

Dear Neighbor,

1. This letter is being sent to you because Kellin Communications, LLC is proposing a land use project in El Paso County at the below referenced location. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in Item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Steve Morgan
steve.morgan@kellin.net
949-282-4306

Kelly Harrison
kharrison@ymail.com
303-748-0599

3. Site address:

1245 Dustrude Lane, Calhan, 80808-8832
Location: See attached Map One.
Size and Zoning: Approximately 66.16 acres zoned A-35.

4. Request and justification:

Kellin Communications proposes a 120' lattice WISP (Wireless In tower will be located 220' from Dustrude Lane. Both the lattice to placed within a 25' x 25' fenced compound. A 12' gravel access dri Dustrude Lane.

5. Existing and proposed facilities, structures, road, etc.: See attach

6. Waiver requests and justification: N/A

7. Vicinity Map showing adjacent property owners: See attached M

7020 0640 0002 0742 6707

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Calhan, CO 80808	
OFFICIAL USE	
Certified Mail Fee \$3.75	0050 02
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.58	
Total Postage and Fees \$4.33	
Sent To Schubert Ranches	
Street and Apt. No., or PO Box No. 1555 S. Bayview Rd	
City, State, ZIP+4® Calhan, CO 80808-7808	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 0640 0002 0742 6714

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Denver, CO 80203	
OFFICIAL USE	
Certified Mail Fee \$3.75	0050 02
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.58	
Total Postage and Fees \$4.33	
Sent To State of CO	
Street and Apt. No., or PO Box No. 1313 Sherman St, Ste 621	
City, State, ZIP+4® Denver, CO 80203-2291	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 0640 0002 0742 6691

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Calhan, CO 80808	
OFFICIAL USE	
Certified Mail Fee \$3.75	0050 02
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.58	
Total Postage and Fees \$4.33	
Sent To McKesson	
Street and Apt. No., or PO Box No. 27055 Handle Rd	
City, State, ZIP+4® Calhan, CO 80808-8544	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Dear Neighbor,

1. This letter is being sent to you because Kellin Communications, LLC is proposing a land use project in El Paso County at the below referenced location. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in Item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Steve Morgan
steve.morgan@kellin.net
949-282-4306

Kelly Harrison
kharrison@ymail.com
303-748-0599

3. Site address:

1245 Dustrude Lane, Calhan, 80808-8832
Location: See attached Map One.
Size and Zoning: Approximately 66.16 acres zoned A-35.

4. Request and justification:

Kellin Communications proposes a 120' lattice WISP (Wireless Internet Service Provider) facility. The lattice tower will be located 220' from Dustrude Lane. Both the lattice tower and single equipment cabinet will be placed within a 25' x 25' fenced compound. A 12' gravel access drive will provide access to the facility from Dustrude Lane.

