

5/25/2017

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 9755 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 replace one of them with a pole that is structurally capable of carrying antennas. Another carrier has a similar installation on one of the other light poles. We are not increasing the height of the pole and we are utilizing an existing access road to the site. 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 an 8' 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. Additional details regarding our proposed tower location are noted below:

- 20'x20' Tower Lease Area totaling 400 S.F.

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

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- Proposed 20'x20' wooden fenced compound to secure the tower and equipment
 - Proposed 15' wide access road to the property's existing access road

With the filing of this Variance of Use application, we request the support and approval from the El Paso County Planning and Community Development.

Respectfully,

Darren Hunter

Darren Hunter

913-634-1245

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

You have not addressed the CMRS requirements or the variance of use criteria found in Chapter 5 of the Land Development Code.

We do not support/oppose applications so please revise the last sentence.

Markup Summary

dsdruiz (2)

ground will be screened with an 1/2" tall wooden fence, and telephone and/or fiber optic services if available. There are no other existing towers or structures with antennas for T-Mobile to collocate on. Additional details regarding the site are provided in the attached site plan.

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and the support and approval from the El Paso County

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