

**Bridger Wireless Proposal for a Telecommunication Site
located at:**

7052 Hwy 24, Divide, CO 80814

Request for Zoning Variance for Tower Height



*Presentation by:
Centerline Solutions, Inc. on behalf of Bridger Wireless and
Earl Kay and Joyce E. Kitner, property owners
16360 Table Mountain Parkway
Golden, CO 80403
303-993-3293*

Bridger Wireless Proposal for a Telecommunication Site located at: 7052 US Hwy 24, Divide, CO

7/31/2014

Teller County Community Development Services
Planning Department
PO Box 1886
Woodland Park, CO 80866

Re: Application for Zoning Variance for the construction of a 125' Telecommunications Tower at 7052 Hwy 24, Divide, CO 80814.

Dear Ms. Pellegrino:

In an effort to provide telecommunications coverage, improve service quality and capacity, Bridger Wireless has identified the above named property for which it desires a zoning variance to construct a 125' telecommunications facility to service residents of Divide and the surrounding areas of Teller County and along Highway 24.

It was determined by Bridger Wireless that the telecommunication carriers required a site located in the vicinity of the community of Divide to meet the objectives noted above. We studied the area and identified the subject property as an ideal location for servicing the community's wireless needs.

The request of this variance is due to the existing topography within the region that this tower will serve as well as the density and heights of the existing trees throughout the area. Per Travis Parsons, RAN Design Engineer with AT&T, "Without the increased tower height, due to terrain variations, our coverage models show that we will experience dropped calls along Hwy 24 between Stonehenge Drive and Florissant." In an effort to limit the number of towers within Teller County, the additional height allows for carriers to provide services to a greater area of the community.

Bridger Wireless entered into an agreement with the property owner, Earl Kay and Joyce E. Kitner, to lease property to construct a stealth monopine tower and ground space for multiple carriers. The subject property is zoned A-1, Agricultural in the County of Teller and is currently being used as by the property owners as their residence. The tower is designed for up to three carriers and does not require lighting. The equipment compound will consist of a 6' tall chain link fence of 50'x80' for the tower and equipment shelters. The site is situated within a forested area and will be disguised from Hwy 24 by the existing trees and shrubbery.

The site will be unmanned and will require electrical and telephone and/or fiber optic services. It will not require potable water or wastewater services. There were no other existing towers or structures with similar height within 1 mile of the search ring that meet the objectives for carriers to collocate on. Additional details regarding our proposed tower location are noted below:

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- 60'x100' Tower Lease Area totaling 6000 S.F. (Approx. .147 acres)
- Proposed 50'x80' fenced compound to secure the tower and equipment shelters
- Proposed 20' access easement that connects to the resident's existing access road off of Hwy 24

This site will provide wireless coverage to residents in this region as well as provide valuable E911 services to the area and those travelling along Highway 24. With the filing of this zoning variance application, we request the support and approval from the Teller County Planning Department.

Respectfully,

Darren Hunter

Darren Hunter
Centerline Solutions, Inc. on behalf of Bridger Wireless
& Earl Kay and Joyce E. Kitner, Property Owners

Applicant Representative:

Darren Hunter
Centerline Solutions LLC
16360 Table Mountain Parkway
Golden, CO 80403
720-608-0140
dhunter@atecs.com

Property Owner:

Earl Kay and Joyce E. Kitner
7052 Hwy 24
Divide, CO 80814
719-687-3695

Applicant:

Bridger Wireless
c/o Julie Nelson
15851 Dallas Parkway, Suite 600
Addison, TX 75001
802-343-0165
Julie@bridgerwireless.com

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LAND USE APPLICATION FORM

Teller County Community Development Services
Post Office Box 1886 | Woodland Park, CO 80866
(719) 687-3048 | FAX: (719) 687-5256

