



ELBERT COUNTY

OFFICE OF THE COUNTY ASSESSOR



Silver Buckle Ranch Tower SUR

Project No: SUR-2026-0004

Date: 6/18/2026

The Assessor's Office has no concerns or issues regarding this project.

Thank you,

Assessor's Office

Lori Ellefson, GIS Specialist

Lori.Ellefson@elbertcounty-co.gov

Direct: 303-621-3102

July 1, 2026

SILVER BUCKLE RANCH TOWER SUR

CORE Electric Cooperative has reviewed the contents of the above-referenced referral response packet. The project was evaluated for potential impacts to existing facilities, utility easements, electric loading, and service requirements. Based on this review, CORE offers the following comments and concerns:

CORE Electric Cooperative approves the Special Use by Review with the following additional comments:

- CORE has existing overhead electric facilities located on the subject property. CORE will retain and maintain its existing facilities and utility easements unless the applicant requests modifications in accordance with CORE's current line extension and relocation policies.
- The applicant will be required to grant an additional 20-foot-wide CORE utility easement for the existing east-west overhead electric facilities serving the existing homestead.
- In addition, a separate CORE utility easement will be required to accommodate the extension of electric service to the proposed tower, as the tower is a leasehold interest and is not owned by the fee property owner.
- These easements will be conveyed through separate CORE easement documents and will include legal descriptions and exhibits prepared during the electric design process. All easements must be executed by the appropriate property owner(s) prior to construction of the electric facilities.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brooks Kaufman", written over a horizontal line.

Brooks Kaufman
Lands and Rights-of-Way Manager

From: [Vargas-Johnson - DNR, Javier](#)
To: [Danny Klibaner](#)
Subject: [External] Re: Elbert County Referral: Silver Buckle Ranch Tower SUR
Date: Friday, June 12, 2026 8:41:29 AM
Attachments: [image001.png](#)
[image002.png](#)

Mr. Klibaner,

The Colorado Division of Water Resources does not have any comments regarding this referral.

Thank you,

Javier Vargas-Johnson, P.E.
Chief of Water Supply, Designated Basins



P 303-866-3581 x8265
1313 Sherman Street, Room 821, Denver, CO 80203
javier.vargasjohnson@state.co.us | <https://dwr.colorado.gov/>

On Thu, Jun 11, 2026 at 4:23 PM Danny Klibaner <Danny.Klibaner@elbertcounty-co.gov> wrote:

Hello,

This is the 1st referral period for the Silver Buckle Ranch Tower SUR.  [Silver Buckle Ranch Tower SUR](#)

Elbert County CDS Department is now using SharePoint to manage referral comments for land use applications.

Please use the below instructions to navigate SharePoint for referral periods:

1. Application Materials for the project can be found in the “Application Materials” folder.
2. In the “Referral” folder you will find a “Referral Comments” folder and the Referral Letter. Fill out the form or referral comments on your agency/department/organization’s letterhead are also acceptable.
3. **If you use the Referral Letter for your agency/organization/department referral comments**, SharePoint allows the document to be downloaded and reuploaded.

4. Open the Referral Letter and download a copy of the form. Please fill out the form with your specific agency/organization/department comments. **Then upload the referral form, with comments, to the “Referral Comments” folder.**
5. If additional referral periods are warranted, corresponding folders for those referral periods will be created.
6. If your agency/organization/department does not want to receive any additional referrals or information on this project past this initial referral, **please specify that in the comment box** of the referral form.

Link to Referral Information and Application: ☐ [Silver Buckle Ranch Tower SUR](#)

Comments Due: July 2, 2026

Project Details: A Special Use by Review application for the construction of a 110-foot self-support wireless telecommunications facility on a 74-acre agricultural property.

Please let me know if you have any questions! We appreciate your time and effort reviewing land use applications.

Thank you,

Danny Klibaner

Danny Klibaner, AICP

Elbert County Government

Land Use Planner

Community and Development Services

PO Box 7, 215 Comanche St, Kiowa, CO, 80117

Office (303) 621-3135

Cell (303) 435-1865

danny.klibaner@elbertcounty-co.gov

Please note County Offices are closed on Fridays.





