure. Lowering the height of the tower also reduces the number of other carriers that can collocate on the tower, requiring more towers in the future. The leased area for the tower is .052 acres. The closest residence to the proposed structure is approximately 455'. This structure is not located on a ridgeline and does not obstruct any views to significant landforms or impact scenic viewsheds from any residence. The entire structure will be made of non-reflective galvanized steel (the same as a standard monopole or self-support tower) and the equipment compound will be screened with a 6' chain link fence.



16035 Table Mountain Pkwy.
Golden, CO 80403
303-993-3293

The site will be unmanned and will require electrical and telephone and/or fiber optic services if available. It will not require potable water or wastewater services. There were no other existing towers or structures with similar height within the search ring that meet the objectives for T-Mobile to collocate on. Additional details regarding our proposed tower location are noted below:

- 35'x70' Tower Lease Area totaling 2,450 S.F.
- Proposed 35'x70' chain link fenced compound to secure the tower and equipment
- Proposed 15' wide access road to the property's existing access road

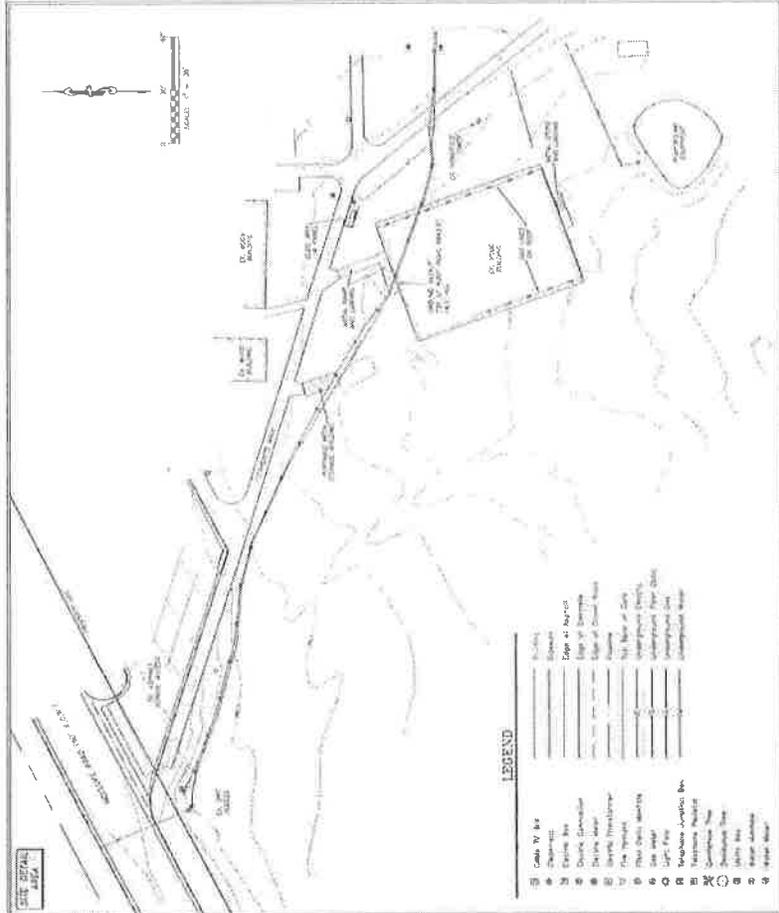
Respectfully,

Darren Hunter

Darren Hunter
913-634-1245
Centerline Solutions, Inc. on behalf of Vertical Bridge
& Falcon School District No 49, Property Owner

TOPOGRAPHIC SURVEY
VERTICAL BRIDGE SITE No. US-CO-5052
SITUATED IN THE NORTH HALF OF SECTION 6,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

CONVEYANCE INFORMATION:
 The Commission on 11/23/2011 filed the Public Sale No. 2118 of \$100,000.00, Public Notice of the Auction Commission. The total amount to be sold was \$100,000.00. The County of El Paso State of Colorado and is executing as follows:
 An order in law, and return being made a portion of the following described parcel and:
 That A. American Bridge, Inc., County of El Paso, State of Colorado,
 802 BIDS, a portion of the same property conveyed to Public Sale No. 2118 of \$100,000.00, of the County of El Paso and State of Colorado, to the County of El Paso, State of Colorado, to be sold to the highest bidder on or about 11/23/2011, 10:00 AM, at the El Paso County Courthouse, 1000 N. 10th Street, El Paso, Colorado 80902.



LEGEND

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LAND SURVEY
 3-Track Number
LS1

PROJECT INFORMATION:

1	DATE	DESCRIPTION	BY
1	8/15/18	Survey	ME
2	8/15/18	Engineering	ME
3	10/15/17	Administrative	ME

SITE NAME: WOODMEN HILLS ELEMENTARY
SITE ADDRESS: 12119 McCLURE ROAD
 FALCON, COLORADO 80811
VERTICAL BRIDGE SITE NUMBER: US-CO-5052



