

TVT II, LLC - Tower Ventures

Phone: 901 244-4017
495 Tennessee Street
Suite: 152
Memphis, TN 38103

El Paso County Colorado
Planning & Community Development
C/O Scott Weeks
2880 International Circle
Colorado Springs, CO 80910

June 12th, 2024

RE: Site Name: CO 1005; Cordera: Letter of Intent for a One Hundred Thirty-Five Foot (135' Top of Highest Appurtenance) CMRS Stealth (Monopine) Tower at 10765 Kinch Court Black Forest, CO 80908; Parcel # 6224000011

Dear Mr. Weeks:

TVT II, LLC (Tower Ventures), 495 Tennessee Street, Suite: 152 Memphis, TN 38103 proposes to construct a one hundred-thirty five-foot (135' Top of Highest Appurtenance) CMRS Stealth (Monopine) tower at 10765 Kinch Court, Black Forest, CO 80908; Parcel # 6224000011 The tower will be of a monopine stealth design. The site will be built to support cellular communications and wireless data services, including high speed internet. The proposed the tower will be designed to accommodate all current Cellular Licensee's in El Paso County, CO. The facility will be equipped with a climbing apparatus.

The ground equipment will be placed in a Lease area of 35 ft x 50 ft. A 7 ft (seven- foot) wooden fence will be constructed around the tower lease area to secure the ground equipment. The Compound Gates will also be wood. The tower compound will be locked, and the site will be remotely monitored.

The site will be located on a 12.9-acre parcel. The parcel is heavily wooded. This natural tree coverage provides nice site shielding for the tower compound. There is a huge need for improved cellular coverage in this fast-growing area of El Paso County & Colorado Springs A Tower will greatly increase range and data speed and provide quality cellular coverage for cellular users within range of the proposed stealth tower.

Cellular Infrastructure is just like any other utility needed to service the public. In this Zoning Application submittal, we have provided Dish Network RF Coverage Maps that clearly demonstrate the need for the proposed tower. Simply stated, there are no existing tower sites that can adequately serve Dish Network's subscribers in this area of El Paso County. Per Dish Network's RF Engineer's, no existing tower can adequately resolve Dish Network's current coverage issues. The nearest existing Tower is +/- 1.9 miles away. In addition, several other carriers have also expressed interest in collocating on the proposed CMRS Tower.

The Cordera is needed so that the cellular licensees can provide better wireless coverage and improve its E911 emergency services network. The citizens of El Paso County and Colorado Springs greatly benefit each time a cellular licensee expands its network coverage because each site enhances the licensee's ability to provide emergency response services. Everyday in America, 480,000 E-911 calls are made from cell phones.

On the site access to the proposed development. The Tower access will come from the north. From Kinch Court Cul-de-sac, a dedicated public street. From the Cul-de-sac frontage. A 30 ft wide Access Easement will run through Lot #4. For greater access detail, a Master Plat of the Kinch Subdivision is included in this application submittal.

Traffic generated by the proposed tower. Towers are an un-manned facility. It is estimated that the site will be visited on an average of one (1) trip per month. Therefore, the proposed site will generate very little vehicle traffic with virtually no impact on the surrounding area's traffic.

Site Drainage notes. The total disturbed acres are 1.87 acres. How runoff of this project affects the downstream area; the plans have been revised to include a set of grading, drainage, and sediment control plans. The engineer has addressed the project runoff to ensure positive drainage without impacting adjacent properties.

The proposed project's impact on the existing channels, etc. The engineer has included culverts at the drainage channels to ensure proper drainage flows. The engineer has included Best Management Practice methods to ensure proper drainage and sediment control during and upon completion of this project. For your reference. A Grading and drainage plan for been included in this submittal.

The proposed tower meets the El Paso County's Cell Tower Zoning ordinance. The new Tower will kindly comply with all Federal, State and Local Engineering and permitting requirements. The proposed CMRS Stealth Tower meets all applicable setbacks.

TVT II, LLC - Tower Ventures, appreciates the El Paso Planning & Community Development Department's consideration of this application. Please contact me at 901-239-3892-cell, if you have any questions concerning this application. Many thanks.

Sincerely,



Lou Katzerman
Sr. Site Acquisition and Zoning Manager
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