ELBERT COUNTY
Community & Development Services

Request to Review – 1st Referral

Referral Date: 6/11/2026

Comments Due: 07/02/2026

**Project Name: Silver Buckle Ranch
Tower SUR**

Case Number: SUR-2026-0004

Case Manager: Danny Klibaner

Site Address: 44502 County Road 29, Elizabeth, CO 80107

Proposal Summary: The applicant proposes a special use by review application for the construction of a 110-foot self-support wireless telecommunications facility on a 74-acre agricultural property.

Dear Referral Department/Agency/Organization,

Elbert County Planning Staff appreciate your help in reviewing the above referenced project. A link to all the submitted application materials has been provided to you via email. Please review all necessary materials and provide comments on this proposal. If your department/agency/organization has no comments on this proposal, a simple email to the case manager stating “no comments” is much appreciated. Planning staff are happy to set up a phone call or meeting to discuss any major concerns. Written comments from your department/agency/organization will be provided to the applicants. Please be as specific and thorough as possible.

Please note, per Colorado Revised Statutes 30-28-136(2), failure to respond will be considered as your department/agency/organization’s approval of the proposal.

Thank you for your continued support in reviewing and commenting on proposed development in Elbert County.

Sincerely,

Danny Klibaner

Land Use Planner

REFERRAL AGENCY COMMENTS:

ECDPHE has no concerns with this project. Applicant has provided proper documentation stating that there will be no employees operating on site, and no facilities will be needed for this project.

Date: June 16, 2026

Agency/Organization/Department: Elbert County Department of Public Health and Environment

Reviewer Name: Marissa Ginger

From: [Mike Barney](#)
To: [Danny Klibaner](#)
Subject: [External] FW: Elbert County Referral: Silver Buckle Ranch Tower SUR
Date: Friday, June 12, 2026 12:36:57 PM
Attachments: [image001.png](#)
[image002.png](#)

No comments from Elizabeth Park and Recreation District on this Danny. Thanks for forwarding.

Michael Barney, Executive Director
Elizabeth Park and Recreation District
303.646.3599
mike@elizabethpr.com
www.elizabethpr.com

From: Danny Klibaner <Danny.Klibaner@elbertcounty-co.gov>
Sent: Thursday, June 11, 2026 4:24 PM
To: Lori Ellefson <Lori.Ellefson@elbertcounty-co.gov>; Rhonda Braun <Rhonda.Braun@elbertcounty-co.gov>; Jacob Love <Jacob.Love@elbertcounty-co.gov>; Marissa Ginger <Marissa.Ginger@elbertcounty-co.gov>; Sherry Hewlett <Sherry.Hewlett@elbertcounty-co.gov>; Dave Fisher <Dave.Fisher@elbertcounty-co.gov>; Kiowa Conservation District <kiowacd@gmail.com>; Elizabeth Park and Recreation District <info@elizabethpr.com>; Kara <Kara@elizabethfire.org>; jhenry@esdk12.org; cary.ruble@state.co.us; emily.amador@state.co.us; margaret.vigil@state.co.us; javier.vargasjohnson@state.co.us; Westbrook - DNR, Casey <casey.westbrook@state.co.us>; casey.barber@state.co.us; Cass Kilduff <cass.kilduff@rsfpd.org>; Jim White <jim@coloradosatellite.com>; Brooks Kaufman <bkaufman@core.coop>; Jay Walp <Jay.Walp@elbertcounty-co.gov>; Dale Guillen <dale.guillen@elbertcounty-co.gov>; Building Department <BuildingDepartment@elbertcounty-co.gov>; Amber Fischer <Amber.Fischer@elbertcounty-co.gov>
Subject: Elbert County Referral: Silver Buckle Ranch Tower SUR

Hello,

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Link to Referral Information and Application: ☐ [Silver Buckle Ranch Tower SUR](#)

Comments Due: July 2, 2026

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Thank you,

Danny Klibaner

Danny Klibaner, AICP

Elbert County Government

Land Use Planner

Community and Development Services

PO Box 7, 215 Comanche St, Kiowa, CO, 80117

Office (303) 621-3135

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danny.klibaner@elbertcounty-co.gov

Please note County Offices are closed on Fridays.





ELBERT COUNTY
Community & Development Services

Request to Review – 1st Referral

Site **Referral Date: 6/11/2026** **Comments Due: 07/02/2026**
 Project Name: Silver Buckle Ranch **Case Number: SUR-2026-0004**
 Tower SUR

Case Manager: Danny Klibaner

Address: 44502 County Road 29, Elizabeth, CO 80107

Proposal Summary: The applicant proposes a special use by review application for the construction of a 110-foot self-support wireless telecommunications facility on a 74-acre agricultural property.

