

LETTER OF INTENT

Owner

American Tower Corporation
10 Presidential Way
Woburn, MA 01801

Longhorn Acres Land & Cattle LLC
10070 Otero Ave
Colorado Springs, CO 80920

Applicant

New Cingular Wireless, PCS, LLC
10225 Lenox Park Blvd. NE, 3rd Floor
Atlanta, GA 30319

Consultant

Nexius
Jaclyn Levine
7025 S. Fulton Street, #100
Centennial, CO 80112
773-870-5221
Jaclyn.Levine@nexius.com

Site Location

12950 Peyton Highway Peyton, CO 80831, specifically depicted on the Site Plans dated and included in our application. Overall parcel is 36.24 acres; existing leased area is 55' x 25'

Zoning

A-35

Height

99' with a proposed tower extension to 119'

Access

Existing access road to be utilized off of Peyton HWY.

Land Disturbance

The property is 36.24 Acres. AT&T will utilize the existing American Tower leased ground space and will not disturb any additional land.



Code Analysis

New Cingular Wireless PCS, LLC by AT&T Mobility is seeking administrative approval of a minor modification to the special use permit AL1010 having been approved at a maximum height of 100 ft. The existing facility is 99-feet with the tops of the antennas at 100-feet.

The LDC section 5.2.18 allows for the PCD director to administratively amend the special use approval of a CMRS facility so long as those modifications do not constitute a substantial change.

Per the LDC Section 5.2.18 (d)(i) the proposed tower extension of 20-feet does not constitute a substantial change as the distance between the proposed and existing arrays is less than 20-feet. As proposed, the distance between arrays will be 11-feet.

Proposed facilities

New Cingular Wireless PCS, LLC by AT&T Mobility (“AT&T”) is seeking approval of an Eligible Facilities Request to modify an existing 99-foot monopole. AT&T is proposing a 20-foot extension to the existing tower and all associated ground equipment will be contained within the existing 55' x 25' leased area. The proposed modifications comply with the requirements of an eligible facilities request and will not result in a substantial change.

Sincerely,

JACLYN LEVINE

Site Acquisition Manager

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