

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

June 1, 2018

Letter of Intent

Applicant on behalf of property and tower owner:

Centerline Solutions 16035 Table Mtn. Pkwy, Golden, CO 80403 Heidi GaNun / 303-717-1602 hganun@centerlinesolutions.com

Property Owner:

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

Tower Owner:

Sprint/Nextel 333 Inverness Drive South, Englewood, CO 80112 Daniele Ross / 303-523-0678 The existing tower was approved in error, without zoning approval. The "current" land use codes were not in effect, but the property was zoned and the action did require a zoning action to allow the use.

Re: Proposed Modification to <u>existing</u> CMRS Facility at Falcon Middle School: 9755 Towner Ave. Peyton, CO 80831.

To whom it may concern,

To improve telecommunications quality and capacity, Sprint/Nextel is seeking to upgrade the equipment on their existing 100' telecommunications facility which currently services Peyton, CO and the surrounding areas of El Paso County. This existing light standard tower is located near the intersection of Towner Ave. and Stapleton Drive on property owned by Falcon School District No 49. The lot size is 39.08 acres, zoned RR-5. This cellular tower at present provides wireless coverage to the steady-growing population of residents in this vicinity and the technology upgrade being proposed will provide improved E911 services to the area.

This existing tower was erected in 2005, before current Land Use Codes went into effect. This tower received co-location approval in 2005, case # CRS30-28-110. The approval in 2005, without any underlying zoning approval such as a CMRS, was done in error. Per communication with the planning department, El Paso County does not continue errors and require that the property be brought into compliance. It has been advised that a Variance of Use and a Minor Commercial Site Development Plan be presented to bring this existing tower up to code.

Please add EPC project number to all documents:

VA 18-003



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

Currently this existing tower is at the max structural capacity for equipment and to that effect, equipment will in fact be removed from the tower with the proposed modification and placed within the existing Sprint shelter on the ground. The proposed upgrade will include removing and replacing three (3) antennas on the tower, add three (3) new RRU's and move three (3) RRU's to the ground shelter area. This shelter is 12' x 18' and the design matches other existing structures in the ball field area. The height of the pole will not increase. There is an existing access road to the site and no new road will be required. The closest residence to the proposed structure is approximately 415'. The site will remain unmanned and will continue to require electrical and telephone and/or fiber optic services. It does not require potable water or wastewater services.

Please define RRU.

Sincerely,

Heidi GaNun

Site Acquisition Project Manager

Centerline Solutions, Inc. on behalf of Sprint/Nextel

16035 Table Mountain Pkwy

Golden, CO 80403

Phone: 303.993.3293 x1496

Mobile: 303.717.1602

Email: hganun@centerlinesolutions.com

Web: www.centerlinesolutions.com

Please provide a narrative within this document describing how you obtain access to your area within the site (and show on the site plan). Please also provide enough information for the County to understand the limits of the affected area, to include any access road. A drainage letter may be required if the limits of the site affects one acre or larger. This is to include the maintenance access road to get to the tower and building. Please clearly state where you access the site within the school property (ie, do you use an existing access, which one?).

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. **Sprint 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 415'.
 - (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. Minimum setback requirements do not need to be considered for this application.
- (c) Maximum Height for Freestanding CMRS Facilities

existing vegetation to preserve.

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 existing 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:
 - 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 existing tower and equipment shelter was designed to be compatible with surrounding buildings, structures and use of the area. The tower will comply with all FAA regulations.
 - 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

(III) Landscaping

The facility shall be landscaped in accordance with the requirements of Chapter 6. N/A. The existing compound does not require landscaping as part of its design.

(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, to minimize impact on adjoining properties. All equipment is located within the current lease area.

(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. The existing equipment is within an enclosed area with no access from non-authorized persons or wildlife.

(v) Dish Diameter Limited

The diameter of a microwave dish antenna shall not exceed 4 feet. Sprint complies 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. The Sprint tower has been installed
 since 2005. This application is to bring the permitting of this tower into compliance.
- 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 existing tower is the same height as other light standards installed by Sprint. The tower is not detrimental to the surrounding area nor the future development of the area, or 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 existing tower will remain in compliance with all standards as required by the county or federal 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/existing use will comply will all applicable County, State or Federal
 regulations.
- The proposed use will not adversely affect wildlife or wetlands; The continued use of this
 facility will not affect any wetlands or wildlife.
- The applicant has addressed all off-site impacts; The applicant has addressed all offsite impacts of which there are none.
- The site plan for the proposed variance of use will provide for adequate parking, traffic
 circulation, open space, fencing, screening, and landscaping; and/or Sprint currently has
 road access to their compound. There is no traffic circulation needed. No open space
 requirements need to be considered. The existing compound is an enclosed brick
 building.
- 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.
 Current access is adequate to serve the needs of this existing facility and accessible by fire or police. This facility does not require sewer, water or storm drainage.

Markup Summary

dsdkendall (2)



Subject: Callout Page Label: 1 Author: dsdkendall

Date: 7/30/2018 3:40:55 PM

Color:

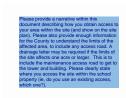
The existing tower was approved in error, without zoning approval. The "current" land use codes were not in effect, but the property was zoned and the action did require a zoning action to allow the use.

Subject: Text Box Page Label: 1 Author: dsdkendall

Date: 7/31/2018 10:27:33 AM

Color:

dsdnijkamp (3)



Subject: Engineer Page Label: 2 Author: dsdnijkamp

Date: 7/19/2018 7:10:07 AM

Color:

Please provide a narrative within this document describing how you obtain access to your area within the site (and show on the site plan). Please also provide enough information for the County to understand the limits of the affected area, to include any access road. A drainage letter may be required if the limits of the site affects one acre or larger. This is to include the maintenance access road to get to the tower and building. Please clearly state where you access the site within the school property (ie, do you use an existing access, which one?).

CENTERLINE

TO YEAR ON A STATE OF THE THE STATE OF THE ST

Subject: Engineer Page Label: 2 Author: dsdnijkamp Date: 7/19/2018 7:10:23 AM

Color:

Please define RRU.

The approval in 2005, without any underlying zoning mmunication with the planning department, If Paio County rry be toolight into compliance. It has been advised that a stopment Plan te presented to bring this existing tower up Please add EPC project number to all documents: VA 18-003 Subject: Engineer Page Label: 1 Author: dsdnijkamp

Date: 7/19/2018 7:11:23 AM

Color:

Please add EPC project number to all documents:

VA 18-003