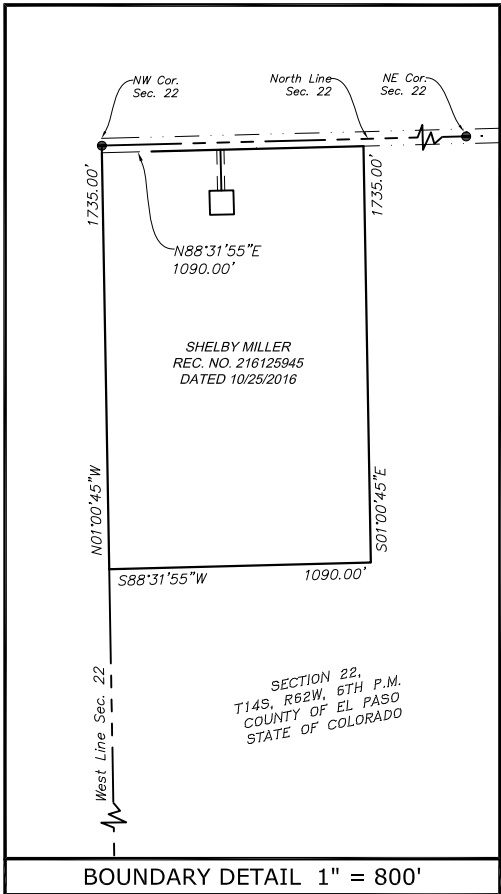
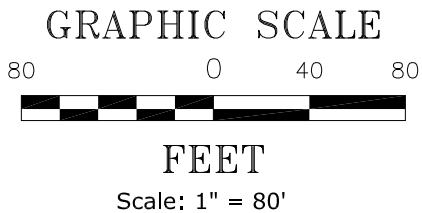
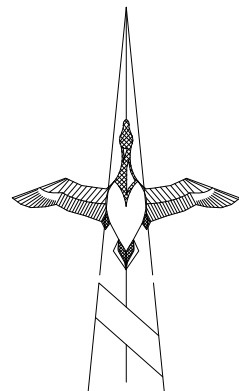
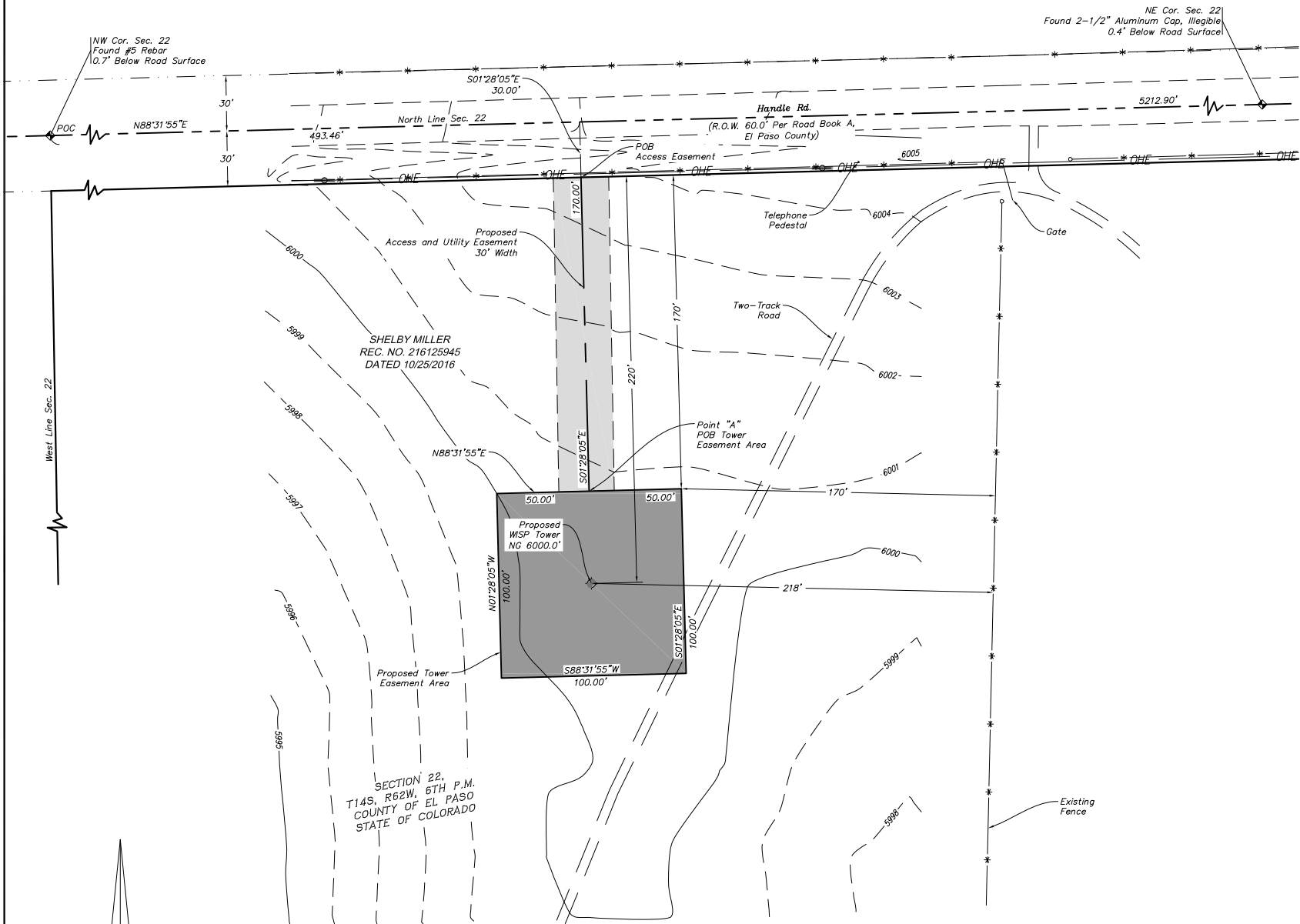
5. Existing and proposed facilities, structures, road, etc.: See attached Map One.

