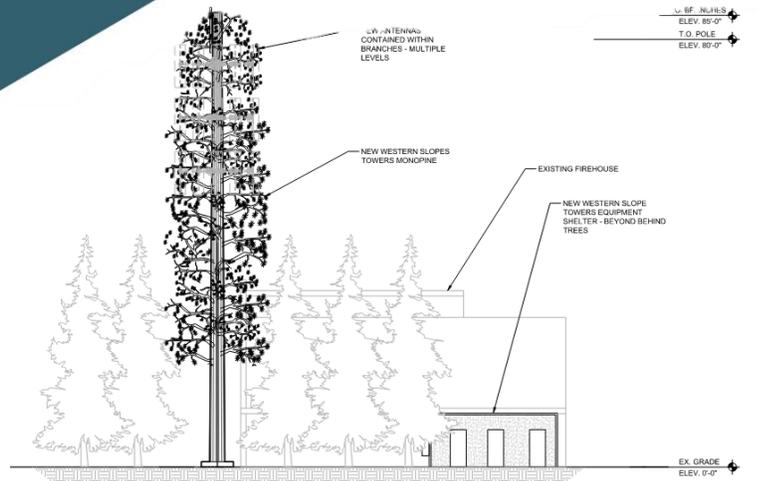




CB SOUTH COMM FACILITY

EMERGENCY/COMMERCIAL COMMUNICATIONS
 CONSTRUCT, OPERATE, AND MAINTAIN
 CRESTED BUTTE SOUTH, COLORADO



CRESTED BUTTE SOUTH FIRE DISTRICT
 5676 RED ROCK DR, CRESTED BUTTE SOUTH, CO 81224

236 S. 3rd. St. #319
 Montrose, CO 81401

Scott Stryker
 970.209.5138
 scott@strykerco.net



Crested Butte South Fire District
349 Teocalli Rd.
Crested Butte South, CO 81224

Dear Board Members,

We want to thank you for the opportunity to submit the following proposal for this project. Within the attached documents, you will find that we have worked diligently to exhaust multiple locations for a proposed Telecommunication Facility within the CB South area. After over a year and a half of researching multiple locations, we have identified the subject parcel as the best location to meet the projected coverage area. We have been working closely with CB Fire and Gunnison County Emergency Management to identify the most feasible and viable option to provide much-needed wireless service/coverage and emergency communications to the residents and visitors of Gunnison County, Crested Butte and South CB.

Factors evaluated when considering the placement of a new Communication Facility:

- **Topography**
- **Access**
- **Utilities**
- **Surrounding Vegetation**
- **Willing Property owners**
- **Coverage Objective**
- **Sensitivity to community**

Based on the above criteria, we then consider additional impacts. Due to the surrounding residential area, we are placing a high importance on aesthetics and visual appearance.

Project Details:

The proposed Multi-User facility will consist of a 12' x 40' "build in place" radio/electrical shelter along with a 85' "stealth" Mono-Pine designed structure to accommodate the antenna equipment. A back-up generator will also be installed in the event commercial power is lost or down for an extended period.

Recent Projects:

Over the past four years we have worked closely with local emergency responders and the State of Colorado in an effort to identify locations lacking wireless and emergency communications. Here are a few of our recently completed and current projects:

- **Almont/Commstock** – This site was constructed in 2021. And Currently have AT&T with First Net emergency communication as well as Gunnison Met Rec on the tower.
- **Little Blue Creek** – This site was constructed in partnership with Gunnison County, Delta County, Montrose County and the State to provide enhanced wireless and emergency communications during an extended, (3 year) HWY 50 Realignment project.
- **Crawford – Youngs Peak** – The Montrose BLM District Office approached us for assistance with the rebuilding/managing of a “damaged” downed tower, with multiple tenants. This site now accommodates two (2) radio stations, a commercial wireless provider and internet provider.
- **McClure Pass** – This location is currently in the permitting phase with two (2) USFS District Ranger Offices and recently received approval from the Gunnison County Land Use Department. This project involves four (4) different Counties as well as two (USFS) Offices and the State of Colorado.

We appreciate the opportunity and always attempt to keep the impacts to a minimum. We can't emphasize enough that as a neutral third party, we are not biased, we welcome all emergency, commercial and private users. This in turn promotes competition and eliminates the need for multiple towers in the area.

Best regards,

Chris C. Stryker
Manager/Member, Western Slope Towers, LLC

CB South Tower Path

Here are the 6 Property locations we've tried unsuccessfully to locate a multi user tower on. The location we believe best suits everyone's needs is the CB S

Legend

 CB South Fire - Center of Region, Distributes up and out to users.

