



16035 Table Mountain Pkwy.  
Golden, CO 80403  
303-993-3293  
[www.centerlinesolutions.com](http://www.centerlinesolutions.com)

August 6, 2018

**Revised 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](mailto:hganun@centerlinesolutions.com)

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**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

**Re: EPC Project # VA 18-003: Proposed Modification to existing 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. **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.** 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.





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Vertical Bridge recently received a Variance of Use approval, project # VA-17-006 that will allow them to replace one of the existing light poles with one that can accommodate telecommunications equipment. This 100' tower can co-locate other carriers at a height of 77' and 64' as depicted on drawings provided by Vertical Bridge which are currently in review with the building department and provided as a supplement with this application. As shown in our revised cellular coverage maps, it is not possible to maintain the current coverage going lower in height (either at 77' or lower) with the antennas. Anything lower in height would reduce the signal to virtually no coverage. Please refer to those maps for a visual representation of current, reduced and enhanced coverage for wireless use in this area.

Currently the existing Sprint 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 (*Remote Radio Unit (RRU) is a wireless base station piece of equipment that facilitates wireless communication between user equipment (UE) and a network*) 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.

Access to the Sprint telecommunications facility and tower is obtained from Londonderry Drive which is located to the South of the existing ball and track field. There is an existing access road that leads to the parking lot and there is a sidewalk that leads from the parking lot to the bleachers. The Sprint compound and tower are located directly next to the bleachers to the South within walking distance. This existing access is depicted in the Site Development Plans on sheet A1.0 and listed in the driving directions on the title page. Sprint is not responsible for any maintenance to this existing access road and there would be no drainage required.

Sincerely,

Heidi GaNun

A handwritten signature in blue ink that reads "Heidi GaNun". The signature is fluid and cursive, matching the printed name above it.

Site Acquisition Project Manager  
Centerline Solutions, Inc. on behalf of Sprint/Nextel  
16035 Table Mountain Pkwy

Golden, CO 80403

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# Markup Summary

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dsdkendall (1)

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