



## Letter of Intent

November 22, 2021

El Paso County Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Re:** Donala Water Tank CMRS Upgrade & AT&T Collocation

**Property Tax Schedule Number:** 6131100006

**Owner:** Donala Water & Sanitation District  
15850 Holbein Dr Colorado Springs CO, 80921  
(719) 488-3603  
gm@donalawater.com

**Applicant:** Charlie Stapleton, Smartlink Group on behalf of AT&T  
(248) 821-1507  
Charles.Stapleton@smartlinkgroup.com

### **Site Information:**

The property is situated in the county of El Paso and State of Colorado. This is a collocation Wireless Communications Facility that will be located on the Donala Water and Sanitation District's water tank. The property is 1.28 Acres in size and is presently zoned as Residential Suburban (RS-6000) with an existing telecommunications facility located on the property. AT&T's proposed lease space will take up approximately 450 square feet of the parcel.

### **Request and Justification:**

AT&T is requesting to install a new CMRS equipment as a new carrier on the existing Donala Water Tank. The equipment will be 14 ft. above the existing water tank increasing the height of the water tank to 55'6". In section 5.2.19. this would fall under the category of a minor modification to the existing CMRS facility. *"Increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater."* The height of AT&T's antennas atop of the existing water tank is necessary to provide correct separation between the existing carrier so no interference is present.

The ground equipment associated with this installation will be located on an elevated steel platform within the compound. One Walk-in cabinet and one generator will be associated with AT&T's ground equipment.



**Compliance with Requirements of the Land Development Code:**

AT&T will comply with 5.2.19 (B) of the code as follows:

*“To allow the location of commercial mobile radio service facilities (CMRS facilities) in El Paso County subject to certain standards”*

AT&T is proposing a new CMRS facility on an existing structure that another carrier has an existing CMRS facility. Due to the constraints with the surrounding zoning districts being residential this location is the best solution in the area that AT&T needs coverage.

**Compliance with the Proposed Use:**

Underlying zoning district for this parcel is Residential Suburban (RS-6000). The existing water tank currently exceeds the maximum height for that zoning district, but it still meets the current setbacks for this required zone lot. This structure is a utility necessary for the infrastructure of the surrounding neighborhood. AT&T has proposed to utilize this structure for installation in a heavily residentially zoned area. Due to the existing CMRS equipment on this water tank, AT&T will reduce the prevalence of Cellular towers in the area but also allow for an increase in cellular coverage in the surrounding neighborhood.

**Conclusions:**

Changes in technology over the years, and the way people use their wireless devices, requires CMRS facilities to be built closer to and in many cases within residential areas in order to meet the demands consumers place on their wireless communications devices. As stated above, many people rely on their wireless communications devices for communication with others and as a means of contacting emergency personnel in cases of fire or accident, since many people no longer have land lines in their homes. People use their wireless devices at home to work and as a source of entertainment increasing the demand on wireless communications systems and the need for additional facilities. By using an existing telecommunications facility, we are reducing the need for additional telecommunications facilities to be built in the area.