TYPE OF APPLICATION (CHECK ONE)	
<input type="checkbox"/> Amended Final Plat <input type="checkbox"/> Amendment to Official Zone Map (Rezone) <input type="checkbox"/> Combined Sketch/Preliminary (/Subdivision) <input type="checkbox"/> Combined Sketch/Preliminary (PUD) <input type="checkbox"/> Final Plat <input type="checkbox"/> Interior Lot Line Vacation <input type="checkbox"/> Location & Extent <input type="checkbox"/> Minor Infill Subdivision <input type="checkbox"/> Preliminary Plan (Subdivision) <input type="checkbox"/> PUD (Sketch or Preliminary) <input type="checkbox"/> Sketch Plan (Subdivision) <input checked="" type="checkbox"/> Zoning Variance	<input type="checkbox"/> Special District <input type="checkbox"/> Special Exemption Plat <input type="checkbox"/> Special Review Use Permit: <input type="checkbox"/> Conditional Use for _____ _____ _____ <input type="checkbox"/> Special Use for _____ <input type="checkbox"/> 1041 <input type="checkbox"/> Other: _____

PROJECT NAME: Bridger Wireless Cell Tower for CO-West Divide (formerly Hwy 24 and Twin Rocks)
 APPLICATION FEE AMOUNT (must be attached): \$500

PROPERTY OWNER (please print)
IF MORE THAN ONE PROPERTY OWNER, ALL PROPERTY OWNERS MUST BE LISTED (attach list)
Name: <u>Earl Kay and Joyce E. Kitner</u>
Mailing Address: <u>7052 Hwy 24, Divide, CO 80814</u>
Phone: Office: <u>402-490-7461 cell</u> Home: <u>719-687-3695</u>
Fax: <u>NA</u> Email: _____
<input checked="" type="checkbox"/> (1) TITLE COMMITMENT, TITLE GUARANTEE, TITLE COMPANY OWNERSHIP & ENCUMBRANCE REPORT, OR ATTORNEY'S TITLE OPINION; OR <input checked="" type="checkbox"/> DEED(S) as required

- ADJACENT PROPERTY OWNERS LIST names & addresses
- ADJACENT PROPERTY OWNERS MAILING LABELS
- MINERALS INTEREST FORM AND LIST as required
- SPECIFIC APPLICATION SUBMITTAL MATERIALS

APPLICANT- IF DIFFERENT FROM PROPERTY OWNER (please print)
Name: <u>Bridger Wireless</u>
Mailing Address: <u>15851 Dallas Pkwy, Suite 600, Addison, TX 75001</u>
Phone: Office: <u>802-343-0165</u> Home: <u>NA</u>
Fax: <u>NA</u> Email: <u>julie@bridgerwireless.com</u>
<input checked="" type="checkbox"/> WRITTEN, NOTARIZED, AUTHORIZATION AND CONSENT FROM ALL PROPERTY OWNERS FOR AUTHORIZED AGENT TO ACT ON THEIR BEHALF

**Bridger Wireless Proposal for a Telecommunication Site located at:
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AUTHORIZED AGENT - IF DIFFERENT FROM PROPERTY OWNER (please print)

Name: Darren Hunter with Centerline Solutions

Mailing Address: 16360 Table Mtn. Pkwy, Golden, CO 80403

Phone: Office: 913-634-1245 Home: Same

Fax: NA Email: dhunter@atecs.com

WRITTEN, NOTARIZED, AUTHORIZATION AND CONSENT FROM ALL PROPERTY OWNERS FOR AUTHORIZED AGENT TO ACT ON THEIR BEHALF

NOTE: ALL CORRESPONDENCE REGARDING THIS APPLICATION WILL BE ADDRESSED TO THE AUTHORIZED AGENT/REPRESENTATIVE UNLESS OTHERWISE REQUESTED.

SURVEYOR (please print)

Name: Power Surveying

Mailing Address: 120 W. 84th Ave., Thomson, CO 80260

Phone: Office: 303-702-1617 Home: NA

Fax: NA Email NA

ENGINEER (please print)

Name: Steve Lester with Centerline Solutions

Mailing Address: 16360 Table Mtn. Pkwy, Golden, CO 80403

Phone: Office: 303.993.3293 Home: NA

Fax: NA Email: lester@centerlinesolutions.com

PROPERTY INFORMATION

Legal Description of Property:

If Subdivision, name: _____
Lot _____ Block _____ Filing _____ Tract _____

If Metes and Bounds: Section 9 and 10 Township 13 Range 7052 H OR Attach a legal description and survey depicting the property boundary.

