



City of Colorado Springs
Planning Department

RE: Site Number CO-0061
6655 Dalby Drive
Tax ID - 6312413006

Project Description:

Eco-Site LLC, proposes to construct and own a free standing 45' monopole telecommunications facility to be located at 5670 Dublin Blvd., Colorado Springs, on land owned by Steven Hittle. The facility will be used by T-Mobile, which will collocate its antennas and related equipment on the tower and within a fenced compound.

T-Mobile is licensed and regulated by the Federal Communications Commission and is responsible for providing wireless telephone service to emergency services, businesses and individuals in the geographic area that is shown on the coverage maps provided. T-Mobile is currently upgrading its network in the City of Colorado Springs to provide its service to the residents and visitors in the area and improve its service capacity due to customer demand. In order to provide adequate wireless services to the city, T-Mobile must place a telecommunications facility in a technologically and geographically appropriate location.

Included in the application are RF justification statements from T-Mobile, showing coverage maps and reasoning on the location, height and size of the tower. They also, discuss the loss of viability of the site, if the tower was to be stealth in design.

Specifically, this project entails the construction of a 45' monopole, as well as the placement of twelve panel antennas, a microwave dish and related equipment at a centerline height of 41' on the monopole. The ground equipment will be located in a fenced compound at the base of the tower. The compound will have a 6' wooden fence around the equipment facility.

The site will be accessed by using an existing entrance and parking lot. There will be limited disturbance outside of the leased area that is shown on the site plan.



I have attached 10 full size copies and one reduced copy of the site plan, per Pre- App meeting summary.

Engineering – A geotechnical analysis has not been performed at this site, however the analysis will be performed prior to the application for a building permit.

Review Criteria:

- A. Surrounding Neighborhood:** The site is on commercially zoned land and the surrounding properties are commercial.
- B. Intent of Zoning Code:** The purpose of the Monopole Tower addresses all three 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 (41') to which will lessen the impact of any RF radiation. The antennas will remain within the FCC's mandated power density limits, which remain well under 1% of the maximum deemed safe by the FCC.
 - 2. Safety-** The project will provide sufficient coverage for the surrounding businesses in the community and more reliability in emergencies.
 - 3. General Welfare** – The project will initially house T-Mobiles 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 phone coverage. The service will also provide an upgrade in the increasingly demand for fast and reliable data service.

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T-Mobile Site DN01550A RF Justification

T-Mobile is requesting to build a site at 5670 Dublin Blvd. with a height of 45' AGL in order to improve existing service coverage and quality in El Paso County residential and commercial areas along N. Powers Blvd. from Dublin Ave. to E. Woodmen Rd and on Woodmen Rd from LTAC Hospital to A. Bluffs Pkwy. and areas within this perimeter. Some coverage gaps south of Dublin Ave and east of N. Power Blvd exist.

The accompanying coverage prediction plots exhibit the need for this height and location. The colored shade shows "In building" quality coverage.

