

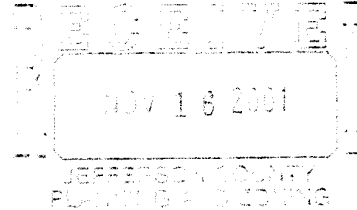
COAL CREEK CANYON HOMEOWNER ASSOCIATIONS

11980 SPRUCE CANYON CIRCLE
GOLDEN COLORADO 80403

(303) 642-3436
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November 16, 2001

Mary Bunn, Zoning Administrator
Jefferson County Planning and Zoning Department
100 Jefferson County Parkway STE 3550
Golden, CO 80419-3550



RE: Notice of Zoning Violation, 11534 Plainview Road (Eldorado Mountain Communications Site), Pinnacle Towers Inc. ("PTI")

Dear Ms. Bunn,

It has come to our attention that a new radio tower has recently been erected at the Eldorado Mountain communications site owned by PTI. The new tower appears to be at least 40 to 50 feet high, and is located near the existing 160-foot tower (please see attached photographs taken on November 14 and 15, 2001).

We understand that Special Use permit SU84-4 allows only a single tower. Susan A. Wood reaffirmed that this was the County's position during her testimony before the Planning Commission on November 7, 2001. This recent construction of a second tower therefore represents a clear violation of the zoning for the site.

We request that you immediately investigate this violation, and that you take enforcement actions as necessary to ensure the prompt removal of one of the two towers. It would be unfortunate if PTI's pending application for rezoning of the site were used as a pretext or loophole to allow, even temporarily, an otherwise illegal land use at this site.

We understand that on October 29, 2001 PTI notified the County of an "antenna support structure" that had been erected "over the weekend." We don't know if PTI was referring to the new tower, or yet another zoning violation. In any case, we assume that PTI is able to exercise adequate control over the telecommunications uses of their property, and we have little doubt that PTI can remove the illegal tower as quickly as it was erected.

Sincerely,

David W. Osborn
President, Crescent Park Land and Homeowners Association

Attachment

CC: ✓ Susan A. Wood, Jeffco Planning & Zoning



Figure 1: New tower on Eldorado Mountain. Photograph taken November 14, 2001.

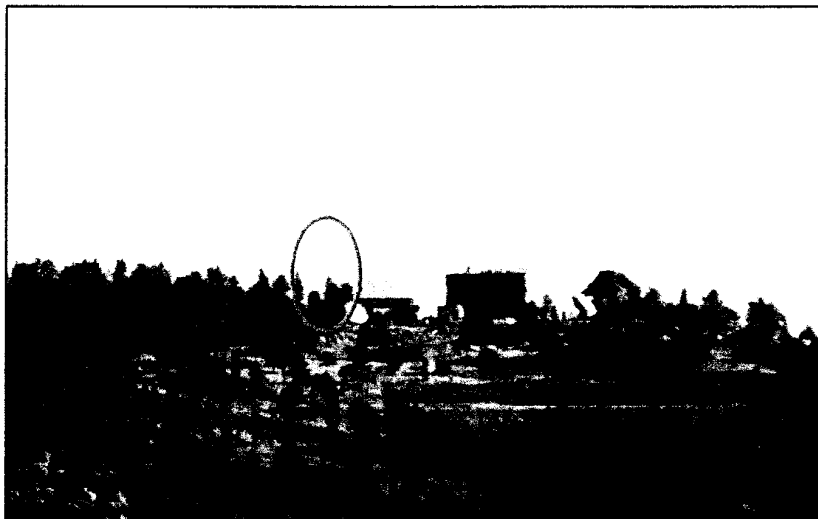


Figure 2: New tower on Eldorado Mountain. Photograph taken November 14, 2001.

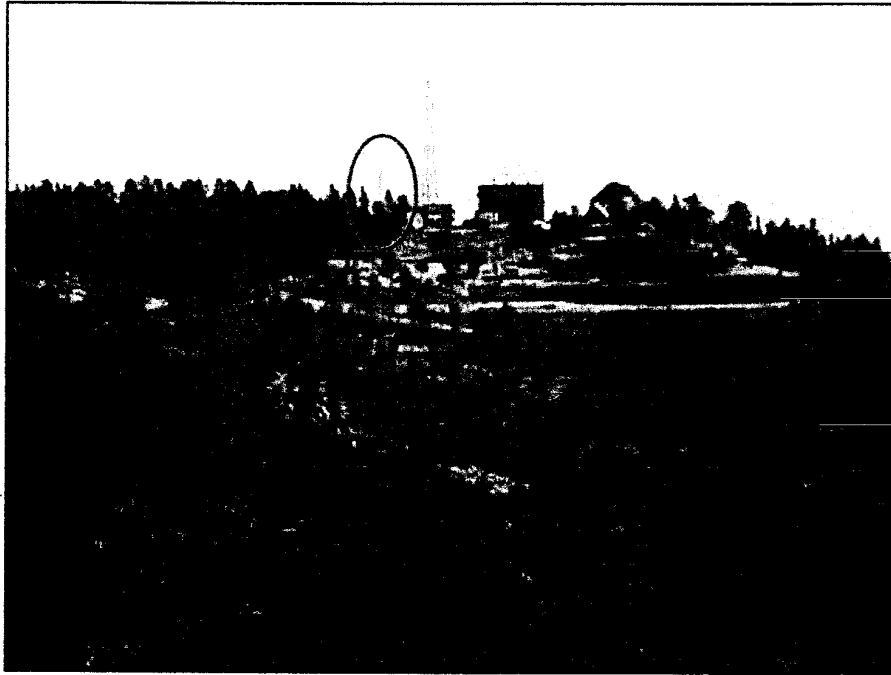


Figure 3. New tower on Eldorado Mountain. Photograph taken November 15, 2001.