If Mining Claim(s), include name(s) and Mineral Survey Number(s):

Street Address: 7052 W US 24, Divide, CO 80814

Assessor's Tax Parcel Identification No(s) (PID): 3045.091000010

NOTE: IF LESS THAN THE ENTIRE PROPERTY IS THE SUBJECT OF THIS APPLICATION, ALSO ATTACH A LEGAL DESCRIPTION OF THAT PORTION AFFECTED.

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Total Acreage of Property: <u>88</u>
Total Affected Acreage: <u>6000 S.F.</u>
Zoning of property: <u>A-1</u>
Zoning and Land Use of surrounding properties: <u>A-1, R-R and BLM30</u>
Current Land Use: <u>Agriculture</u>
Access: <u>Existing from Hwy 24</u>
Source of Water (if in a District, provide name): <u>NA</u>
Source of Waste Water Disposal (if in a District, provide name): <u>NA</u>
Name of Fire Protection District: <u>NA</u>
Name of Electric Provider: <u>Intermountain Rural Electric</u>
Name of Gas Provider: <u>NA</u>
Date Parcel(s) Created (for Unplatted Boundary Adjustment Special Exemption Plat): <u>NA</u>

WRITTEN NARRATIVE/DESCRIPTION OF PROJECT

(attach additional information as necessary or use page 4)

Proposed construction of a 125' monopine stealth cell tower within a 50'x80'x8' fenced compound. See attached project narrative letter.

The legal description of the entire parcel is:

9-13-70 PT E2NE4 & NE4SE4 N OF HWY 24; 10-13-70 SW4NW4 N OF HWY 24.

The affected area of the property is legally described as:

A PARCEL OF LAND BEING A PORTION OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF TELLER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOW;

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9, SAID LINE BEARS SOUTH 01°03'41" EAST A DISTANCE OF 1390.06 FEET, MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A FOUND 3.5" ALUMINUM CAP WITH ILLEGIBLE MARKINGS, AND AT AN 85.24 FOOT WITNESS CORNER TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 9 BY A FOUND 3.5" ALUMINUM CAP, STAMPED P.L.S #6842.

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 9;
THENCE SOUTH 63°03'29" WEST, A DISTANCE OF 962.11 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 27°58'47" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 62°01'13" WEST, A DISTANCE OF 60.00'; THENCE NORTH 27°58'47" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 62°01'13" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±6,400 SQ FT OR 0.147 ACRES, MORE OR LESS

PROPOSED ZONING (for Zone Change only): NA

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I HEREBY CERTIFY THAT THE FOREGOING REPRESENTATIONS AND ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

- | | | |
|----|--|----------------------------|
| 1. | <u>Darren Hunter</u>
(Printed Name) | <u>7/31/2014</u>
(Date) |
| | <u><i>Darren Hunter</i></u>
(Signature) | |
| 2. | _____
(Printed Name) | _____
(Date) |
| | _____
(Signature) | |
| 3. | _____
(Printed Name) | _____
(Date) |
| | _____
(Signature) | |
| 4. | _____
(Printed Name) | _____
(Date) |
| | _____
(Signature) | |

NOTE: SIGNATURES OF ALL PROPERTY OWNERS, AND THE AUTHORIZED APPLICANT, REPRESENTATIVE AND/OR AGENT IS REQUIRED
(use space over as needed)

OTHER INFORMATION (attach additional sheets as necessary)
Included in the package is a letter of zoning authorization from Bridger Wireless and a copy of the executed lease between the property owners and Bridger Wireless.