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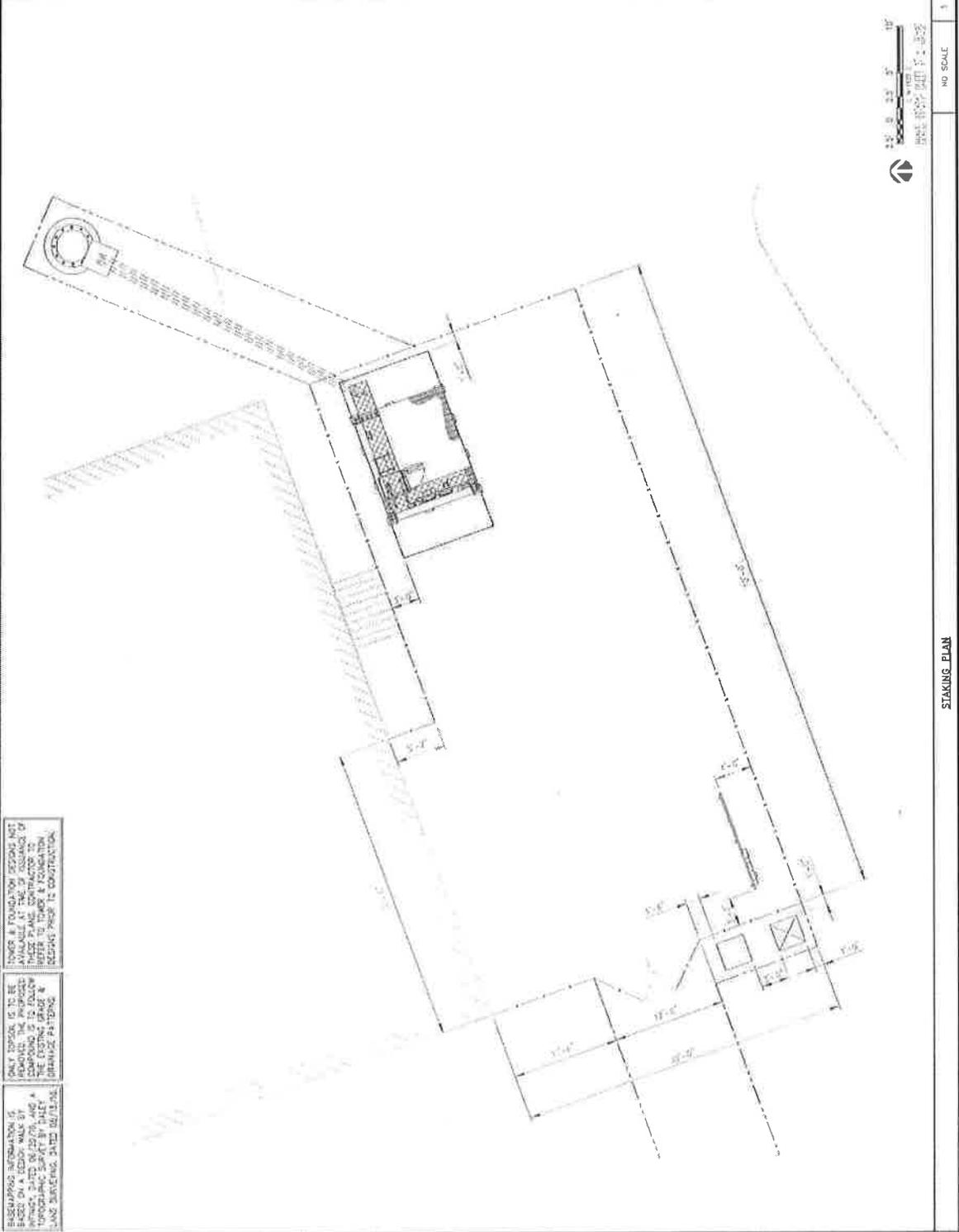
NO.	DESCRIPTION	DATE	BY	APP.
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2	FINAL DESIGN	08/15/17	WARREN	
3	AS-BUILT	10/10/17	WARREN	
4	REVISION	11/01/17	WARREN	
5	REVISION	11/01/17	WARREN	

WOODMEN ELEVATORY
 12110 McCURE ROAD
 FALCON, CO 80631

PROJECT NO. DN04333A
STATE LICENSE NO. US-CO-5052

PROJECT ADDRESS
 12110 McCURE ROAD
 FALCON, CO 80631

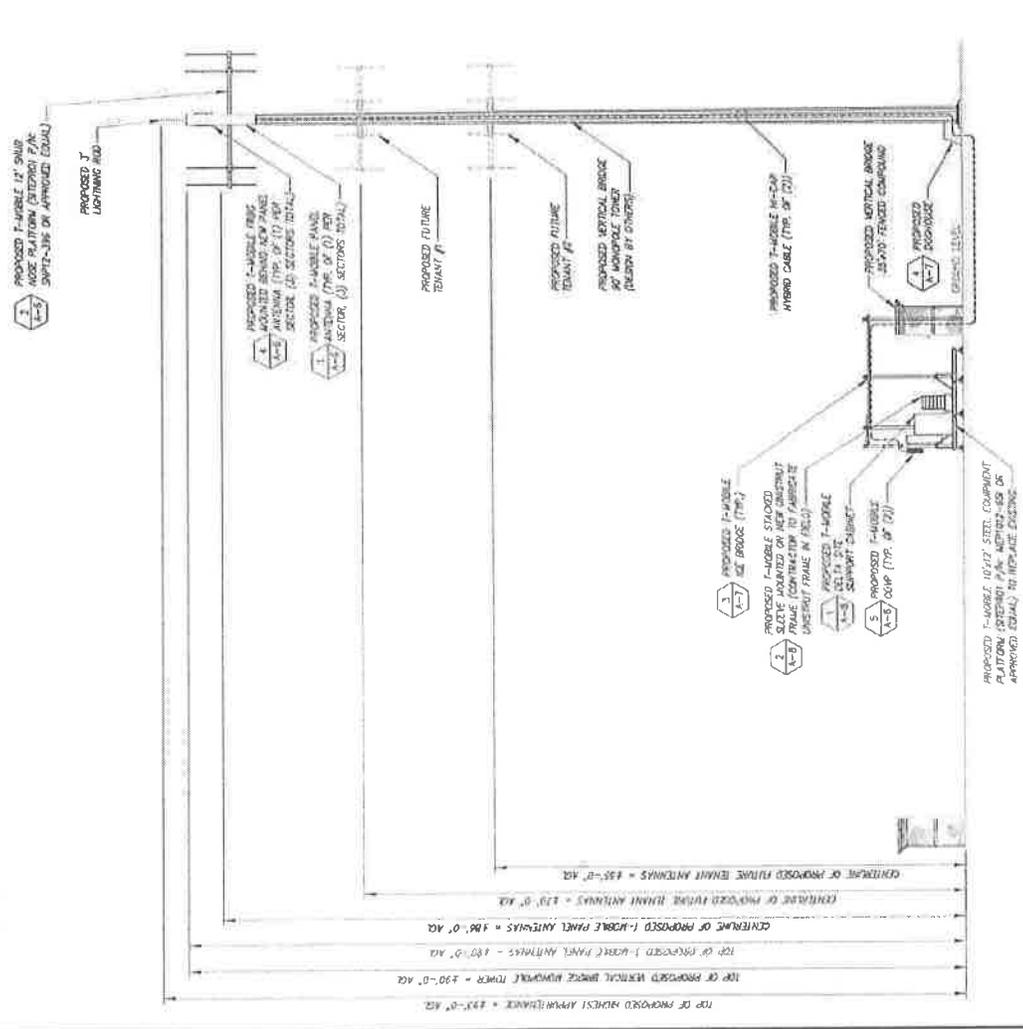
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 STAKING PLAN
PROJECT NUMBER
 A-3



ALL DIMENSIONS ARE TO BE
 BASED ON A DESIGN WALL BY
 THE SURVEYOR. THE SURVEYOR
 HAS REVIEWED THE PROPOSED
 STAKING PLAN AND CONSTRUCTION
 TO FOLLOW THE EXISTING GRADE &
 DRAINAGE PATTERNS.
 THE SURVEYING DATA OBTAINED
 FROM THE SURVEYOR'S RECORDS
 IS AVAILABLE TO THE SURVEYOR
 AND THE CONTRACTOR TO
 VERIFY THE STAKING AND
 CONSTRUCTION TO CONSTRUCTION.

INFINITY ENGINEERING HAS NOT EVALUATED THE PROPOSED STRUCTURE FOR FOUNDATION DESIGN. INFINITY ENGINEERING HAS NOT EVALUATED THE PROPOSED STRUCTURE FOR ITS STRUCTURAL ANALYSIS BY OTHERS PRIOR TO ANY CONSTRUCTION.

