

parcel 4306

gis mineral # 99001-02-811
Juanita Trust Hudson Trust

Woodmen et al.

**Notice to Mineral Estate Owners
§24-65.5-101, et seq., C.R.S. – Checklist and Certification**

An examination of the records of the Clerk and Recorder's Office established the following:

Checklist

- identity of the owner(s) of mineral estate
- the mineral estate owner(s) has filed a proper notification form
- the mineral estate owner(s) has recorded an instrument satisfying an applicable dormant mineral interest act
- no mineral estate owner(s) was found
- mineral owner(s) waived the right to notice in writing to the Applicant.

If a mineral estate owner(s) exists, a Notice shall be sent to the mineral estate owner no less than thirty (30) days prior to the initial public hearing. The Notice shall include:

- time and place of initial public hearing
- nature of hearing
- location of property/subject of hearing
- name of applicant
- notice was sent to mineral estate owner(s) no less than thirty (30) days prior to initial public hearing (do not count day of mailing in thirty (30) day calculation).

If a mineral estate owner(s) exists, a copy of the Notice shall be sent to the local government at the same time as notice s mailed to the mineral owner(s) and no less than thirty (30) days prior to the initial public hearing. The Notice shall include:

- time and place of initial public hearing
- nature of hearing
- location of property/subject of hearing
- name of applicant
- name and address of mineral estate owner
- notice was sent to El Paso County Planning Department no less than thirty (30) days prior to initial public hearing (do not count day of mailing in thirty (30) day calculation).

5/25/2017

Notice to Adjacent Property Owners

Applicant on behalf of property and tower owner:

Centerline Solutions
16035 Table Mtn. Pkwy, Golden, CO 80403
c/o Darren Hunter
913-634-1245

Property Owner:

Falcon School District No 49
10850 E. Woodmen Rd., Peyton, CO 80831

Tower Owner:

Vertical Bridge
750 Park of Commerce Dr., Ste. 200
Boca Raton, FL 33478

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,

This letter is being sent to you because Darren Hunter with Centerline Solutions on behalf of Vertical Bridge & Falcon School District #49, is proposing a land use project in El Paso County at Woodmen Hills Elementary School 8308 Del Rio Rd., Falcon, CO 80831. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to Darren Hunter at Centerline Solutions, 16035 Table Mtn. Pkwy, Golden, CO 80403. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and the opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

In an effort to improve telecommunications quality and capacity, Vertical Bridge has identified the above-named property for which it desires a Special Use approval from El Paso County 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 (35'x70') adjacent to one of the school's existing buildings, in the vicinity of the existing tower. There is an existing dirt access road to the site that they will use. The tower will be made of non-reflective galvanized steel (same as the existing pole) and the



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

equipment compound will be screened with a 6' tall chain link fence. T-Mobile will place their equipment on a concrete pad inside the fenced compound. The site will be unmanned and will require electrical and telephone and/or fiber optic services if available.

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. 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.

If you have any questions regarding our proposal please contact me at your convenience.

Respectfully,

Darren Hunter

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

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	
Postage		\$0.49	
Total Postage and Fees		\$6.59	05/26/2017
Sent To Juanita Hudson Trust			
Street and Apt. No., or PO Box No.			
City, State, ZIP+4®			

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Mineral Rights Owner