FEE RECEIPT (official use only)
Received By: _____ Date: _____
Amount Received: \$ _____ Check #: _____ Receipt #: _____

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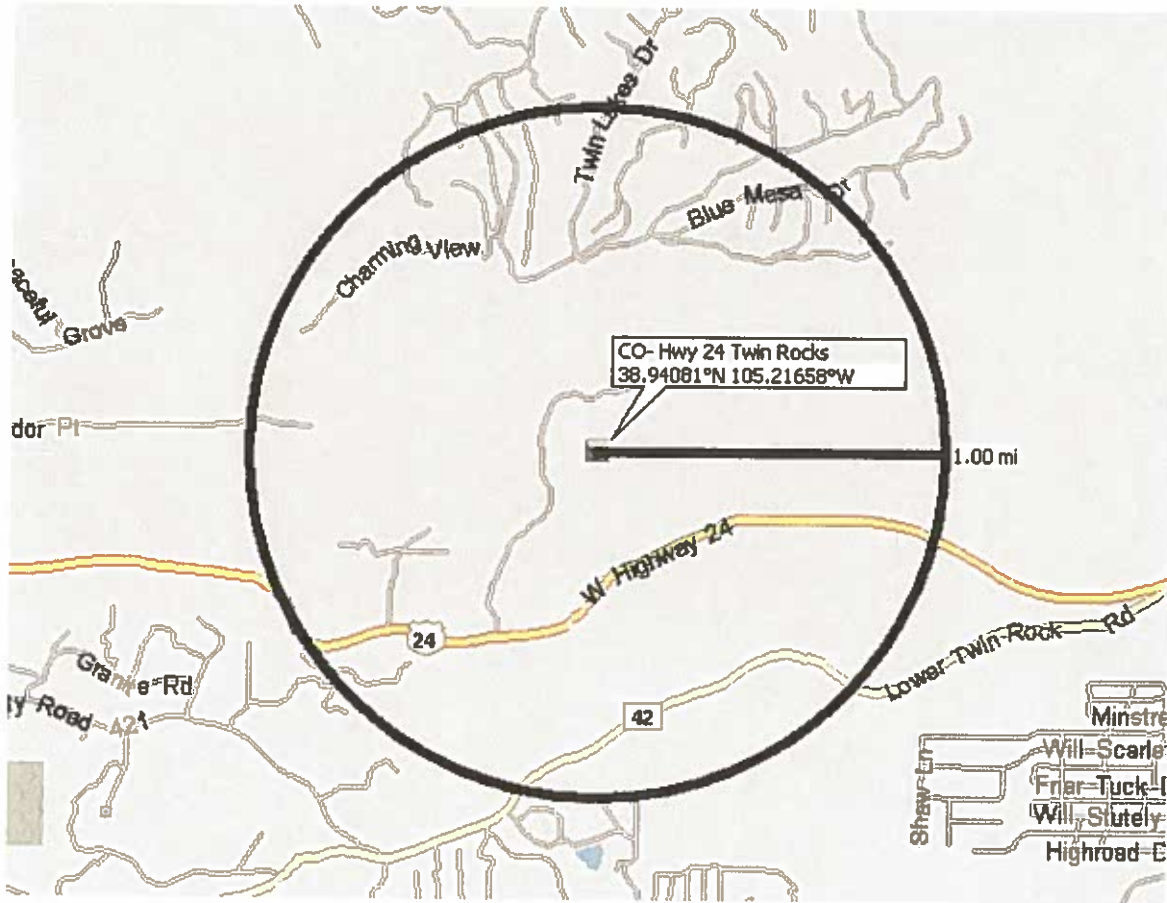