6. Waiver requests and justification: N/A

7. Vicinity Map showing adjacent property owners: See attached Map Two.

LINE LEGEND	
	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= EASEMENT LINES
	= RIGHT OF WAY LINES
	= FLOOD PLANE LINES
	= BARBED WIRE FENCE
	= CHAINLINK FENCE
	= UNDERGROUND ELECTRIC LINES
	= UNDERGROUND GAS LINES
	= OVERHEAD ELECTRIC LINES
	= UNDERGROUND SANITARY SEWER LINES
	= UNDERGROUND TELEPHONE LINES
	= UNDERGROUND WATER LINES

SITE DETAIL



LEGAL DESCRIPTION PARENT PARCEL (PER RECEPTION NO. 2161259450)

A TRACT OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE NORTH 89 DEGREES 32 MINUTES 40 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 1090.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, DISTANCE OF 1765.00 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 40 SECONDS WEST, A DISTANCE OF 1090.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID SECTION 22, DISTANCE OF 1765.00 FEET TO THE POINT OF BEGINNING.

PROPOSED ACCESS AND UTILITY EASEMENT

BEING A STRIP OF LAND 30.00 FEET IN WIDTH LYING WITHIN A PORTION OF THE THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 62 WEST, 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION, THENCE N88°31'55"E ALONG THE NORTH LINE OF SAID SECTION 22, WITH ALL BEARINGS HEREON REFERENCED TO SAID NORTH LINE SECTION 22, A DISTANCE OF 493.46 FEET, THENCE DEPARTING SAID NORTH LINE SECTION 22, S01°28'05"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE SOUTH RIGHT OF WAY LINE OF HANDLE RD; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE AND CONTINUING S01°28'05"E A DISTANCE OF 170.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A" AND THE END OF SAID STRIP OF LAND. SIDELINES OF SAID STRIP OF LAND ARE TO BE LENGTHENED AND/OR SHORTENED TO PREVENT GAPS AND/OR OVERLAPS.

PROPOSED TOWER EASEMENT AREA

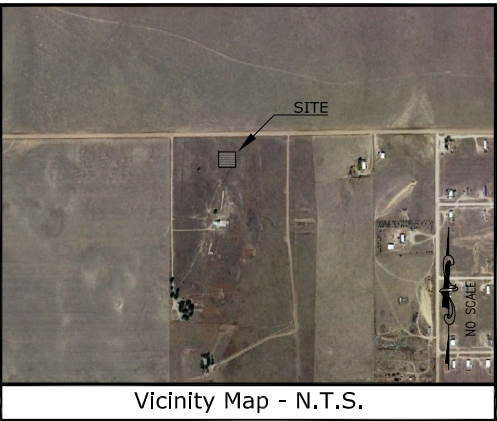
BEING A PARCEL OF LAND LYING WITHIN A PORTION OF THE THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 62 WEST, 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A" AS DESCRIBED ABOVE; THENCE N88°31'55"E, A DISTANCE OF 50.00 FEET; THENCE S01°28'05"E, A DISTANCE OF 100.00 FEET; THENCE S88°31'55"W, A DISTANCE OF 100.00 FEET; THENCE N01°28'05"W, A DISTANCE OF 100.00 FEET; THENCE N88°31'55"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,000 SQ. FT. OR 0.230 ACRES MORE OR LESS.

Underground Utility Note:

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY COMPLETENESS OR THOROUGHNESS OF SUCH INFORMATION. IF ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. ALTURA LAND CONSULTANTS, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.



Vicinity Map - N.T.S.

1-A CERTIFICATION	
LATITUDE = N038°49'25.34"	(NAD '83)
(N38.823705°)	
LONGITUDE = W104°19'49.36"	(NAD '83)
(W104.330377°)	
GROUND ELEVATION = 6000'	(NAVD '88)

Date of Survey

AUGUST 18, 2020

Basis of Bearings

THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
CLASSIFICATION THIRDD MINIMUM GEOMETRIC ACCURACY STANDARD
5.0 cm + 1: 10,000

Bench Mark

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 DATUM AS DERIVED UTILIZING THE LEICA SMARTNET RTK REFERENCE NETWORK.

