



**Powder River Development Services, LLC**  
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## **Project Statement**

Subject: Tax ID – 6415221005  
Site No: CO-0031 Site Name: Galley Road  
Site Address: 424 N. Chelton Road, Colorado Springs, CO

The proposed project is a 50' monopole tower on the Rocky Mountain Cycle property with Nine (9) T-Mobile cellular antennas and Two (2) microwave dishes. The tower will be a single pole built of steel.

The ground equipment will be housed inside a 27'w x 35'l x 8'h compound designed to match the existing fence.

Eight (8) full sized and One (1) 11"x 17" copies of the drawings have been included in the package. Eight (8) copies of the photo simulations are also included in the package for reference.

**Engineering** – A geotechnical analysis has not yet been performed at this site as it has been requested from the carrier that it be performed prior to issuance of a Building Permit.

### **Review Criteria**

**A. Surrounding Neighborhood:** The proposed monopole tower is in a commercial neighborhood and surrounded by commercial business that cater to customers that are cell phone subscribers.

**B. Intent of Zoning Code:** The purpose of the Monopole Tower addresses all three (3) variables listed in the review criteria:

1. Health – All of the structures surrounding the project will remain below the main horizontal beam of the antennas (46') to which will lessen the impact of any RF radiation. The antennas will remain within the FCC's mandated power density limits to which will remain well under 1% of the maximum deemed safe by the FCC.

2. Safety – The project will provide sufficient coverage for the surrounding homes and businesses in the community and more reliability in emergencies.

3. General Welfare – The project will initially house T-Mobile's cellular service and will be available for additional carriers to collocate thus providing fast and reliable service to cell phone users in the areas that depend on that coverage for everyday use.

C. Comprehensive Plan: The service will provide a higher quality of life for many residents who depend on the cell coverage. The service will also provide an upgrade in a more increasingly demand for fast and reliable cell service.

Please let me know if any additional items are needed.

Sincerely,

Brandon St.Michel  
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