Aerial image of proposed tower location from Hwy 24



Aerial image of proposed tower location and surrounding landscape

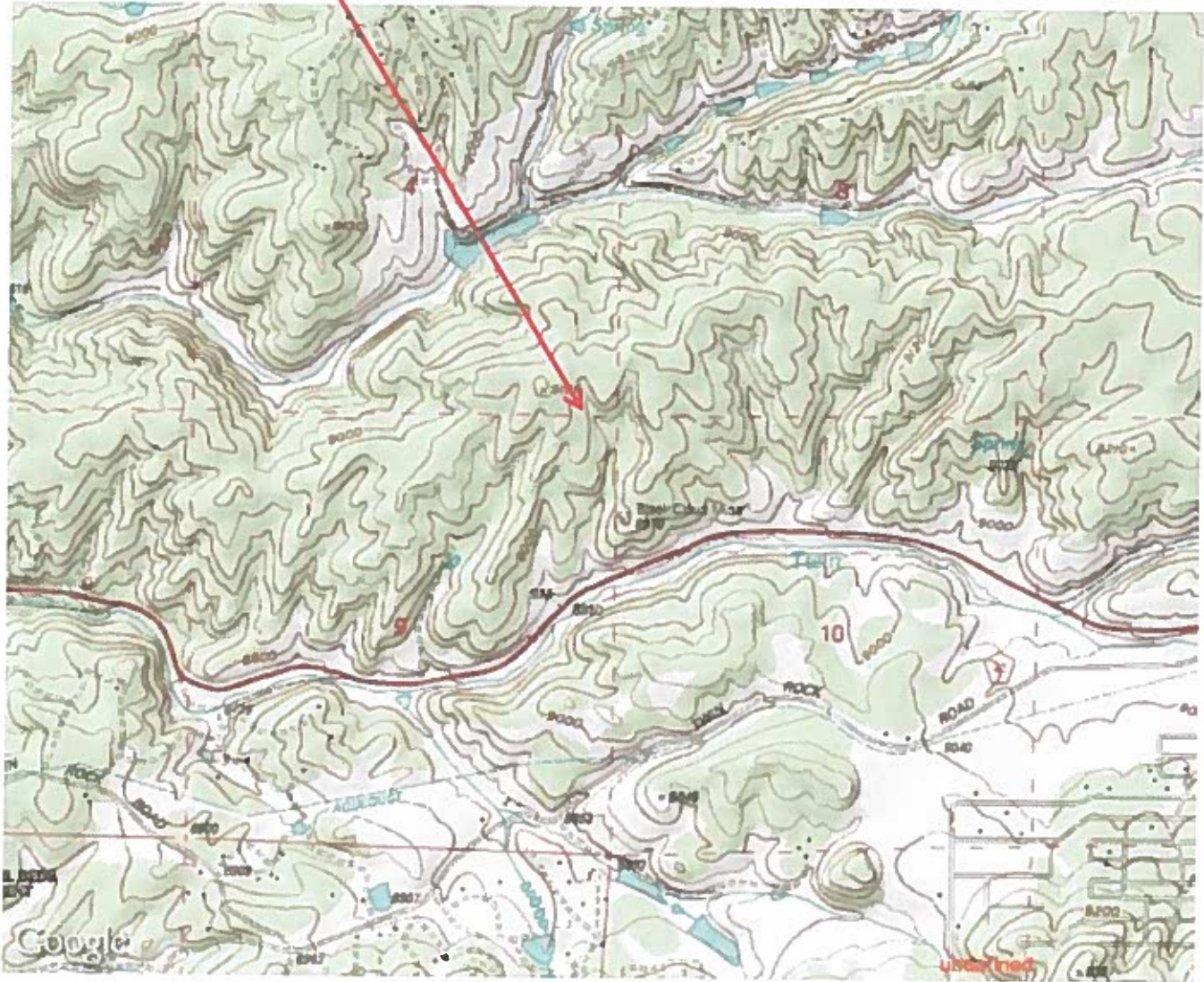
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Street map of proposed tower location

