

## Narrative Overview

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Vertical Bridge Development LLC, (“Vertical Bridge”) and T-Mobile, seeks a Zone Change, and any other necessary approvals in order to install a wireless telecommunications facility on property located at 12500 E. 104<sup>th</sup> Avenue, Commerce City, Colorado 80022. Vertical Bridge and its affiliates have acquired the necessary licenses from the Federal Communications Commission (“FCC”) to provide Personal Communications Services (“PCS”) coverage throughout the United States. These licenses include Commerce City, CO.

The stealth wireless telecommunications facility which Vertical Bridge is proposing to install on behalf of T-Mobile on the property is necessary in order to provide uninterrupted PCS services to the residents of Commerce City, including wireless telephone service, voice paging, messaging and wireless internet and broadband data transmission. All registered wireless provider’s technology operates at various radio frequency bands allocated by the FCC as part of their license.

PCS systems operate on a grid system with overlapping cells mesh together, forming a seamless network. No one site can function as a stand-alone entity as each site is interconnected, forming the network. The technical criteria for establishing cell sites are very exacting as to the location and height. Within the Commerce City area, cell sites are generally located approximately one (1) to three (3) miles apart. Vertical Bridge is proposing to erect a 65’-0” stealth “bell tower” within a 30’-0” x 30’-0” lease area. The proposed site at 12500 E. 104<sup>th</sup> Avenue, Commerce City, is within the geographic area deemed necessary for T-Mobile and various other wireless telecommunications providers in order to provide uninterrupted services.

In accordance with the Commerce City Zoning Ordinance, Vertical Bridge has made application to install a wireless telecommunications facility. The proposed new tower is being erected to allow T-Mobile to provide the necessary coverage for residents in the Commerce City area.

The facility is unstaffed and will only require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month. Access will be provided via an

easement and the proposed property entry at 12500 E. 104<sup>th</sup> Avenue, Commerce City, Colorado 80022. The site is entirely self-monitored through a sophisticated alarm system which is connected to a main switch station. The system alerts personnel to any equipment malfunction or breach of security. Additionally, there is no impact on any city services such as water, sanitation, police and fire. The only services used in connect with the wireless telecommunications facility are power and fiber / land-line telephone.

In accordance with FCC regulations, the wireless telecommunications facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television and radio broadcasts. PCS technology has become a vital part of emergency services, aiding local residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare. The proposed wireless telecommunications facility at this site will further enhance T-Mobile's goals of providing the most reliable network possible in this area.

The proposed stealth wireless telecommunications facility will be designed and constructed to meet all applicable governmental and industry safety standards. Specifically, Vertical Bridge and T-Mobile will comply with all FCC and FAA rules and regulations regarding construction requirements and technical standards. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC. Any height, lighting or marking issues are subject to the exclusive jurisdiction of the FAA.

LCC Telecom Services, on behalf of Vertical Bridge and T-Mobile, looks forward to working with Commerce City to bring the benefits of the proposed service to the entire Commerce City area. The addition of the wireless telecommunications facility will ensure the best uninterrupted wireless services for the citizens of Commerce City.