Dear Referral Department/Agency/Organization,

Elbert County Planning Staff appreciate your help in reviewing the above referenced project. A link to all the submitted application materials has been provided to you via email. Please review all necessary materials and provide comments on this proposal. If your department/agency/organization has no comments on this proposal, a simple email to the case manager stating “no comments” is much appreciated. Planning staff are happy to set up a phone call or meeting to discuss any major concerns. Written comments from your department/agency/organization will be provided to the applicants. Please be as specific and thorough as possible.

Please note, per Colorado Revised Statutes 30-28-136(2), failure to respond will be considered as your department/agency/organization’s approval of the proposal.

Thank you for your continued support in reviewing and commenting on proposed development in Elbert County.

Sincerely,

Danny Klibaner

Land Use Planner

REFERRAL AGENCY COMMENTS: Elbert County public works/ engineering

Date: 7-6-2026

Agency/Organization/Department: Elbert

County public works/ engineering

Reviewer Name: Jay Walp/ Dale Guillen County engineer

Public works and engineering have no concerns with this proposal.



ELBERT COUNTY

Community & Development Services

SILVER BUCKLE RANCH TOWER SPECIAL USE BY REVIEW **FIRST REFERRAL REPORT**

Date: July 7, 2026

CDS Review Staff: Danny Klibaner

Project Name: Silver Buckle Ranch Tower SUR

Project Numbers: SUR-2026-0004

Applicant Name: Mark Paiz, Anthemnet Wireless, Inc

Property Owner: Kimberly Baum (Silver Buckle Ranch)

Parcel Number: 6423300145 (44502 CR 29, Elizabeth, CO 80107)

Project Summary: A Special Use by Review to erect a 110-foot-tall self-support wireless telecommunications facility on a 74-acre parcel zoned Agriculture (A). The facility will include the tower, ground-mounted equipment within a fenced compound, and associated utility connections and access improvements.

Referral Summary: This application was sent on its first referral from June 11, 2026, to July 2, 2026. The following is an referral summary of Elbert County Community and Development Services' (CDS), other Elbert County agencies', and Colorado State agencies' reviews and responses that have been received to date.

Referral Agencies

Elbert County CDS / Planning – Danny Klibaner, Land Use Planner —

danny.klibaner@elbertcounty-co.gov, 303.621.3135

-- Planning Comments: Please review the Special Use by Review (SUR) Checklist. Exhibit revisions and updates are necessary.

--Elbert County Zoning Regulations Article V. Supplemental Standards for Antennas and Antenna Support Structures are additional standards that must be met.

--Please note: Elbert County regulations recognize, and applicants shall comply with: FAA Regulations regarding lamping and height; FCC Regulations regarding all radio emissions.

--The Elbert County Communications Authority (ECCA) was included in the list of referral agencies and shall be granted space on all commercial communication Antenna Support Structures, subject to agreement between ECCA and the applicant.

Elbert County Assessor's Office – Lori Ellefson, lori.ellefson@elbertcounty-co.gov

-- The Assessor's Office has no concerns or issues regarding this project.

Colorado Division of Water Resources – Javier Vargas-Johnson,
Javier.vargasjohnson@state.co.us

--The Colorado Division of Water Resources does not have any comments regarding this referral.

CORE Electric Cooperative – Brooks Kaufman, bkaufman@core.coop

--CORE Electric Cooperative approves the Special Use by Review with the following additional comments:

- CORE has existing overhead electric facilities located on the subject property. CORE will retain and maintain its existing facilities and utility easements unless the applicant requests modifications in accordance with CORE's current line extension and relocation policies.
- The applicant will be required to grant an additional 20-foot-wide CORE utility easement for the existing east-west overhead electric facilities serving the existing homestead.
- In addition, a separate CORE utility easement will be required to accommodate the extension of electric service to the proposed tower, as the tower is a leasehold interest and is not owned by the fee property owner.
- These easements will be conveyed through separate CORE easement documents and will include legal descriptions and exhibits prepared during the electric design process. All easements must be executed by the appropriate property owner(s) prior to construction of the electric facilities.

Elbert County Public Works, Road and Bridge – Jay Walp, jay.walp@elbertcounty-co.gov

--Public works and engineering have no concerns with this proposal.

Elbert County Public Works, Engineering – Dale Guillen, dale.guillen@elbertcounty-co.gov

--Public works and engineering have no concerns with this proposal.