Legend

	CONCRETE PAVEMENT		NATURAL GROUND ELEVATION
	CONIFEROUS TREE		PARKING BOLLARD
	DIAMETER		POINT OF BEGINNING
	DECIDUOUS TREE		POINT OF COMMENCEMENT
	EDGE OF ASPHALT		OVERHEAD ELECTRIC LINE
	FINISHED FLOOR		POWER POLE
	FINISH SURFACE		PROPERTY LINE
	FIRE HYDRANT		RIGHT OF WAY
	FLOW LINE		SEWER MANHOLE
	FOUND MONUMENT AS NOTED		SIGN POST
	FOUND SECTION MONUMENT		STREET LIGHT STANDARD
	GEOGRAPHIC LOCATION		TELEPHONE PEDESTAL
	GAS METER		TYPICAL
	IRRIGATION CONTROL VALVE		WATER METER
			WATER VALVE



NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Engineer/Consultant:

ALTURA
LAND CONSULTANTS

6950 S. Tucson Way, Unit C
Centennial, CO 80112
Phone: (720) 488-1303
Drawn By: WW
Job No.: 20452

Architect:

KELIN
communications

ELLCOTT WISP TOWER

HANDLE RD & DUSTRUDE LN
ELLCOTT, CO. 80808
COUNTY OF EL PASO
TOPOGRAPHIC
SURVEY

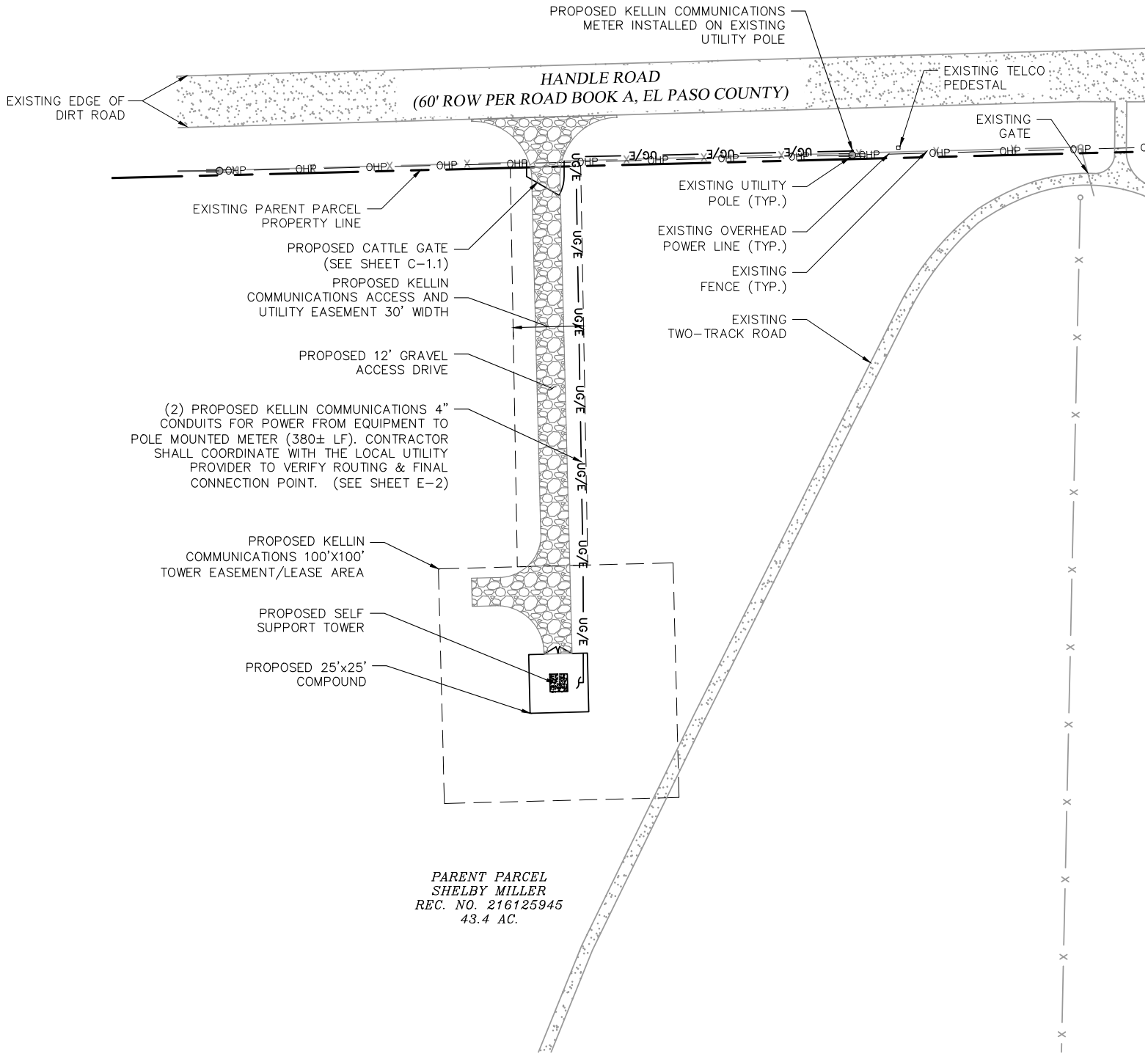
REVISIONS	DATE	BY	REASON
0	08/31/2020	WW	SUBMITTAL

Sheet:

