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July 10, 2018

City of Colorado Springs
Land Use Division / City Planning Office
30 S Nevada Avenue #105
Colorado Springs, CO 80903
Attn: Rachel Teixeira

Re: Airport Creek DN01471G Project Statement

Dear Ms. Teixeira:

Powder River Development Services, LLC on behalf of Capital Telecom Holdings II LLC and T-Mobile are proposing to construct a cellular site within the City of Colorado Springs, El Paso County. The proposed location for the site is 595 Airport Creek Point, Colorado Springs, CO 80916. The parcel number is 6424101006. The parcel is zoned PBC AO OS (Planned Business Center); current use of the parcel is for commercial and retail business.

Design for the new telecommunications facility will be a faux pine tree (monopine). The proposed height for the antenna facility will be 50'. The justification for the height is (1) to accommodate the coverage objective for engineering and (2) provide additional space on the facility for at least one additional cellular provider or government use. Ground equipment as well as the antenna facility will be housed within a 17' x 70' wood slat fence compound.

T-Mobile is experiencing significant under-coverage within the area, as continually reported by its customers. The best solution to increase capacity and coverage is by developing a new cellular site that will result in a more robust enhancement (including E911) of its current service levels. The possibility of adding a 2nd carrier (possibly a 3rd) will be greatly supported and encouraged by all parties involved.

As with any project of this size and magnitude, much consideration is given before deciding to go ahead. If there are any questions, please let me know.

Thank you,

Sincerely,

Steve Warner
Site Acquisition Agent
303 601-3779

FIGURE 2



18400 East 22nd Avenue
Aurora, CO 80011

T-Mobile Site DN01471G RF Justification

T-Mobile is requesting to build a faux pine tree (Monopine), at 595 Airport Creek Point, Colorado Springs, CO 80916 with a height of 50' AGL in order to provide new coverage and improved existing service coverage and quality in the residential, public and commercial areas along S Powers Blvd and Airport Rd., and to have continuous coverage between existing sites.

The accompanying coverage prediction plots exhibit the need for this height and location. The colored pink shade shows "In-Building Residential" quality coverage. The green colored shade shows additional "In-Building Residential" quality coverage.

