

## Letter of Intent

Gleneagle East/COO2230  
15055 Highway 83  
Colorado Springs, CO 80921  
(39.053728, -104.7538)

On behalf of the following parties I submit this letter of intent for the project known as Gleneagle East.

Land Owner:  
Monument Fire Protection District  
POC – Christopher Keough  
Signing Authority – Andy Kovacs  
16055 Old Forest Point, #102  
Monument, CO 80132  
719-484-0911  
info@monumentfire.org

Applicant:  
AT&T  
Becky John-Haney  
7670 S Chester St  
Centennial, CO 80112  
720-480-6429  
Bj739h@att.com

Consultants: (Civil, electrical, Site Acquisition, permitting)  
J5 Infrastructure Partners  
Erik Stocken  
23 Mauchly STE 110  
Irvine, CA 9218  
720-486-5885  
estocken@j5ip.com

The proposal known as Gleneagle East, to be located on parcel 6134003013; also known as: 15055 Highway 83, Colorado Springs, CO 80921, consisting of approximately 4.89 acres, is proposed as an unmanned telecommunications facility, consisting of a 126'-0" Monopine, with a lightning rod, 12 antennas, 15 remote radio units, associated mounts and various applicable electrical equipment. An itemized list is available in the drawings.

Parcel 6134003013 known colloquially as Westcott Fire Station #2 is owned by the Monument Fire Protection District inside the jurisdiction of El Paso County due to a recent restructuring of the 3 local fire districts. The zoning in this location, just east of Highway 83 and north of Stagecoach Road is RR-5 (Residential Rural (5 acres)).

Currently the parcel is home to the Westcott Fire Station 2, a station that is a part of the Tri Lakes Monument Fire Protection District. Bordered on the west by Highway 83, on the south by Stagecoach Road and Billings Court to the east. Structures on the property include the Station House, a parking lot light pole and a flag pole. A portion of the property is currently used as a parking lot that accommodates 37 passenger vehicles.

AT&T is proposing a new unmanned telecommunications facility in the form of a 126' tall, 19' wide Monopine approximately 100' northeast of the northeast corner of the Westcott Fire Station 2. An associated equipment cabinet and a generator will stand adjacent, to the northeast, of the proposed Monopine in a separate lease area that totals 650 square feet. This facility is proposed to address emergency service needs and customer coverage for voice and data in the area.

The Development Code does not require additional landscaping for the proposed site, and a Landscape Plan is not required and is not part of this submittal.

The Development Code does not allow for lighting of a wireless telecom facility. A Lighting Plan is not part of this submittal.

This proposal for an unmanned facility will disturb less than 1 acre of land. A Drainage Letter, SWMP, Grading and Erosion Control Plan/Checklist is not required, and is not part of this submittal.

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