TOWER FOUNDATION DESIGN NOT SHOWN. FOUNDATION DESIGN SHALL BE THE RESPONSIBILITY OF THE ENGINEER OF RECORD. FOUNDATION DESIGN SHALL BE THE RESPONSIBILITY OF THE ENGINEER OF RECORD. FOUNDATION DESIGN SHALL BE THE RESPONSIBILITY OF THE ENGINEER OF RECORD.



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12/15/11	ISSUED FOR PERMIT	CV
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12/15/11	ISSUED FOR PERMIT	CV
12/15/11	ISSUED FOR PERMIT	CV
12/15/11	ISSUED FOR PERMIT	CV

WOODMEN ELEMENTARY
12110 McCURE ROAD
FALCON, CO 80531

PROPOSED TOWER ELEVATION



2225 S. W. 10th St.
Miami, FL 33135



FROM ZERO TO INFINIGY
We believe in the wireless
The Government of Florida
Department of Transportation
1000 N. W. 10th St.
Miami, FL 33135

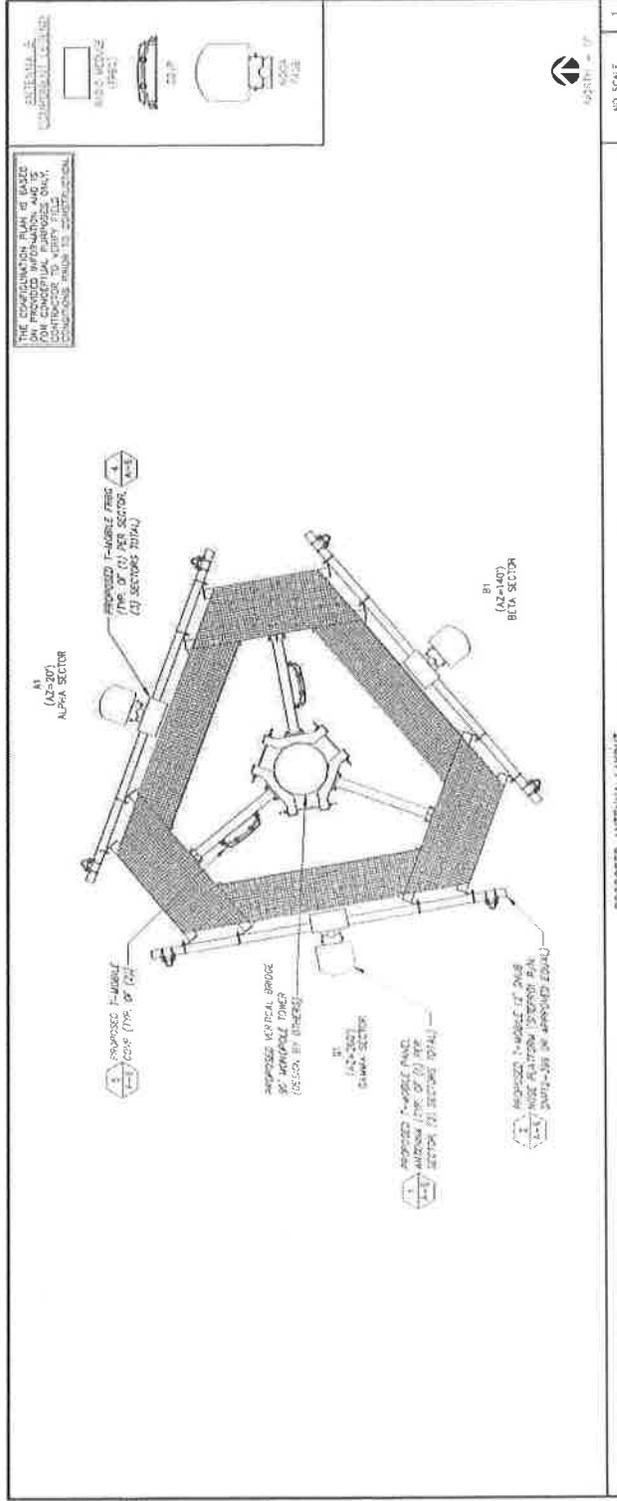


11111 N. W. 10th St.
Miami, FL 33135



THESE DOCUMENTS ARE CONSIDERED AN INTEGRAL PART OF THE CONTRACT AND SHALL BE KEPT ON THE PROJECT THROUGHOUT THE LIFE OF THE PROJECT. NO PARTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

NO.	DESCRIPTION	DATE	BY	REV.
1	ISSUED FOR PERMIT			
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10	ISSUED FOR CONSTRUCTION			



SITE LOADING CHART

CELL ID	SECTOR	TECHNOLOGY	ANTENNA MODEL	HEIGHT (M)	SWR (RESPONSE)	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE
0174	1	LTE 700 MHz	F12B PAS	30'	0	4/20	PROPOSED (2) M-CAP HYBRID CABLES	288" AQ	4/20	PROPOSED (2) M-CAP HYBRID CABLES	288" AQ	4/20
0175	2	LTE 700 MHz	F12B PAS	140'	0	4/20	HYBRID CABLES SOURCED W/ ALPHA SECTOR	288" AQ	4/20	HYBRID CABLES SOURCED W/ ALPHA SECTOR	288" AQ	4/20
0176	3	LTE 700 MHz	F12B PAS	260'	0	4/20	HYBRID CABLES SOURCED W/ ALPHA SECTOR	288" AQ	4/20	HYBRID CABLES SOURCED W/ ALPHA SECTOR	288" AQ	4/20

NOTE: LEADING ARE BASED ON PROVIDED INFORMATION. CONTRACTOR TO VERIFY REQUIRED CABLE LEADING PRIOR TO CONSTRUCTION.

