

August 20, 2018

Len Kendall, Planner I
El Paso County
Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Letter of Intent Verizon CSP Judge

Mr. Kendall,

Verizon Wireless is requesting approval to Co-Locate antennas and equipment on the existing CMRS facility at 9755 Towner Ave, Peyton, CO 80831.

1. Owner/applicant and consultant information.

Tower Owner Information:

Vertical Bridge Development LLC
Matthew Grugan – SR Project Mgr
750 Park of Commerce Dr. #200
Boca Raton, FL 33487
Phone- 678-488-1866
Email – mgrugan@verticalbridge.com

Property Owner Information:

Falcon School District 49
James Rohr – Purchasing/Contracts Mgr
Melissa Andrews – Facility Planning Mgr
10850 E. Woodmen Rd
Peyton, CO 80831
Phone – 719-494-8997
Email – mandrews@D49.org

Applicant Information:

Verizon Wireless c/o J5 Infrastructure Partners
Lance Bleyhl – Site Acq and Zoning Consultant
8392 S. Continental Divide Rd. #101
Littleton, CO 80127
Phone – 720-201-7385
Email – lbleyhl@j5ip.com

2. Site location size and zoning.

The existing facility was approved under VA-17-006. Property is owned by Falcon School District 49. Tower is owned/operated by Vertical Bridge Development, LLC as a multi-carrier facility. Parcel is approximately 39 acres and is zoned RR-5.

3. Request and justification.

Request is to locate antennas on the existing tower along with ground equipment as shown on the attached zoning drawings. The site will provide needed coverage/capacity for current Verizon customers as well as future customers moving into the subdivisions being built in the area.

4. Existing and proposed facilities, structures, roads, etc...

There are two existing facilities on the property. A Sprint site is located on the light pole structure sitting on the westerly side of the athletic field. It does not have the structural capacity to hold the required Verizon antenna count. The other facility owned by Vertical Bridge is designed as a multi-carrier site. This site has structural capacity and existing lease area rights which make it viable for colocation. The Verizon equipment will be located on a platform similar and adjacent to the T-Mobile equipment. A matching fence will enclose the new 234 sq. ft. lease area.

This is a very straightforward co-location. Design compliance with CMRS standards information is listed below.

(9) Design Standards for Pole-Mounted CMRS Facilities

A pole-mounted CMRS facility shall adhere to the following design standards to minimize impacts:

(i) Compatible with Surroundings

The facility is designed to be compatible with the existing design, intent, character of the existing facility.

(ii) Colored to Match Pole

The facility will be colored to match the pole and existing antennas.

no more than 100 feet tall.

(iii) Height Limit

The antennas will be mounted at a dual rad center of 30' and 70', as such will not extend more than 10 feet above the height of the existing pole.

State that the drainage from the proposed equipment area will not adversely affect the adjacent properties.

(iv) Accessory Equipment and Shelters

The lease area for Verizon is 234 sq. ft. which encompasses a 9' x 11' equipment pad. The total area of equipment is well below the allowed 400 square feet per CMRS facility. Any additional screening needed will match existing screening methods.

If you have any questions please call or email me 720-201-7385, LBLEYHL@J5IP.com

Sincerely,

Lance Bleyhl
Site Acq and Zoning Consultant
J5 Infrastructure Partners

Markup Summary

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State that the drainage from the proposed equipment area will not adversely affect the adjacent properties.

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Non-Mounted CMRS Facilities
y shall adhere to the following design standards to minimize impacts:
and Shelters
234 sq. ft. which encompasses a 9' x 11' equipment pad. The total area of adjacent 400 square feet per CMRS facility. Any additional screening needed methods.
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