Existing T-Mobile Coverage

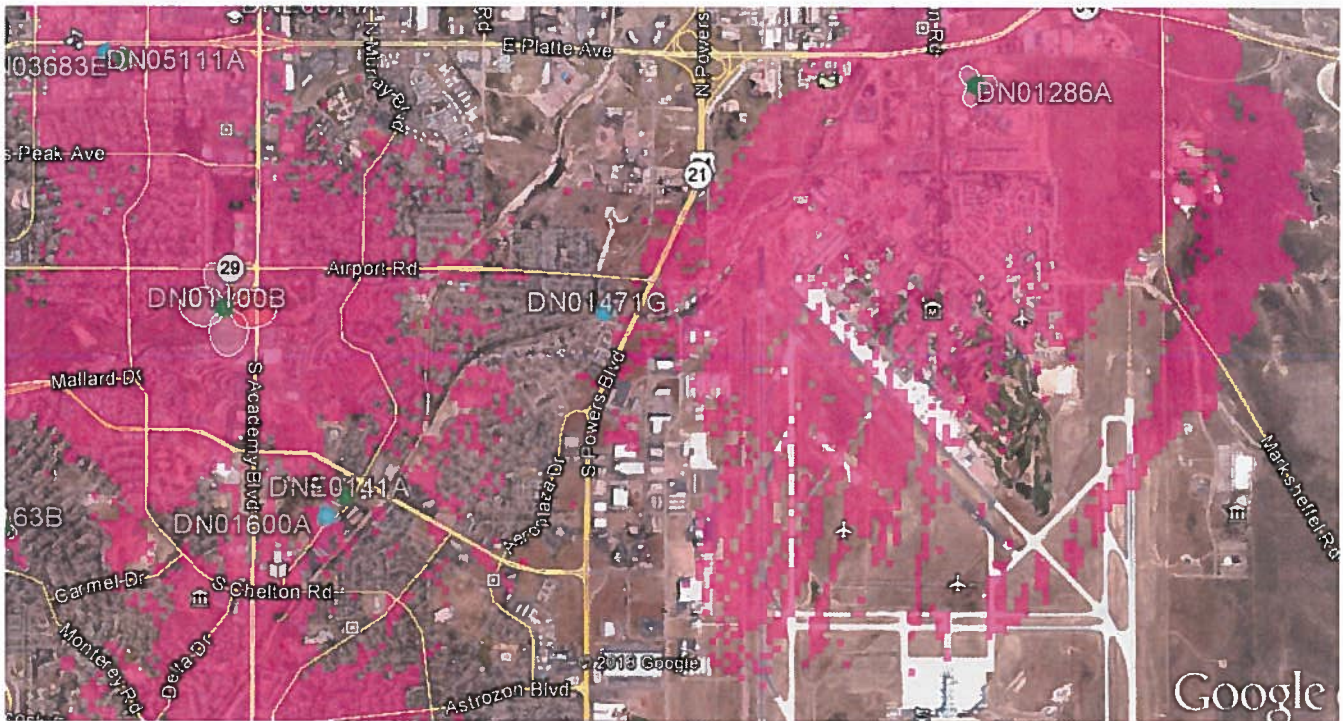
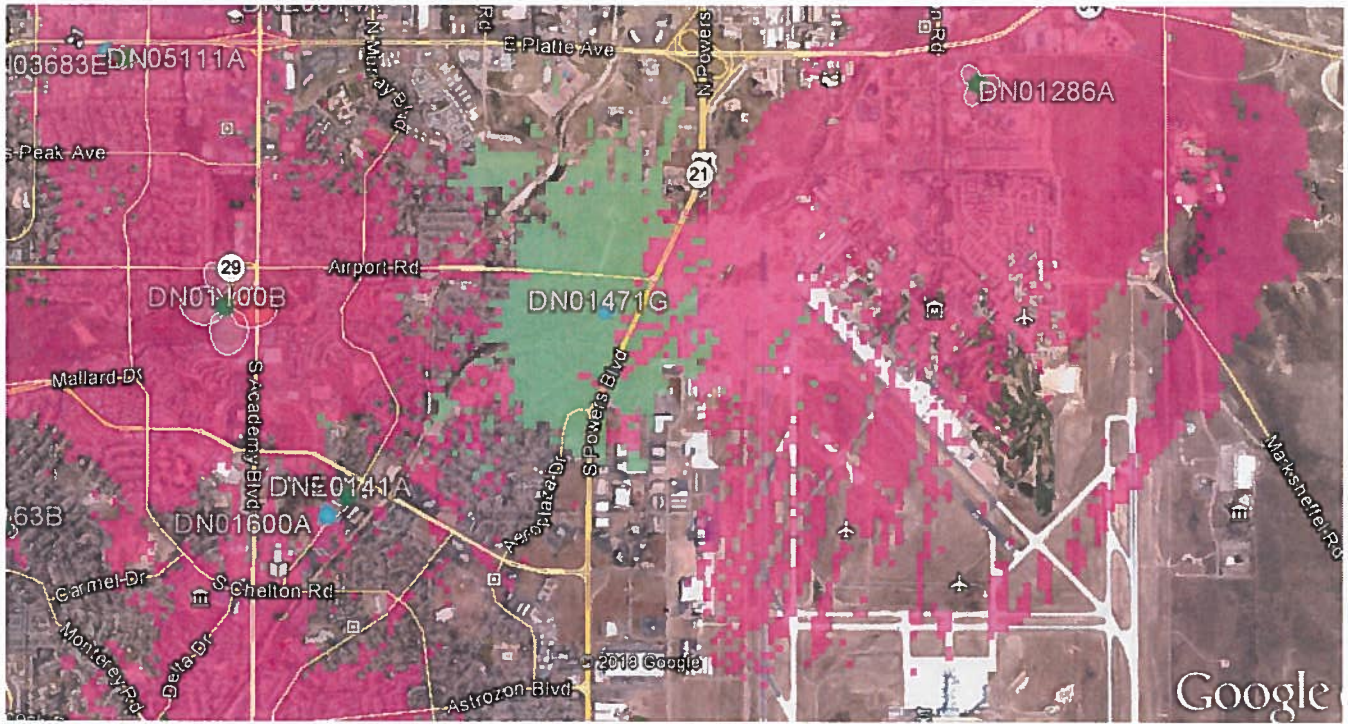


FIGURE 2

T-Mobile

Coverage with DN01471G at 50' (antennas center at 42')