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Proposed Tower Location



Topography map of proposed tower location

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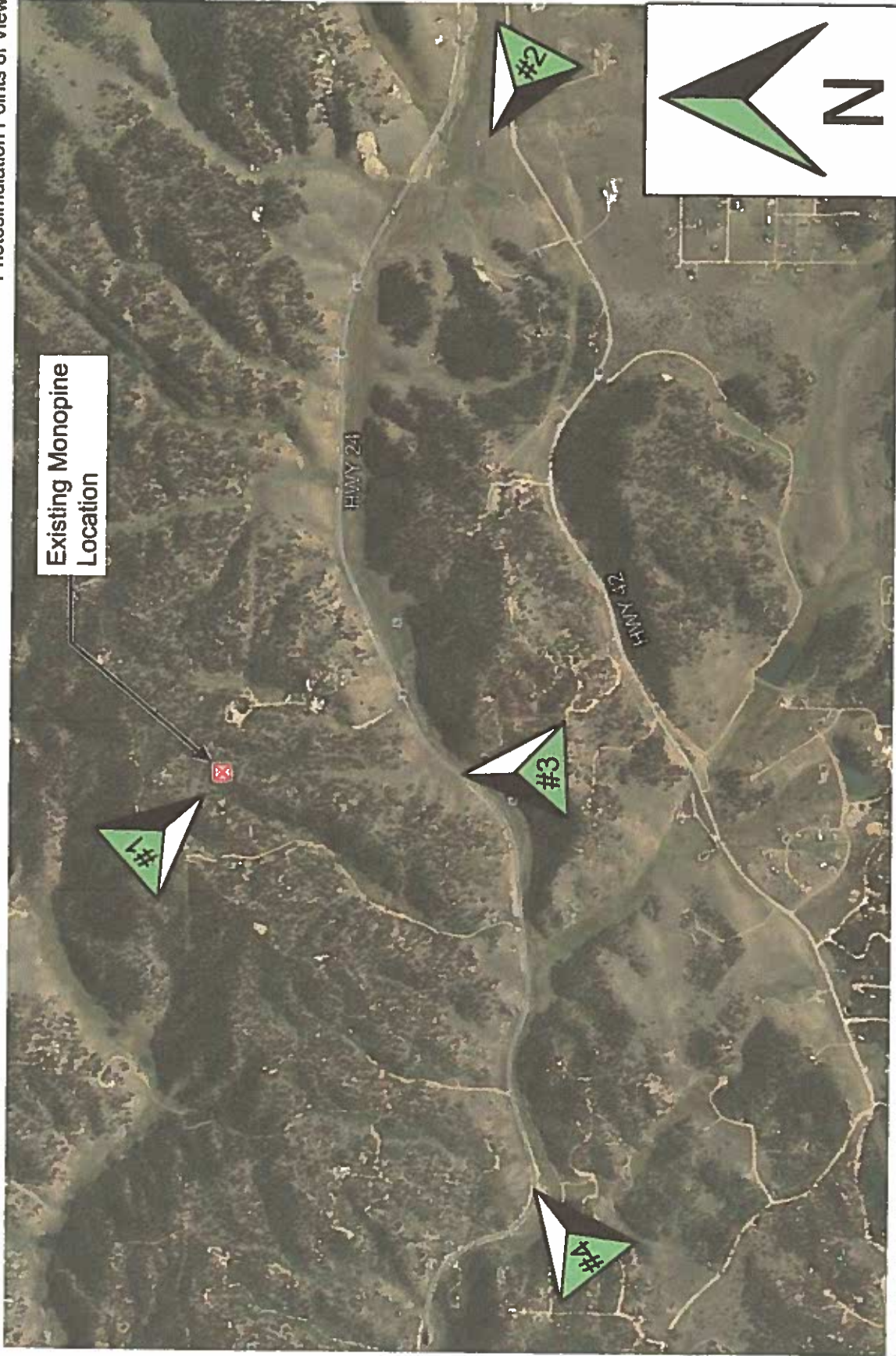


