

10/29/2017

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 Falcon Middle School 9675 Towner Ave. Peyton, CO 80831. The lot size is 39.08 acres and the property is zoned RR-5.

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 light standard with a new 100' telecommunications facility to service Peyton, CO and the surrounding areas of El Paso County. The proposed site is located near the intersection of Towner Ave. and Stapleton Drive 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, Falcon Middle School, as an ideal location for servicing the community's wireless needs and the coverage objectives of T-Mobile. There are (4) existing 100' light poles at the sports field and we are proposing to collocate on one of them by replacing a pole with one that is structurally capable of carrying antennas. Although the current code only allows for light poles up to 80' tall, we are replacing the pole with one that is 100' to be consistent with the other poles on the property. Our tower will be designed to allow for two additional carriers to collocate. We are not increasing the height of the pole and we are utilizing an existing access road to the site. Another carrier (Sprint) has a similar installation on one of the other light poles but their tower is not designed for collocation and the lower centerline below Sprint's antennas would have a significant impact on the coverage objections of T-Mobile as noted in their Site justification and Coverage Map documents. Vertical Bridge has leased .009 acres of land with the school district to replace the pole. The closest residence to the proposed structure is approximately 415'. 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 (same as the existing tower) and the equipment compound will be screened with a 7' tall wooden fence.

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. The existing Sprint tower is currently at 102% structural capacity. Additional details regarding our proposed tower location are noted below:

- 20'x20' Tower Lease Area totaling 400 S.F.
- Proposed 20'x20' wooden fenced compound to secure the tower and equipment
- Proposed 15' wide access road to the property's existing access road
- Proposed tower shall meet the code requirements under Section 6.2.3.B.3(b) and (c):
 - (b) Cut-Off Angle - The cut-off angle from a lighting source that illuminates an outdoor recreational use may exceed 90 degrees provided the light source is shielded to prevent light and glare from spilling to adjacent residential properties.
 - (c) Hours of Use - Exterior lighting for an outdoor recreational use shall be extinguished no later than 10:00 p.m. or immediately after the conclusion of the final event of the day, whichever is later.

Respectfully,

Darren Hunter

Darren Hunter
913-634-1245

Centerline Solutions, Inc. on behalf of Vertical Bridge
& Falcon School District No 49, Property Owner

Zoning Code Standards and Criteria

Section 5.2.19 (B) 7 - 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 DSD Director. **Vertical Bridge will provide the required financial assurance.**

(b) Minimum Setbacks for Freestanding CMRS Facilities

(i) Located Within 250 Feet of Residential Zoning District

A freestanding CMRS facility located within 250 feet of any property zoned for residential use shall be set back from any residential property line one foot of distance for every foot of facility height (as measured from grade elevation), plus an additional 10 feet. **The location of the tower meets these requirements. The nearest residential property line is approximately 320'.**

(ii) Located Over 250 Feet from Residential Zoning District

A freestanding CMRS facility located greater than 250 feet from property zoned for residential use shall meet the minimum setback requirements for structures and structures of the underlying zoning district and located in a manner to contain any freefall or icefall on the same property. **NA**

(c) Maximum Height for Freestanding CMRS Facilities

A freestanding CMRS facility, including antennae, shall not exceed the maximum structure height limit in the zoning district unless otherwise specifically authorized as a part of the special use approval. In no case shall a freestanding CMRS facility exceed 120 feet in height. **The proposed tower is 100' tall.**

(d) Design Standards for Freestanding CMRS Facilities

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

(i) Compatible with Surrounding Area

A freestanding CMRS facility shall be designed to be compatible with surrounding buildings and structures and existing or planned uses in the area, subject to any applicable FAA regulations. **The proposed tower is replacing an existing tower of similar height with a new tower of greater structural capacity. The tower will comply with all FAA regulations.**

(ii) Existing Vegetation

Existing land forms, vegetation and structures shall be used to screen the facility from view and blend in with the surrounding environment, to the extent practicable. Existing vegetation shall be preserved or enhanced, where feasible. **There is no existing vegetation to preserve.**

(iii) Landscaping

The facility shall be landscaped in accordance with the requirements of Chapter 6. **The proposed compound is located approximately 320' from the nearest residence with a view to its location. As noted in section 6.2.2 (G) (1) (e) Landscaping is site**

Zoning Code Standards and Criteria

specific. If landscaping is required by the DSD Director please include them as a condition of approval.

(iv) Equipment Storage Shelters

All equipment storage shelters shall be located within the lease area for the CMRS facility. No equipment storage shelter shall exceed 15 feet in height. Equipment storage shelters shall be grouped as closely together as practical, so as to minimize impact on adjoining properties. **We comply with all aspects of this section.**

(v) No Lighting

The facility antennae shall not be lighted unless required by the FAA and authorized by the permit or approval. **The tower will not be lit.**

(iv) Dangerous Equipment and Attractive Nuisance

Any equipment that could be dangerous to persons or wildlife shall be adequately fenced. The attractive nuisance potential shall be minimized through fencing and methods to discourage unauthorized climbing. **We are proposing an 7' tall wooden fence.**

(v) Dish Diameter Limited

The diameter of a microwave dish antenna shall not exceed 4 feet. **Vertical Bridge and all tower carriers shall comply with this requirement.**

Section 5.3.4 (C) - Criteria for Variance of Use

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. **There is no practical way to improve the structural capacity of the existing monopole to allow for the installation of T-Mobile's antennas.**
- 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 tower is replacing an existing pole of similar height. The tower is not detrimental to the surrounding area nor the future development of the area. And it is not detrimental to the health, safety and 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 tower will comply will all the noted regulations.**
- 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 comply will all the noted regulations.**
- The proposed use will not adversely affect wildlife or wetlands; **The use will not affect any wetlands or wildlife.**

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- The applicant has addressed all off-site impacts; **There are no off-site impacts caused by the tower.**
- The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or **The proposed use allows for parking at the access gate to the compound. There is no traffic circulation to be concerned with. There are no open space requirements to address. The site will be fenced with an 7' tall wooden fence.**
- 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. **There is no sewer or water needs on site. The site drainage, fire protection and roads are adequate to serve the needs of the proposed variance.**