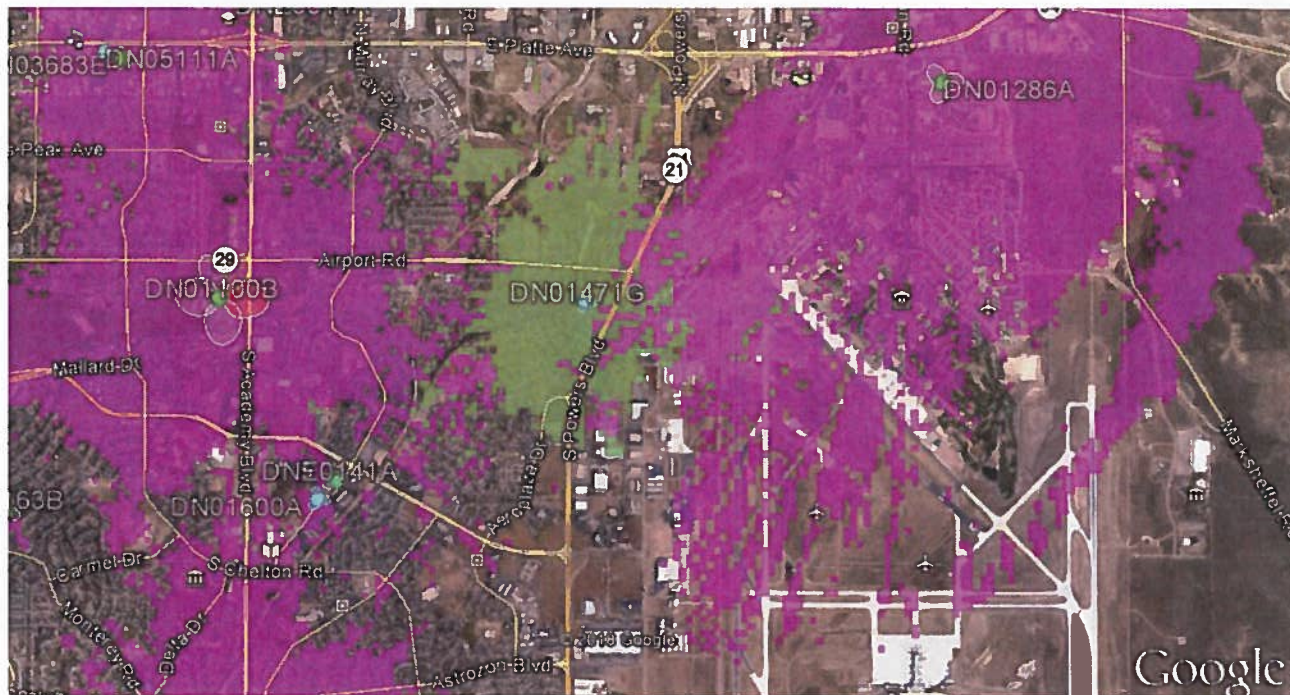


There is improvement in coverage and service quality around the proposed site and in all areas listed above. We have continuous coverage between existing sites.

FIGURE 2



Coverage with DN01471G at 50' (antennas center at 42')



There is improvement in coverage and service quality around the proposed site and in all areas listed above. We have continuous coverage between existing sites.