View looking north from access road at tower location



View looking south from access road (towards Hwy 24) at proposed tower location

Bridger Wireless Site Name: CO-West Divide
Photosimulation Points of View



Proposed Bridger Wireless Site Shown from Four Points of View

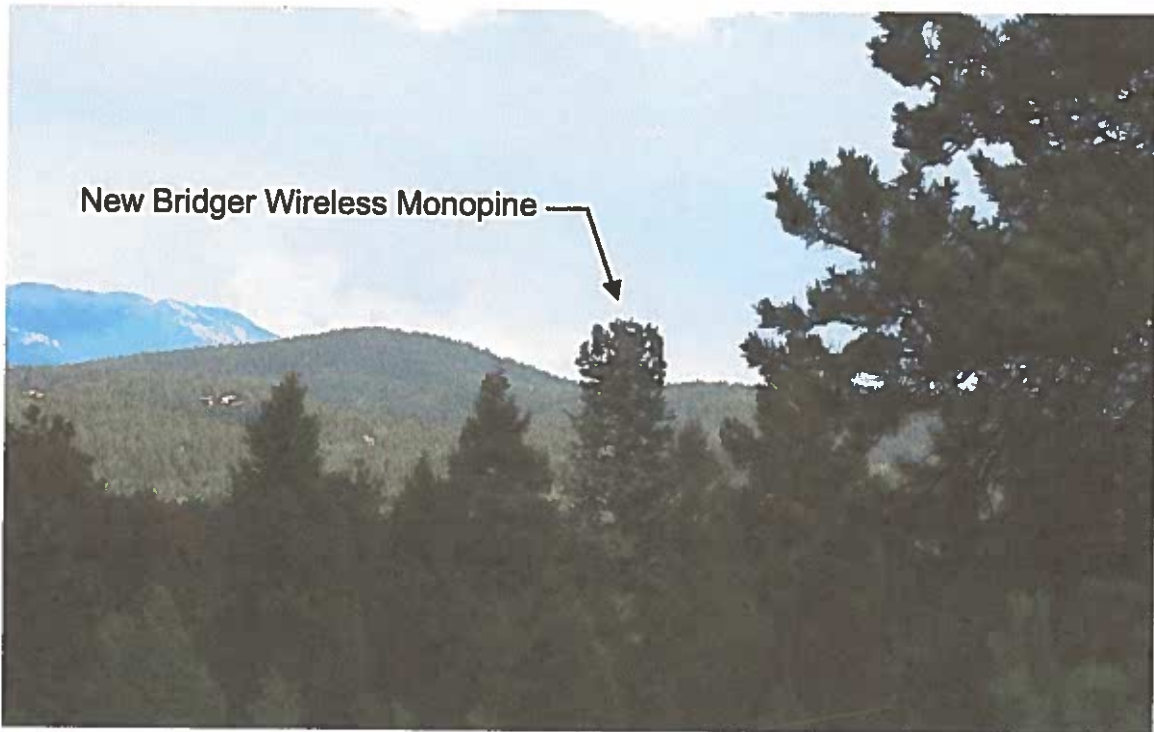
CENTERLINE
SOLUTIONS

(This photo simulation is for illustrative purposes only)