Elizabeth Park and Recreation District – Mike Barney, mike@elizabethpr.com

--No comments from Elizabeth Park and Recreation District.

Elbert County Sheriff's Office – Dave Fisher, Dave.fisher@elbertcounty-co.gov

--Uploaded comment to referral letter with no issues.

Elbert County Department of Public Health and Environment – Marissa Ginger,
Marissa.ginger@elbertcounty-co.gov

-- ECDPHE has no concerns with this project. Applicant has provided proper documentation stating that there will be no employees operating on site, and no facilities will be needed for this project.

Elbert County Treasurer – Sherry Hewlett, sherry.hewlett@elbertcounty-co.gov

--The Elbert County Treasurer and Public Trustee have no concerns regarding this project currently.

Agencies contacted that did not respond, indicating no objections:

Elbert County Clerk and Recorder
Elbert County Office of Emergency Management
Kiowa Conservation District
Colorado Department of Labor and Affairs (DOLA)
Elizabeth School District
Rattlesnake Fire Protection District
Colorado Parks and Wildlife
Elbert County Communications Authority (ECCA)
Elbert County Building Department

Next Steps

Review this summary and attached comments and complete all requested revisions. Please submit all documents to your case manager(s) at the same time. You may contact individual reviewers with any questions or concerns, as appropriate. An additional referral period of two (2) weeks is required by code for referral responses to be completed and collated for your review.



ELBERT COUNTY
Community & Development Services

Special Use by Review SUR Exhibit review according to Article III.E.7.

Silver Buckle Ranch Tower SUR

	Item to be checked according to the ECZR Article III.E.7	CDS Review	Applicant Review
A	All sheets shall be 24" x 36" format	Note for printing	
B	A margin, at least one inch on all sides, except left-hand two inches	Fix margins	
C	The name of the Special Use Exhibit, centered on the upper portion of each sheet	Silver Buckle Ranch Tower SUR should be on each page	
D	Sheet number in the lower right-hand corner of each sheet	Add sheet numbers (1 of 7, 2 of 7 ect)	
E	Case# in the upper right corner of each sheet	Add case no to each page. Case number is SUR-2026-0004	
F	Signature blocks and Certification for CDS Director, Planning Commission, Board of County Commissioners, Clerk & Recorder, Owner and Notary.	Add fire protection district signature block	
G	Notes and information shall be included on the first sheet of the Exhibit, with lettering being a minimum font size of 12 point.	ok	
H	Legal Description – A legal description of the property designated as a lot, block, or tract on a recorded plat or a metes and bounds description if not platted.	Metes and bounds descriptions should be added	
I	Vicinity Map – Locate the parcel in the County. Show the boundaries of the property, major roads within one mile of the subject property and the proposed access.	Y	
J	Names, addresses, and phone number of owner, representative, and individual / firm preparing the document.	Missing info for owner, rep, and firm	
K	Plans are to be prepared at a scale of 1"/50', 1"/100' or another scale approved by CDS	Y	



ELBERT COUNTY

Community & Development Services

	Director which allows for maximum clarity of the proposal.		
L	Name of the proposed development and submittal phase centered at the top of the sheet.	N/A	
M	North Arrow and Scale – North arrows shall be indicated on the SUR Exhibit site plan and the location map. In addition, the scale shall be indicated and a bar scale provided for the site plan.	Y	
N	Existing zoning, land uses, and owner's name and addresses shall be indicated for adjacent properties.	This information should be shown on the SITE TOWER SETBACK page	
O	Existing easements shall be shown on the site plan with reception number and/or book and page reference, their purpose, their benefiting party, and whether or not the easement will remain on the subject property.	Y	
P	All existing structures on the subject property shall be shown with setbacks from the property line with a note indicating as to whether or not the structures will remain on the subject property. Note total building coverage percent (%) and square footage.	Building setbacks appear okay, setbacks for the tower are shown. Any structures near the tower	
Q	Topography shown at two feet contour intervals unless other intervals are approved by CDS Director. Areas of 20% slope or greater shall be noted.	5 foot contours okay	
R	Access to the site from a dedicated County right-of-way shall be shown graphically. Internal vehicular and pedestrian circulation shall be shown with right-of-way and trail widths indicated.	Label the right-of-way that is accessed for the tower	
S	All natural and man-made water courses, detention areas, streams/creeks, and lakes shall be shown. Any 100-year(1%) flood plains affecting the property shall be indicated.	Y	
T	All adjacent land owned by the applicant or owned by an entity that the applicant is a party to, that is not a part of the application, shall be noted and a note indicating the current and intended use of the land shall be included.	Note SUR area	