FIGURE 2

Capital Telecom Site: Airport Creek

Alternative Candidate Analysis

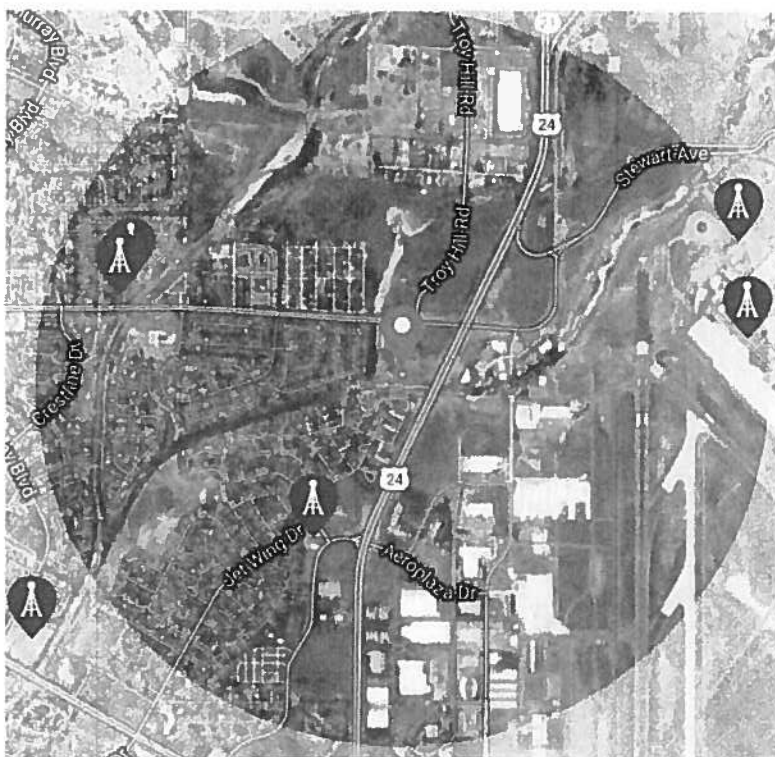
Capital Telecom submits this document to address alternative candidates it considered during its site selection process on behalf of T-Mobile.

Existing Structures in the Search Ring

Capital Telecom was able to confirm that there were no existing towers, or other objects of close to 60' in height within the proposed search ring, nor within a reasonable distance outside of the search ring.

Existing Structures outside of the Search Ring

Capital Telecom then located the nearest existing tower locations as shown on the attached map in a 1 mile radius:



This map illustrates a 1 mile radius from the proposed tower location, and as shown on the map, there are 4 identified tower locations located within 1 mile of the proposed tower location.

- 1) American Tower – 45' stealth cross – 38.81639, -104.73239
- 2) Bison Media – 177' guyed tower – 38.82639, -104.74164 (AM Broadcast Tower)
- 3) Bison Media – 177' guyed tower – 38.82583, -104.74219 (AM Broadcast Tower)
- 4) Unknown – 36' monopole – 38.82419, -104.71064

With the exception of the American Tower stealth cross, none of these existing towers have wireless carriers as tenants. The AM Broadcast towers will be difficult to collocate on and the height of any tower in the search ring or within a 1 mile radius is limited by the airport to the East.

Raw Land Properties Considered

Once Capital Telecom identified that there were no existing structures in the search ring, it turned its attention to (1) existing properties with sufficient land within the search area in order to meet the required setbacks and (2) properties that were either being used for commercial, industrial or agricultural uses rather than strictly residential use.

Capital Telecom's location at 595 Airport Creek Point was the only large enough commercial property to meet zoning setbacks, and the current use of a gas station and hotel placed the site in the appropriate zone.

Other property in the area was ruled out due to residential use, or lack of owner interest.

Conclusion

As noted above, there are no existing structures of sufficient height within the search ring for T-Mobile to locate its equipment, and existing towers within 1 mile are inadequate for T-Mobile's coverage needs. Capital Telecom has leased property from a willing landlord whose commercial property meets the required setbacks and will be developed in accordance with the City of Colorado Springs regulations.

Airport Creek - DN01471G

595 Airport Creek Point
Colorado Springs, CO 80916



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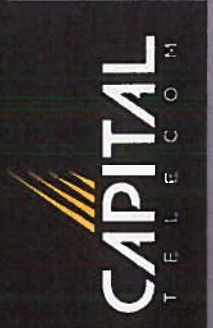


FIGURE 2

Disclaimer: This photo simulation is an artist's depiction of a future installation. The actual construction may vary slightly in size, layout, color and texture from this simulation.

Airport Creek - DN01471G

595 Airport Creek Point
Colorado Springs, CO 80916

Facing Southeast

CAPITAL
TELECOM

EXISTING



FIGURE 2

Airport Creek - DN01471G

595 Airport Creek Point
Colorado Springs, CO 80916

Facing Southeast

CAPITAL
T E L E C O M

PROPOSED

W-T
W-T COMMUNICATION
DESIGN GROUP, LLC
WIRELESS INFRASTRUCTURE

FIGURE 2

Airport Creek - DN01471G

595 Airport Creek Point
Colorado Springs, CO 80916

Facing Southwest



EXISTING



FIGURE 2

Airport Creek - DN01471G

595 Airport Creek Point
Colorado Springs, CO 80916

Facing Southwest



PROPOSED



FIGURE 2