Mobile
 1200 Delaware Drive
 Denver, CO 80202

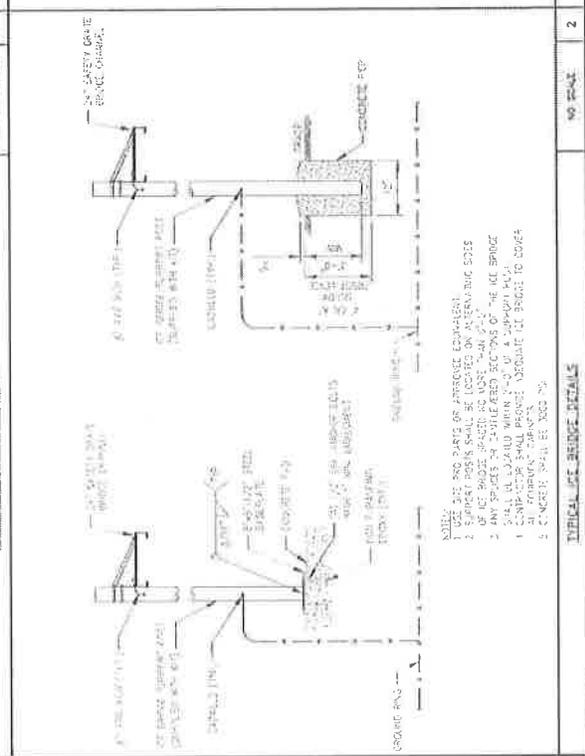
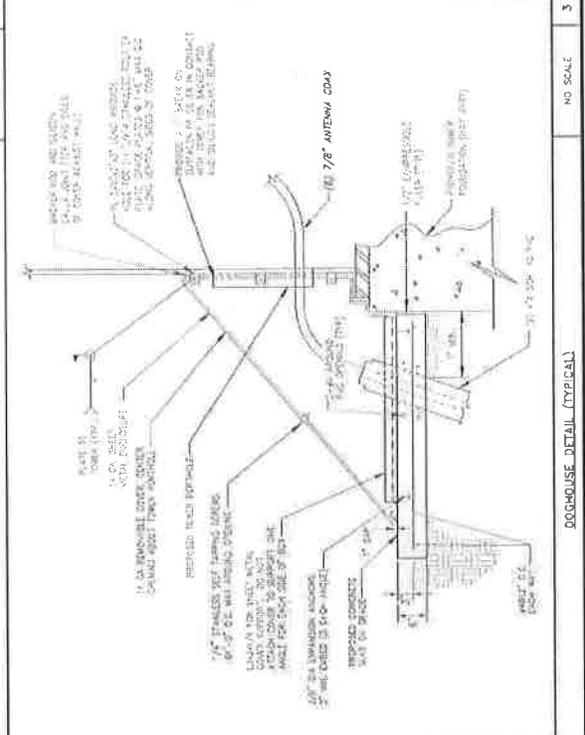
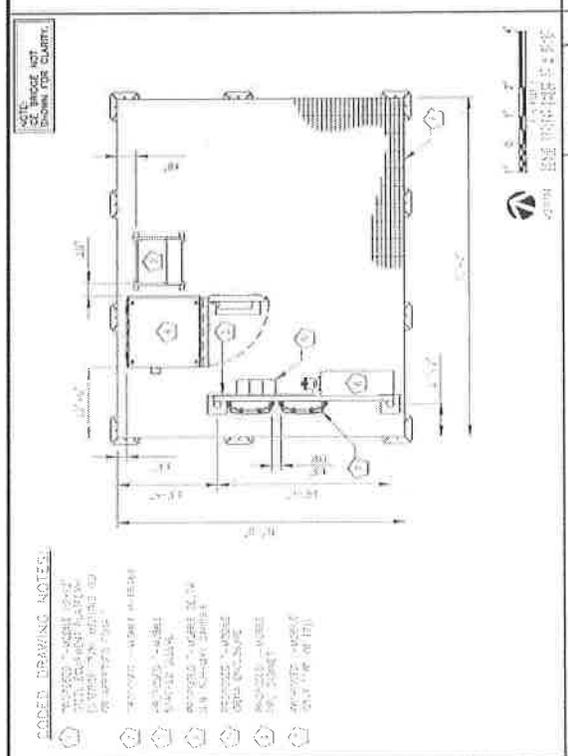
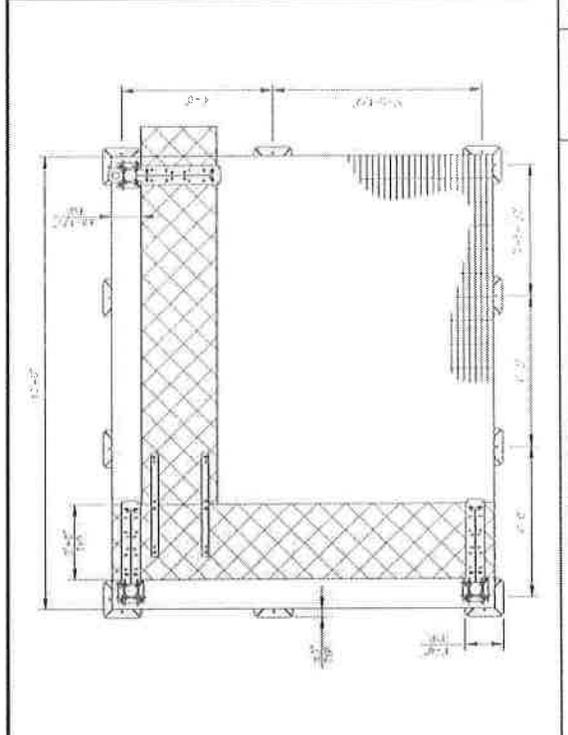
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 1200 Delaware Drive
 Denver, CO 80202
 303.733.1443
 www.infinigy.com
 78 N. W. 25th Street

verticalbridge
 Vertical Bridge Structures, Inc.
 1200 Delaware Drive
 Denver, CO 80202
 303.733.1443

PROFESSIONAL
 47849
 ENGINEERING LICENSE
 STATE OF COLORADO

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR CONSTRUCTION	05/20/14	MM	MM
2	REVISIONS TO THE CONTRACT	05/20/14	MM	MM
3	REVISIONS TO THE CONTRACT	05/20/14	MM	MM
4	REVISIONS TO THE CONTRACT	05/20/14	MM	MM
5	REVISIONS TO THE CONTRACT	05/20/14	MM	MM
6	REVISIONS TO THE CONTRACT	05/20/14	MM	MM
7	REVISIONS TO THE CONTRACT	05/20/14	MM	MM
8	REVISIONS TO THE CONTRACT	05/20/14	MM	MM
9	REVISIONS TO THE CONTRACT	05/20/14	MM	MM
10	REVISIONS TO THE CONTRACT	05/20/14	MM	MM

WOODMEN ELEMENTARY
 13110 MCCLURE ROAD
 FALCON, CO 80531
 U.S. CO-3052
 DN94-333A
 U.S. CO-3052
 EQUIPMENT LAYOUT & DETAILS
 A-7



Mobile
 1222 Delaware Street
 Denver, CO 80202

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verticalbridge
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 Suite 1000, Ft. Collins, CO 80521



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NO.	DESCRIPTION	DATE	BY
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3	ISSUED FOR PERMITS	10/20/10	AW
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5	ISSUED FOR PERMITS	10/20/10	AW