Existing View to the Southeast



New Bridger Wireless Monopine w/ Future Antennas

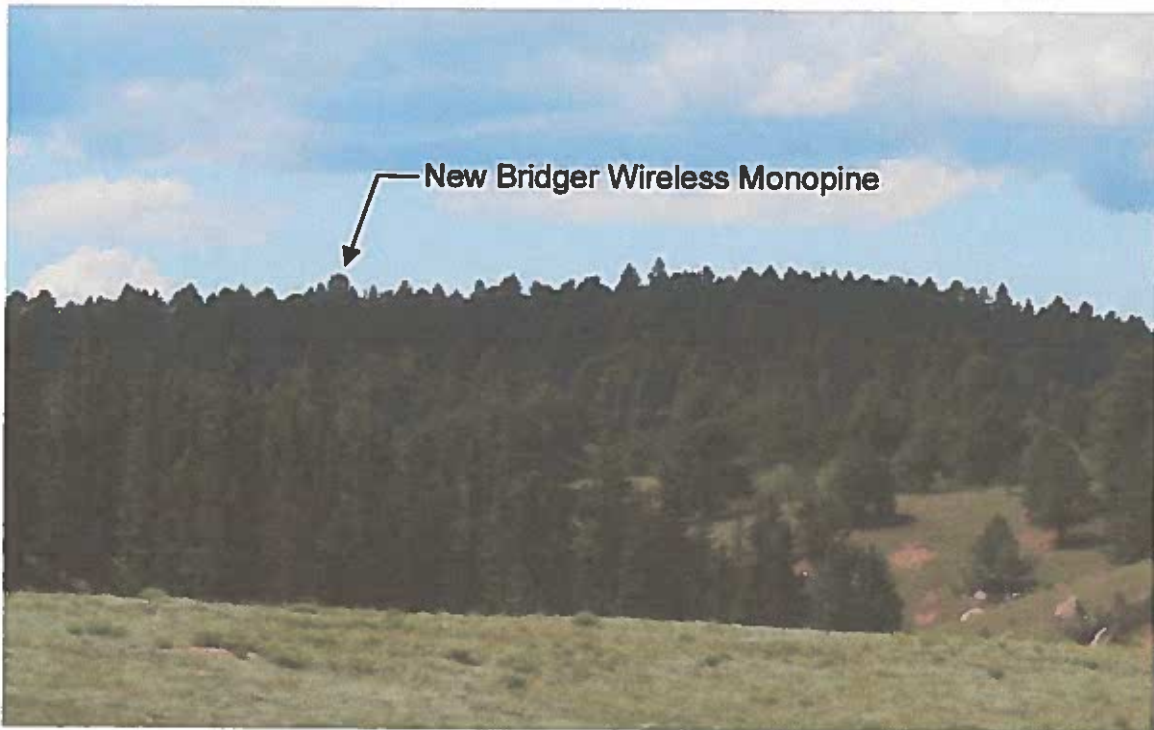


(This photo simulation is for illustrative purposes only)





Existing View to the West



New Bridger Wireless Monopine w/ Future Antennas



(This photo simulation is for illustrative purposes only)



Site Name: CO-West Divide
View #3



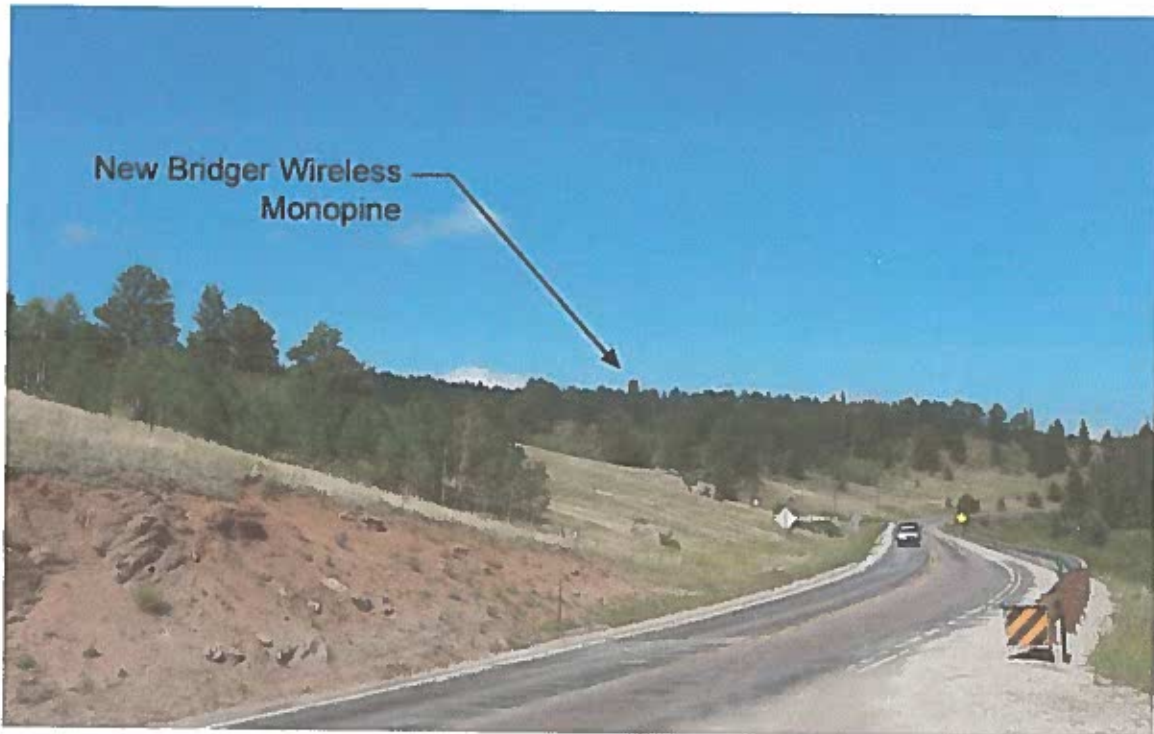
Existing View to the North



New Bridger Wireless Monopine w/ Future Antennas



Existing View toward the Northeast from CO Highway 24



New Bridger Wireless Monopine w/ Future Antennas