

5/25/2017

## Letter of Intent

### **Applicant on behalf of property and tower owner:**

Centerline Solutions  
16035 Table Mtn. Pkwy, Golden, CO 80403  
Darren Hunter 913-634-1245  
[dhunter@centerlinesolutions.com](mailto:dhunter@centerlinesolutions.com)

### **Property Owner:**

Falcon School District No 49  
10850 E. Woodmen Rd., Peyton, CO 80831  
Jim Rohr 719-495-1166

### **Tower Owner:**

Vertical Bridge  
750 Park of Commerce Dr., Ste. 200, Boca Raton, FL 33478  
Matthew Grugan 678-488-1866

Re: Proposed CMRS Facility at Woodmen Hills Elementary School 8308 Del Rio Rd., Falcon, CO 80831. The lot size is 30.79 acres and the property is zoned RR-0.5.

To whom it may concern,

In an effort to improve telecommunications quality and capacity, Vertical Bridge has identified the above-named property for which it desires to replace an existing monopole tower with a new 90' telecommunications facility to service Falcon, CO and the surrounding areas of El Paso County. The proposed site is located near the intersection of Del Rio and McClure Rd. on property owned by Falcon School District No 49. This site will provide wireless coverage to the steady-growing population of residents in this vicinity as well as provide improved E911 services to the area.

It was determined by T-Mobile that they need a site located in this area to meet the objectives noted above. We studied the area and identified the subject property, Woodmen Hills Elementary School, where an existing tower exists, as an ideal location for servicing the community's wireless needs and the coverage objectives of T-Mobile. Vertical Bridge then entered into an agreement with the property owner to lease land to construct a 90' monopole tower to replace the existing tower of similar height with one that has greater capacity for T-Mobile and additional cellular carriers. The leased area for the tower is .052 acres. The closest residence to the proposed structure is approximately 455'. This structure is not located on a ridgeline and does not obstruct any views to significant landforms or impact scenic viewsheds from any residence. The entire structure will be made of non-reflective galvanized steel (the same as a standard monopole or self-support tower) and the equipment compound will be screened with a 6' chain link fence.

The site will be unmanned and will require electrical and telephone and/or fiber optic services if available. It will not require potable water or wastewater services. There were no other existing towers or structures with similar height within the search ring that meet the objectives for T-Mobile to collocate on. Additional details regarding our proposed tower location are noted below:

- 35'x70' Tower Lease Area totaling 2,450 S.F.



16035 Table Mountain Pkwy.  
Golden, CO 80403  
303-993-3293

- 
- Proposed 35'x70' chain link fenced compound to secure the tower and equipment
  - Proposed 15' wide access road to the property's existing access road

With the filing of this Variance of Use application, we request the support and approval from the El Paso County Planning and Community Development.

Respectfully,

*Darren Hunter*

Darren Hunter  
913-634-1245  
Centerline Solutions, Inc. on behalf of Vertical Bridge  
& Falcon School District No 49, Property Owner

Please address the CMRS facility as well as the variance of use criteria. Also address the requested height.