WOODMEN ELEMENTARY
 WOODMEN, COLORADO

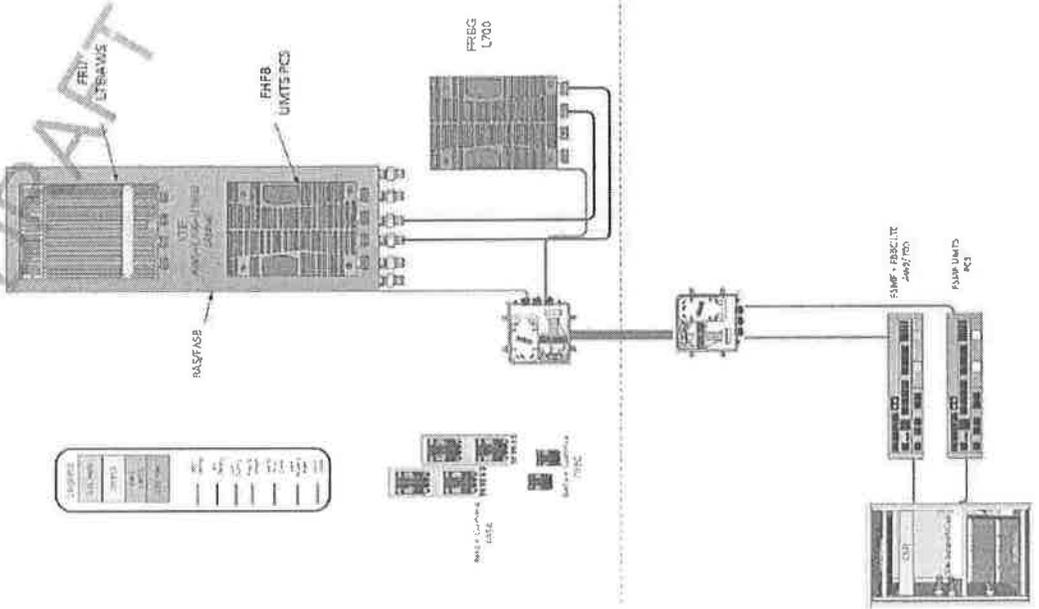
DN04-1331A

U.S. CO-5052

12119 McCLELLINE ROAD
 FALCON, CO 80531

PLUMBING DIAGRAM
 SHEET NUMBER: A-9

NSD custom RAS configuration 716R (L700/L2100/U1900)





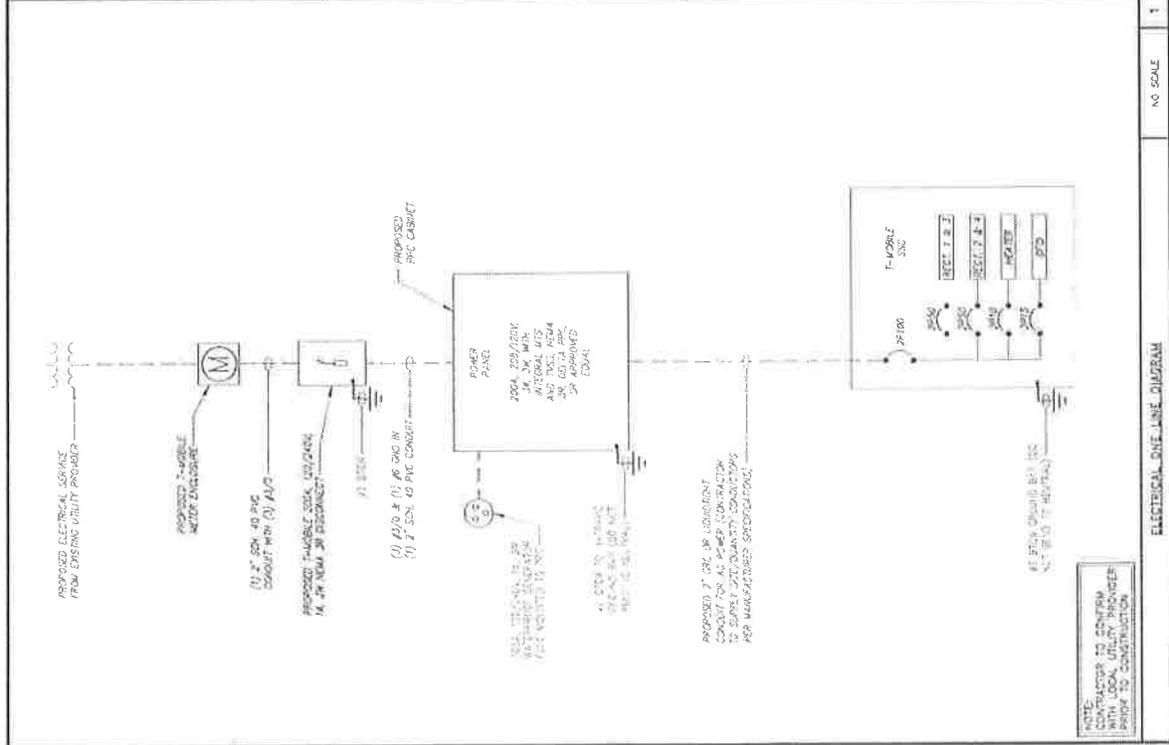
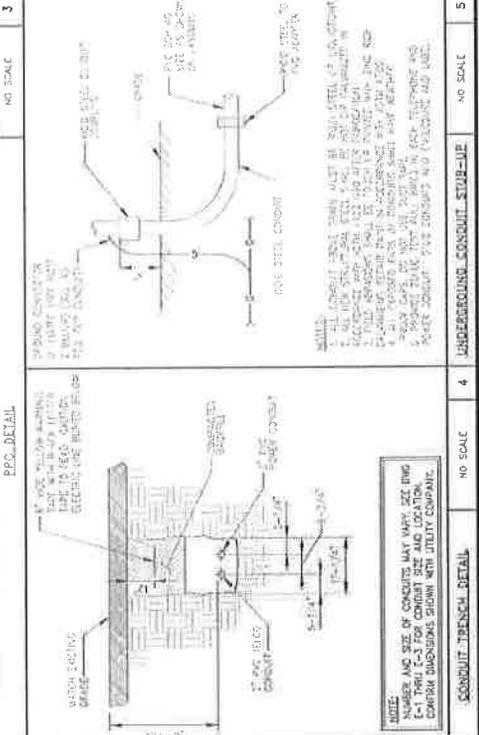
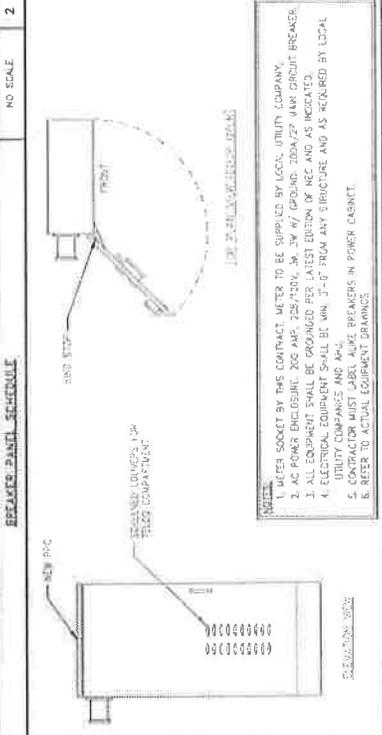
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PROJECT NUMBER	E-4
PROJECT NAME	ELECTRICAL DETAILS
OWNER	WOODMEN ELEMENTARY
PROJECT ADDRESS	12119 McCATURE ROAD FALCON, CO 80331
PROJECT NUMBER	DN04133A
PROJECT ADDRESS	US-CO-3050