Existing Coverage

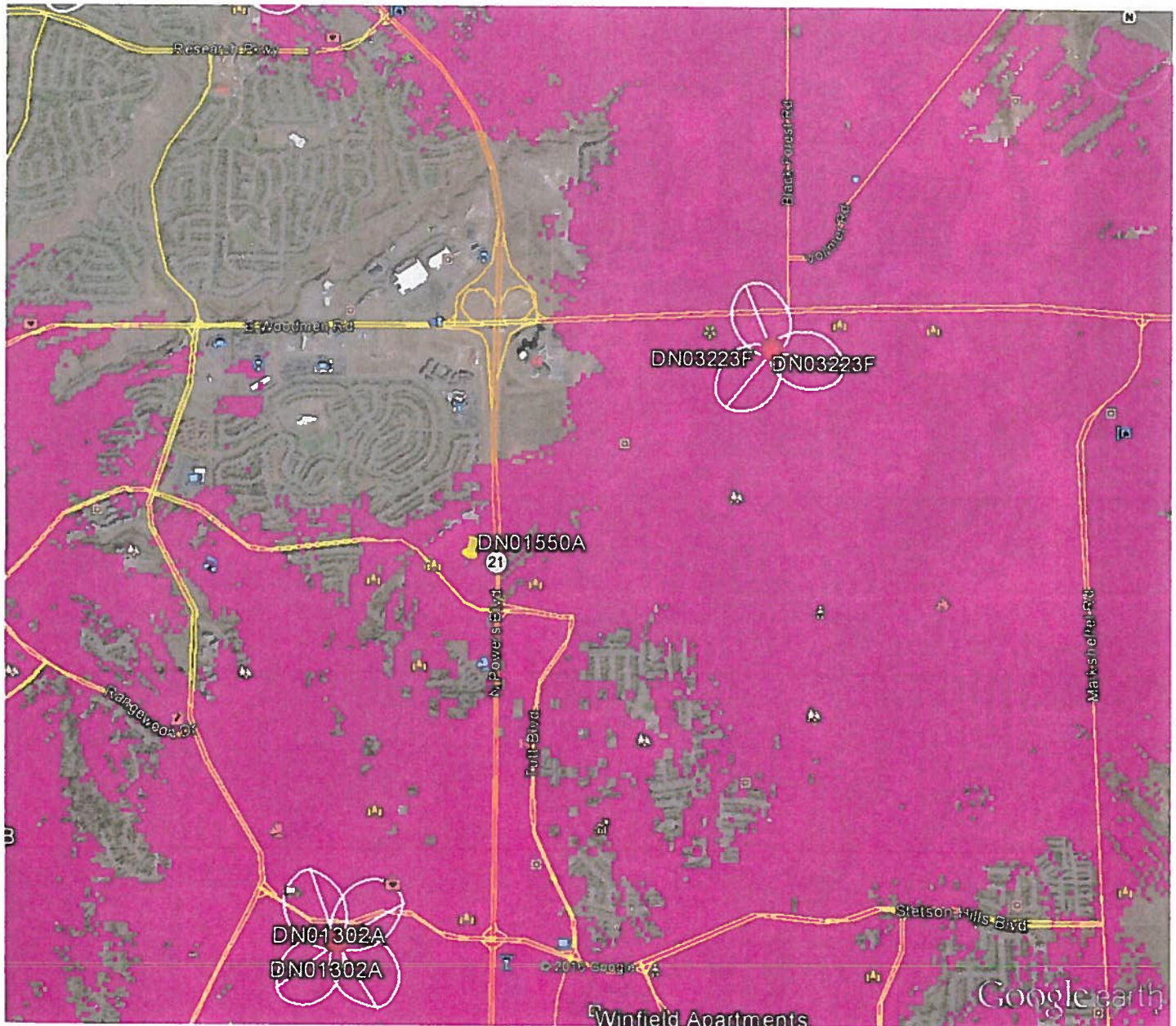
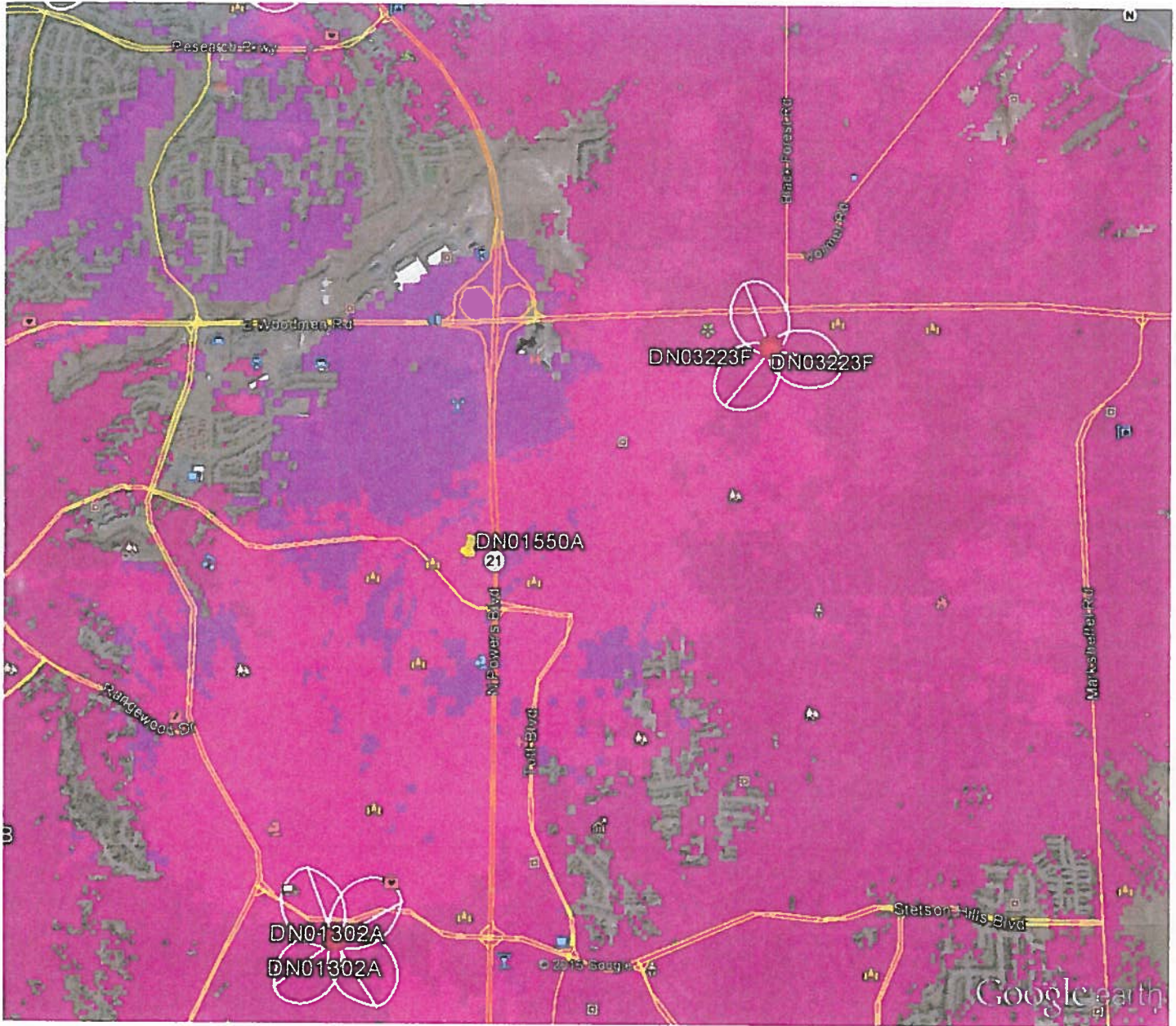


FIGURE 2

Coverage with DN01550A



There is improvement in Very Good Service quality around the proposed site. This location at 45' meets most of our objectives above. Additional coverage is provided to residential and commercial areas. We have continuous coverage between existing sites

FIGURE 2