LS1

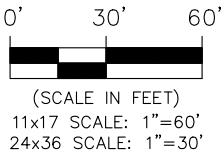
Drawing name: G:\1110 - Waterford Consultants\1110.034 - Ellicott, Co - WSP Tower\DWG\Ellicott, Co - PCD_Rev. # - ###-2020.dwg C-1 Aug 19, 2021 2:34pm by: jpark

EXISTING CONDITIONS ARE BASED ON A SITE WALK COMPLETED BY FORESITE GROUP ON 07/28/2020 AND SURVEY PREPARED BY ALTURA LAND CONSULTANTS, DATED 08/31/2020. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.



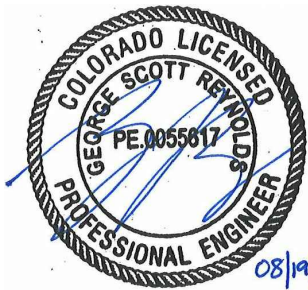
OVERALL SITE PLAN

GRAPHIC SCALE



Foresite Group, LLC
3001 Brighton Blvd.
Suite 2661
Denver, CO 80216
w | www.fg-inc.net
o | 770.368.1399
f | 770.368.1944

SEAL:



PROJECT:

ELLICOTT, CO
WISP TOWER

LOCATED AT:
911 EAST HANDLE RD
CALAHAN, CO 80808

APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS DATE
A E911 ADDRESS 08/19/21

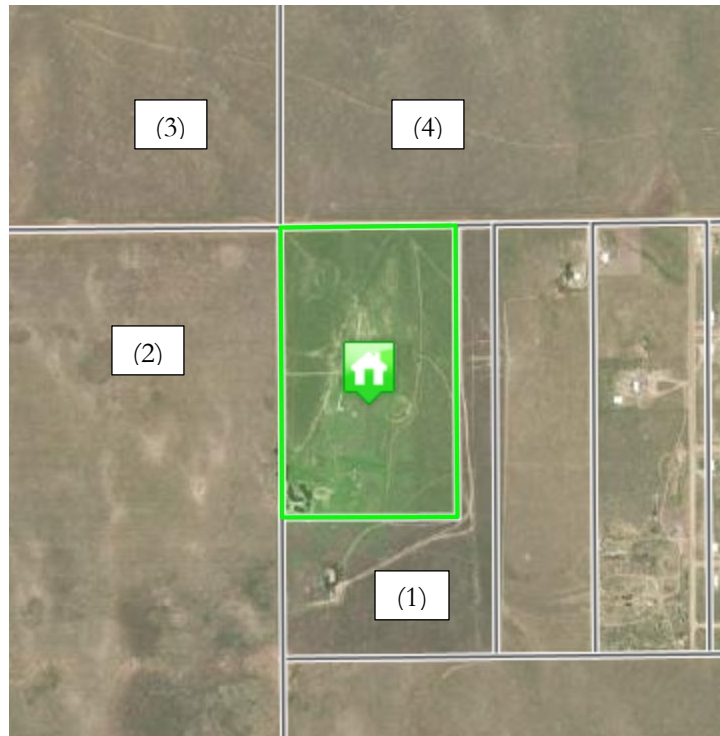
ISSUED FOR: PERMIT/CONSTRUCTION
PROJECT MANAGER: MWM
DRAWING BY: TMG
DATE: 08/19/21
TITLE:

OVERALL SITE PLAN

SHEET NUMBER: C-1

JOB/FILE NUMBER: 1110.034

Map Two - Adjacent Property Owners



- (1) 2400000188
27055 HANDLE RD
Timothy Allen McKesson, Emily Marie McKesson
27055 HANDLE RD CALHAN CO, 80808-8544
- (2) 2400000276
1555 S BAGGETT RD
SCHUBERT RANCHES INC
1555 S BAGGETT RD CALHAN CO, 80808-7808
- (3) 2400000164
No Address
State of Colorado
1313 SHERMAN ST STE 621 DENVER CO, 80203-2291
- (4) 2400000133
15-14-62
State of Colorado
1313 SHERMAN ST STE 621 DENVER CO, 80203-2291