NO.	DESCRIPTION	UNIT	QUANTITY	START DATE	FINISH DATE
1	CONCRETE	sq. ft.	100	08/15/11	08/20/11
2	FORMWORK	sq. ft.	200	08/15/11	08/20/11
3	REINFORCEMENT	tons	10	08/15/11	08/20/11
4	BRICKWORK	sq. ft.	1000	08/25/11	09/10/11
5	MECHANICAL	hrs.	100	08/25/11	09/10/11
6	ELECTRICAL	hrs.	100	08/25/11	09/10/11
7	PAINTING	sq. ft.	1000	09/15/11	10/01/11
8	LANDSCAPE	hrs.	100	09/15/11	10/01/11
9	GENERAL	hrs.	100	09/15/11	10/01/11
10	FINISH	hrs.	100	09/15/11	10/01/11
11	TOTAL	hrs.	1000		



NOTE: CONTRACTOR TO CONFIRM WITH LOCAL UTILITY PROVIDER PRIOR TO CONSTRUCTION.



 2223 Douglas Street

 Denver, CO 80202

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 THE INFINIGY GROUP

 10000 E. WILLOW BLVD.

 DENVER, CO 80231

 303.755.1111

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verticalbridge

 2700 W. Colfax Ave.

 Suite 200, Suite 200

 Denver, CO 80202



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REVISION	DATE	BY	CHK
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

WOODMEN ELEMENTARY

 PROJECT NO. 12119

DN04333A

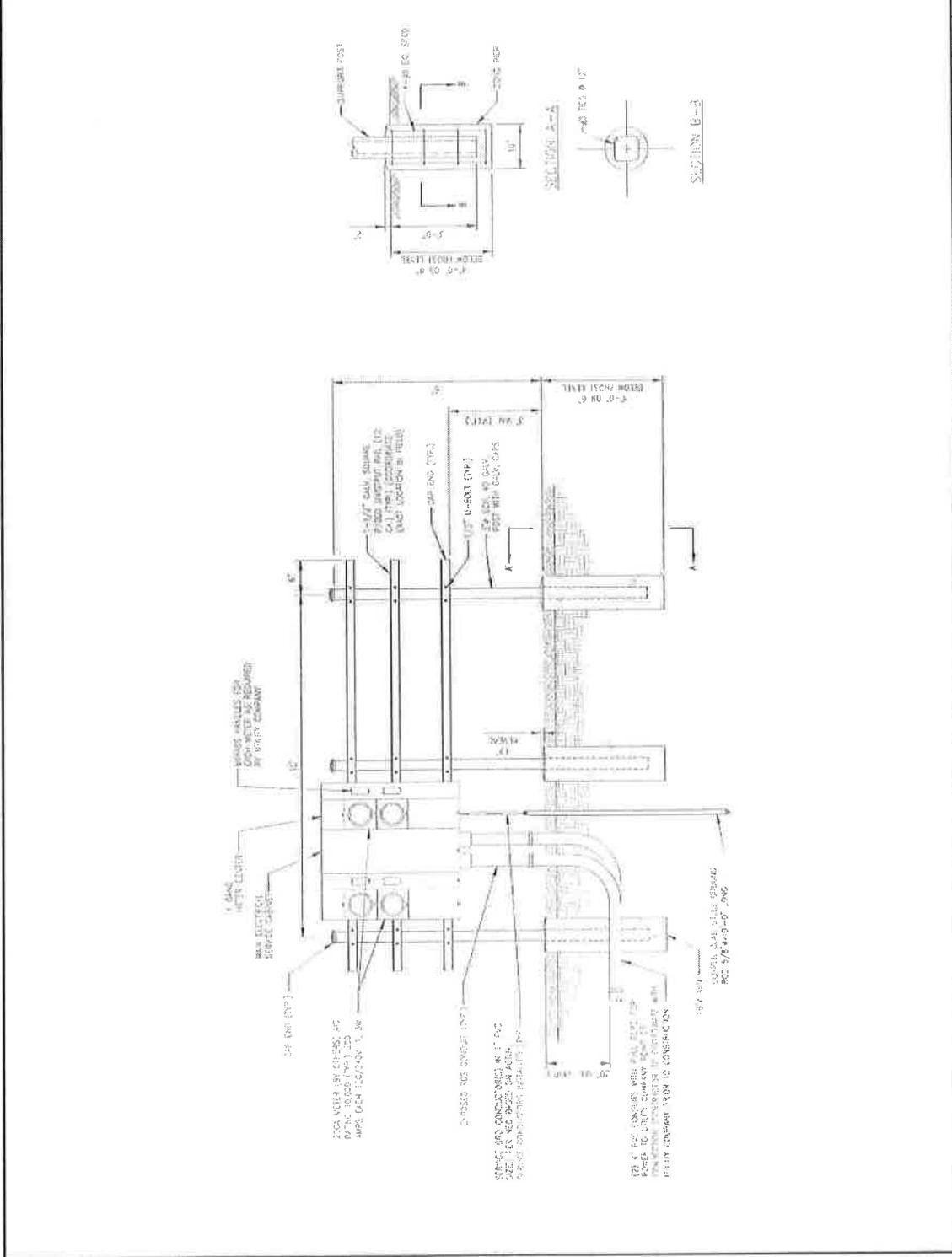
US-CO-5052

12119 McCLURE ROAD

 FALCON, CO 80831

UTILITY RACK DETAIL

E-5



TYPICAL UTILITY RACK

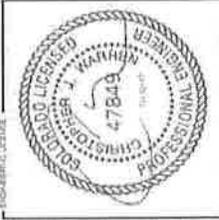
 NO SCALE

 1



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verticalbridge
 11000 15th Ave S
 Suite 100
 Golden, CO 80401
 Tel: 303-440-1100
 Fax: 303-440-1101
 www.verticalbridge.com