ELBERT COUNTY

Community & Development Services

U	No-build areas that restrict building in hazardous areas shall be indicated	N/A	
V	Significant treed areas on the subject property shall be indicated;	Y	
W	Location and dimension of required off-street parking and loading areas. Note the total number of parking spaces provided.	N/A	
X	Delineate public and private roadways, right-of-way, street names and points of access on or adjacent to the proposed site, dimension and note surface material	Label CR 29	
Y	Development standards shall be provided on the cover of the Exhibit.	Notes and standards should be moved to the 1 st page	
Certifications and Acknowledgements. Page 218 SUR			
1	Complete legal description, tied to proper monumentation, and section or quarter-section line references or lot and block of an existing recorded subdivision	Missing	
2	Certification of ownership signed by property owner(s) and notarized	Y	
3	Elbert County Community & Development Services	Y	
4	Fire Protection District	Missing	
5	Planning Commission	Y	
6	Approval of County Commissioners	Y	
7	Clerk and Recorder's Certificate	Y	



ELBERT COUNTY
Community & Development Services

Special Use by Review SUR Exhibit review according to Article III.E.7.

Silver Buckle Ranch Tower SUR

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ELBERT COUNTY

Community & Development Services

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Certifications and Acknowledgements. Page 218 SUR			
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2	Certification of ownership signed by property owner(s) and notarized	Y	
3	Elbert County Community & Development Services	Y	
4	Fire Protection District	Missing	
5	Planning Commission	Y	
6	Approval of County Commissioners	Y	
7	Clerk and Recorder's Certificate	Y	



ELBERT COUNTY

Community & Development Services

SILVER BUCKLE RANCH TOWER SPECIAL USE BY REVIEW **FIRST REFERRAL REPORT**

Date: July 7, 2026

CDS Review Staff: Danny Klibaner

Project Name: Silver Buckle Ranch Tower SUR

Project Numbers: SUR-2026-0004

Applicant Name: Mark Paiz, Anthemnet Wireless, Inc

Property Owner: Kimberly Baum (Silver Buckle Ranch)

Parcel Number: 6423300145 (44502 CR 29, Elizabeth, CO 80107)

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-- Planning Comments: Please review the Special Use by Review (SUR) Checklist. Exhibit revisions and updates are necessary.

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-- The Assessor's Office has no concerns or issues regarding this project.

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--The Colorado Division of Water Resources does not have any comments regarding this referral.

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--Public works and engineering have no concerns with this proposal.

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--Public works and engineering have no concerns with this proposal.

Elizabeth Park and Recreation District – Mike Barney, mike@elizabethpr.com

--No comments from Elizabeth Park and Recreation District.

Elbert County Sheriff's Office – Dave Fisher, Dave.fisher@elbertcounty-co.gov

--Uploaded comment to referral letter with no issues.

Elbert County Department of Public Health and Environment – Marissa Ginger,
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Kiowa Conservation District
Colorado Department of Labor and Affairs (DOLA)
Elizabeth School District
Rattlesnake Fire Protection District
Colorado Parks and Wildlife
Elbert County Communications Authority (ECCA)
Elbert County Building Department

Next Steps

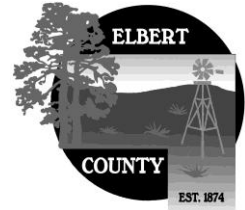
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COUNTY OF ELBERT

Sheryl L. Hewlett

TREASURER/PUBLIC TRUSTEE
P.O. BOX 67
440 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3120
treasurer@elbertcounty-co.gov



June 11, 2026

Referral Date: 6/11/2026

Comments Due: 07/02/2026

Project Name: Silver Buckle Ranch Case Number: SUR-2026-0004
Tower SUR

Site Address: 44502 County Road 29, Elizabeth, CO 80107 To Whom It May Concern:

The Elbert County Treasurer and Public Trustee have no concerns regarding this project currently.

Sincerely,

Sheryl L. Hewlett

Sheryl L. Hewlett
Elbert County Treasurer/Public Trustee
sherry.hewlett@elbertcounty-co.gov
(303) 621-3120