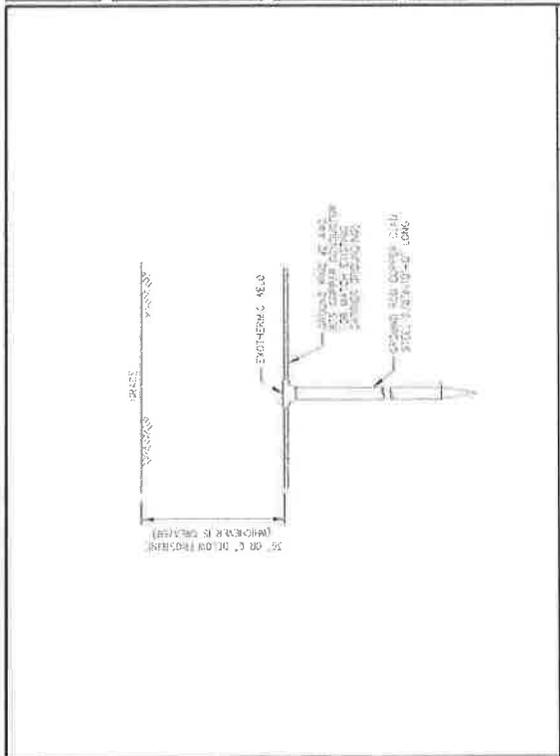
WOODMEN ELEMENTARY
 12119 McCLURE ROAD
 FALCON, CO 80521

REVISION	DESCRIPTION	DATE BY/CHK

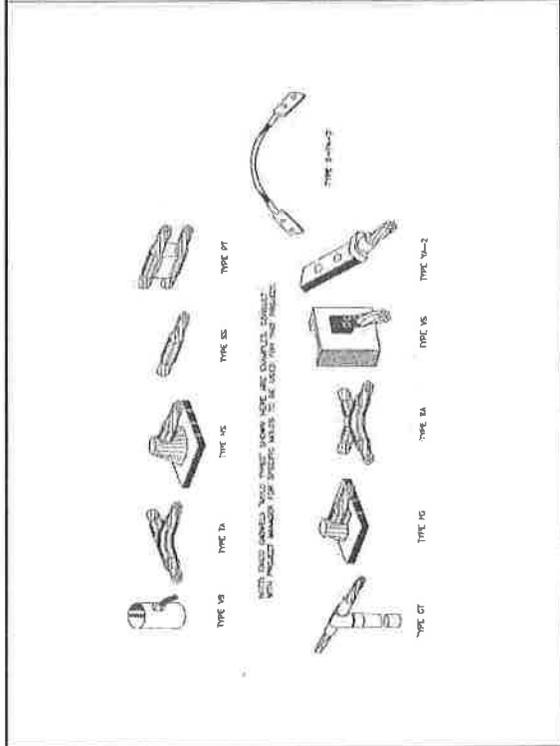
WOODMEN ELEMENTARY
 12119 McCLURE ROAD
 FALCON, CO 80521

GROUNDING DETAILS

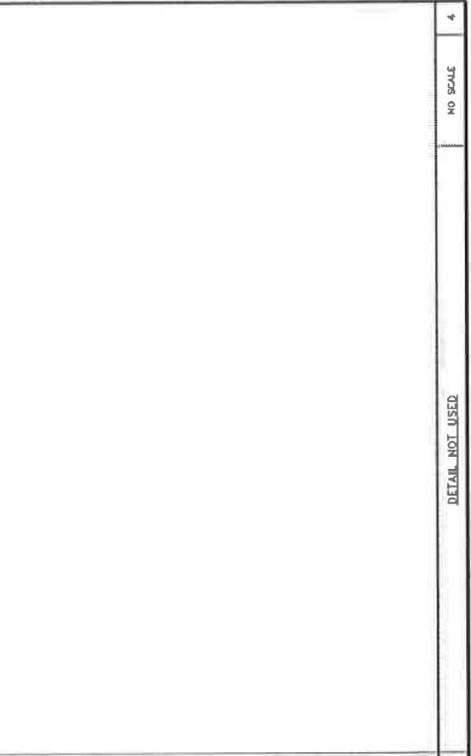
G-4



TYPICAL GROUND ROD
 NO SCALE 2



TYPICAL EQUIPMENT GROUND CONNECTIONS
 NO SCALE 1



TYPICAL INSERTION SLEEVE
 NO SCALE 3

DETAIL NOT USED
 NO SCALE 4

T-Mobile

**DN04333 WOODMEN ELEMENTARY
RF PROPOGATION STUDY**

The Right Results
The Right Way™



T-Mobile

Vertical Bridge is requesting to build a site at 8308 Del Rio Road with an overall height of 93' and a T-Mobile antenna centerline of 86' AGL to add coverage and improve existing service in the Falcon residential areas near Hwy 24. The accompanying coverage prediction plots exhibit the need for this height. The colored shade shows "In building" quality coverage.

The Right Results
The Right Way™



**EXISTING T-MOBILE COVERAGE - WITHOUT T-Mobile
SITE DN04333 WOODMEN ELEMENTARY**

Existing T-Mobile Coverage



There is no in-building coverage currently in the area of the proposed tower.

**PROPOSED T-MOBILE COVERAGE - AT 60' RAD T-Mobile
SITE DN04333 WOODMEN ELEMENTARY**

Proposed Coverage at 60'



There is improvement in service quality around the proposed site but coverage gaps still exist in the residential areas along Hwy 24.

**PROPOSED T-MOBILE COVERAGE - AT 86' RAD T-Mobile
SITE DN04333 WOODMEN ELEMENTARY**

Proposed Coverage at 86'



The greater height (86') provides an improved area of service in all directions but the largest area of improvement can be seen along Highway 24 and adjacent residential neighborhoods near Meridian Road.

VARIANCE OF USE (Approved)

Commissioner Gioia moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. VA-17-005

WHEREAS, Falcon School District No. 49 did file an application with the Planning and Community Development Department of El Paso County for approval of a variance of use within the RR-0.5 (Residential Rural) zoning district to permit a 93 foot tall freestanding commercial mobile radio service facility (CMRS) where such use is not permitted; and

WHEREAS, a public hearing was held by this Commission on December 5, 2017; and

WHEREAS, based on the evidence, testimony, exhibits, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the Planning Commission Members during the hearing, this Commission finds as follows:

1. That the application was properly submitted for consideration by the Planning Commission.
2. That proper posting, publication and public notice were provided as required by law for the hearing before the Planning Commission.
3. That the hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested persons and the general public were heard at that hearing.
4. That all exhibits were received into evidence.
5. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor.
6. That the proposed variance of use conforms to Chapter 5, Use and Dimensional Standards, Section 5.3.4, Variance of Use, of the El Paso County Zoning Resolutions.

7. That for the above-stated and other reasons, the proposed variance of use is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County, and

WHEREAS, pursuant to Section 5.3.4 of the El Paso County Land Development Code, as amended, in approving this variance of use, the Planning Commission considered one or more of the following criteria:

1. The strict application of any of the provisions of the Land Development Code would result in peculiar and exceptional practical difficulties or undue hardship on either the owner or the contract purchaser of the property;
2. The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County;
3. The proposed use will be able to meet air, water, odor or noise standards established by County, State or Federal regulations during construction and upon completion of the project;
4. The proposed use will comply with all applicable requirements of the Land Development Code and all applicable County, State and Federal regulations except those portions varied by this action;
5. The proposed use will not adversely affect wildlife or wetlands;
6. The applicant has addressed all off-site impacts;
7. The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or
8. Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designed and proposed.

NOW, THEREFORE, BE IT RESOLVED that the application of Falcon School District No. 49 for a variance of use within the RR-0.5 (Residential Rural) zoning district to permit a 93 foot tall freestanding commercial mobile radio service facility (CMRS) where such is not a permitted use for the following described unincorporated area of El Paso County be approved:

Tract A, Woodmen Hills Filing No. 8, County of El Paso, State of Colorado.

AND BEING a portion of the same property conveyed to Falcon School District 49, of the County of El Paso and State of Colorado from Falcon Properties and Investments, LLP by Special Warranty Deed dated April 06, 1999 and recorded April 08, 1999 in Instrument No. 099054253.

AND BE IT FURTHER RESOLVED that the Planning Commission recommends the following condition(s) and notation(s) shall be placed upon this recommendation:

CONDITIONS AND NOTATIONS

1. Approval is limited to the one (1) freestanding CMRS facility 93 feet in height as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. The freestanding CMRS facility shall remain designed to allow for co-location of other antennae.
3. Any subsequent co-location or additional antenna on the Freestanding CMRS Facility other than that 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 be subject to review and approval by the Board of County Commissioners. The Variance of Use approval for the tower also includes giving the Planning and Community Development Director the authority to administratively approve minor modifications and a non-substantial increase in the size of the tower as provided by the Nationwide Collocation Agreement, as amended.
4. Prior to authorization of a building permit, a guarantee of financial surety shall be provided to El Paso County for the removal of the tower in the event of abandonment.
5. The freestanding CMRS facility shall not be lighted except in accordance with the requirements of the Federal Aviation Administration (FAA).
6. The tower shall be painted and maintained in a suitable color to fit the natural surroundings, as determined by the Planning and Community Development Department.

NOTATIONS

1. Variance of 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 Variance of Use conditions/standards are being violated, preceded by notice and public hearing.
3. If the Variance of Use is discontinued or abandoned for two (2) years or longer, the

Variance of Use shall be deemed abandoned and of no further force and effect.

AND BE IT FURTHER RESOLVED that this Resolution and recommendations be forwarded to the El Paso County Board of County Commissioners for its consideration.

Commissioner Lucia-Treese seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

Commissioner Egbert	aye
Commissioner Creely	aye
Commissioner Gioia	aye
Commissioner Curry	aye
Commissioner Lucia-Treese	aye
Commissioner Mastin	aye
Commissioner Dillon	aye

The Resolution was adopted by a vote of 7 to 0 by the Planning Commission of the County of El Paso, State of Colorado.

DATED: December 5, 2017

RESOLUTION NO. 18-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVE VARIANCE OF USE TO PERMIT A 93 FOOT TALL
FREESTANDING COMMERCIAL MOBILE RADIO SERVICE FACILITY (CMRS)
(VA-17-005)

WHEREAS, Falcon School District No. 49 did file an application with the Planning and Community Development Department of El Paso County for approval of a variance of use within the RR-0.5 (Residential Rural) zoning district to permit a 93 foot tall freestanding commercial mobile radio service facility (CMRS) where such is not permitted for property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by this reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on December 5, 2017, upon which date the Planning Commission did by formal resolution recommend approval of the subject variance of use Woodmen Hills Tower; and

WHEREAS, a public hearing was held by this Board on January 9, 2018; and

WHEREAS, based on the evidence, testimony, exhibits, recommendations of the El Paso County Planning Commission, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the County Commissioners during the hearing, this Board finds as follows:

1. That the application for the variance of use was properly submitted for consideration by the Board of County Commissioners.
2. That proper posting, publication and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.
3. That the hearings before the Planning Commission and Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted, and that all interested persons and the general public were heard at those hearings.
4. That all exhibits were received into evidence.

5. That the proposed land use does permit the use of any area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor.
6. That for the above-stated and other reasons, the proposed variance of use is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

WHEREAS, pursuant to Section 5.3.4 of the El Paso County Land Development Code, as amended, in approving this variance of use, the Board of County Commissioners considered one or more of the following criteria:

1. The strict application of any of the provisions of the Land Development Code would result in peculiar and exceptional practical difficulties or undue hardship on either the owner or the contract purchaser of the property;
2. The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County;
3. The proposed use will be able to meet air, water, odor or noise standards established by County, State or Federal regulations during construction and upon completion of the project;
4. The proposed use will comply with all applicable requirements of the Land Development Code and all applicable County, State, and Federal regulations except those portions varied by this action;
5. The proposed use will not adversely affect wildlife or wetlands;
6. The applicant has addressed all off-site impacts;
7. The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or
8. Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed Variance of Use as designed and proposed.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the application by Falcon School District No. 49 for a variance of use to allow a 93 foot tall freestanding commercial mobile radio service facility (CMRS) within the RR-0.5 (Residential

Rural) zoning district where such is not a permitted use for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by this reference;

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Approval is limited to the one (1) freestanding CMRS facility 93 feet in height as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. The freestanding CMRS facility shall remain designed to allow for co-location of other antennae.
3. Any subsequent co-location or additional antenna on the Freestanding CMRS Facility other than that 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 be subject to review and approval by the Board of County Commissioners. The Variance of Use approval for the tower also includes giving the Planning and Community Development Director the authority to administratively approve minor modifications and a non-substantial increase in the size of the tower as provided by the Nationwide Collocation Agreement, as amended.
4. Prior to authorization of a building permit, a guarantee of financial surety shall be provided to El Paso County for the removal of the tower in the event of abandonment.
5. The freestanding CMRS facility shall not be lighted except in accordance with the requirements of the Federal Aviation Administration (FAA).
6. The tower shall be painted and maintained in a suitable color to fit the natural surroundings, as determined by the Planning and Community Development Department.

NOTATIONS

1. Variance of 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 Variance of Use conditions/standards are being violated, preceded by notice and public hearing.
3. If the Variance of Use is discontinued or abandoned for two (2) years or longer, the Variance of Use shall be deemed abandoned and of no further force and effect.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 9th day of January, 2018, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
President

By: _____
County Clerk & Recorder

EXHIBIT A

Tract A, Woodmen Hills Filing No. 8, County of El Paso, State of Colorado.

AND BEING a portion of the same property conveyed to Falcon School District 49, of the County of El Paso and State of Colorado from Falcon Properties and Investments, LLP by Special Warranty Deed dated April 06, 1999 and recorded April 08, 1999 in Instrument No. 099054253.