CB South Metropolitan Water tank - Metal Roofs not conducive to low power wireless

 Spann Ranches - Concerned about future plans for property- also has access and utility challenges

Not receptive to new facility 

Google Earth

Image © 2025 Airbus

 CB South Fire - Center of Region, Distributes up and out to users



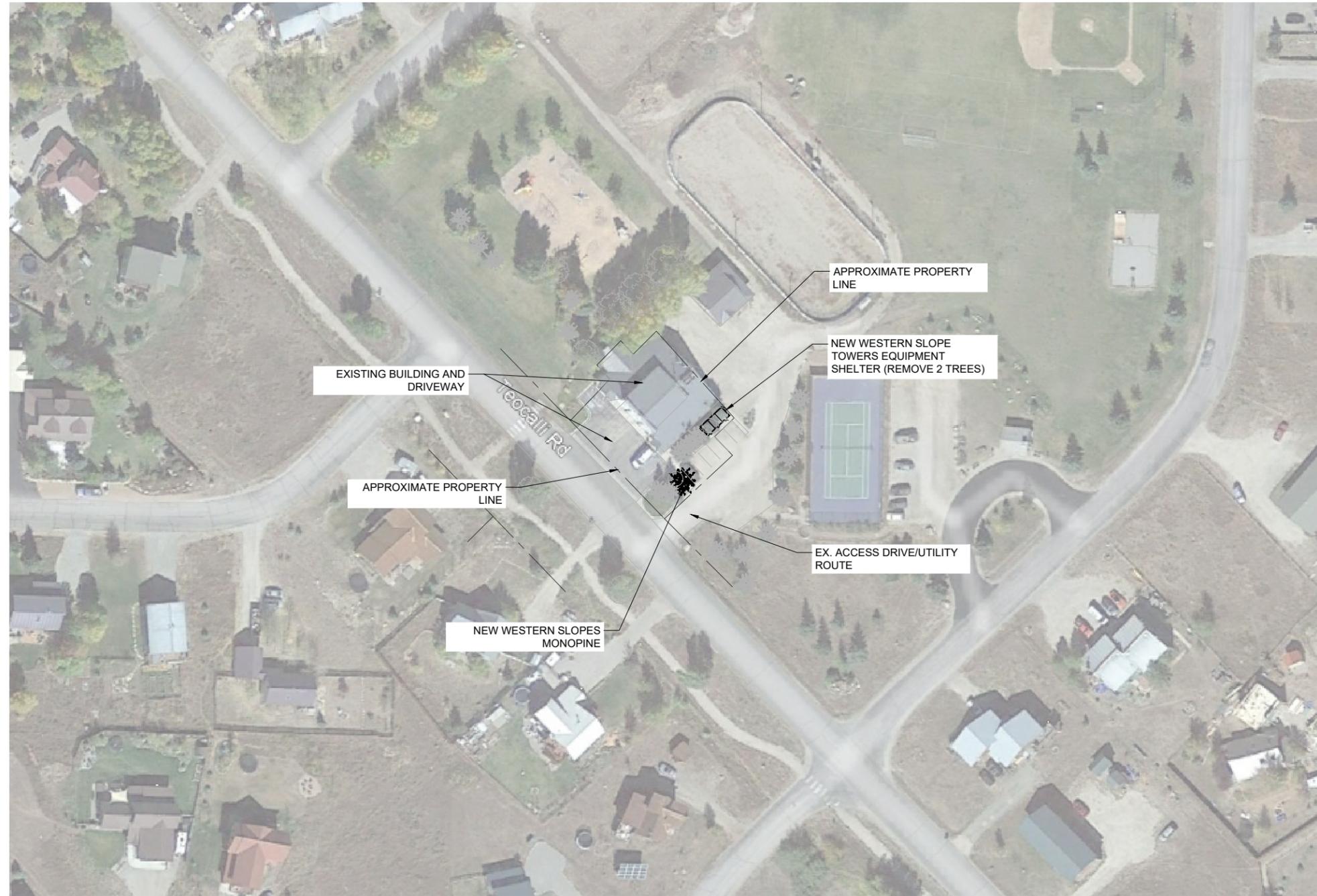
1 mi

 Niccoli Site - Existing CommNet Site

 Dietrich Site - Financially not feasible

 Forest Service - Red Mountain Ranch - Not Feasible

NOTE:
1. SITE PLAN DONE WITHOUT BENEFIT OF A SURVEY



**Western Slope
Towers, LLC**

PLANS PREPARED BY:



PO BOX 1453
SALIDA, CO 81201
303-596-6804

Rev:	Date:	Description:	By:
0	06.18.25	PRELIM ZD	KS

LICENSURE NO:

**NOT FOR
CONSTRUCTION**

DRAWN BY:	CHK BY:	APV BY:
KS	MC	KS

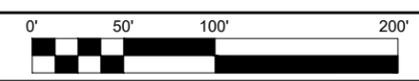
CO-0556
CB SOUTH - FPD
349 TEOCALLI RD.
CRESTED BUTTE, CO 81224

SHEET TITLE:

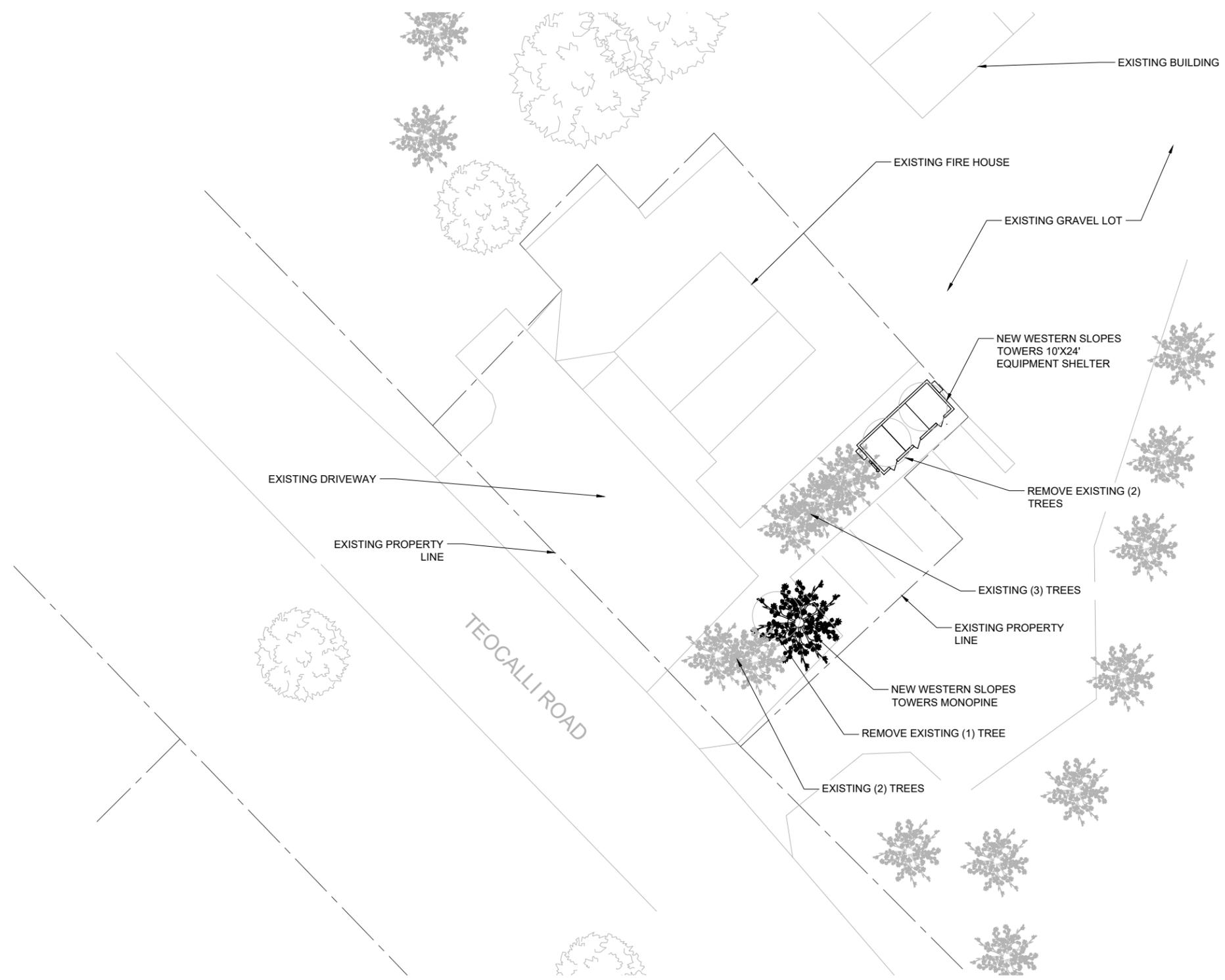
**OVERALL
SITE PLAN**

SHEET NUMBER:

A1



NOTE:
1. SITE PLAN DONE WITHOUT BENEFIT OF A SURVEY



**Western Slope
Towers, LLC**

PLANS PREPARED BY:



PO BOX 1453
SALIDA, CO 81201
303-596-6804

Rev:	Date:	Description:	By:
0	06.18.25	PRELIM ZD	KS

LICENSURE NO:

**NOT FOR
CONSTRUCTION**

DRAWN BY:	CHK BY:	APV BY:
KS	MC	KS

CO-0556
CB SOUTH - FPD
349 TEOCALLI RD.
CRESTED BUTTE, CO 81224

SHEET TITLE:

**ENLARGED
SITE PLAN**

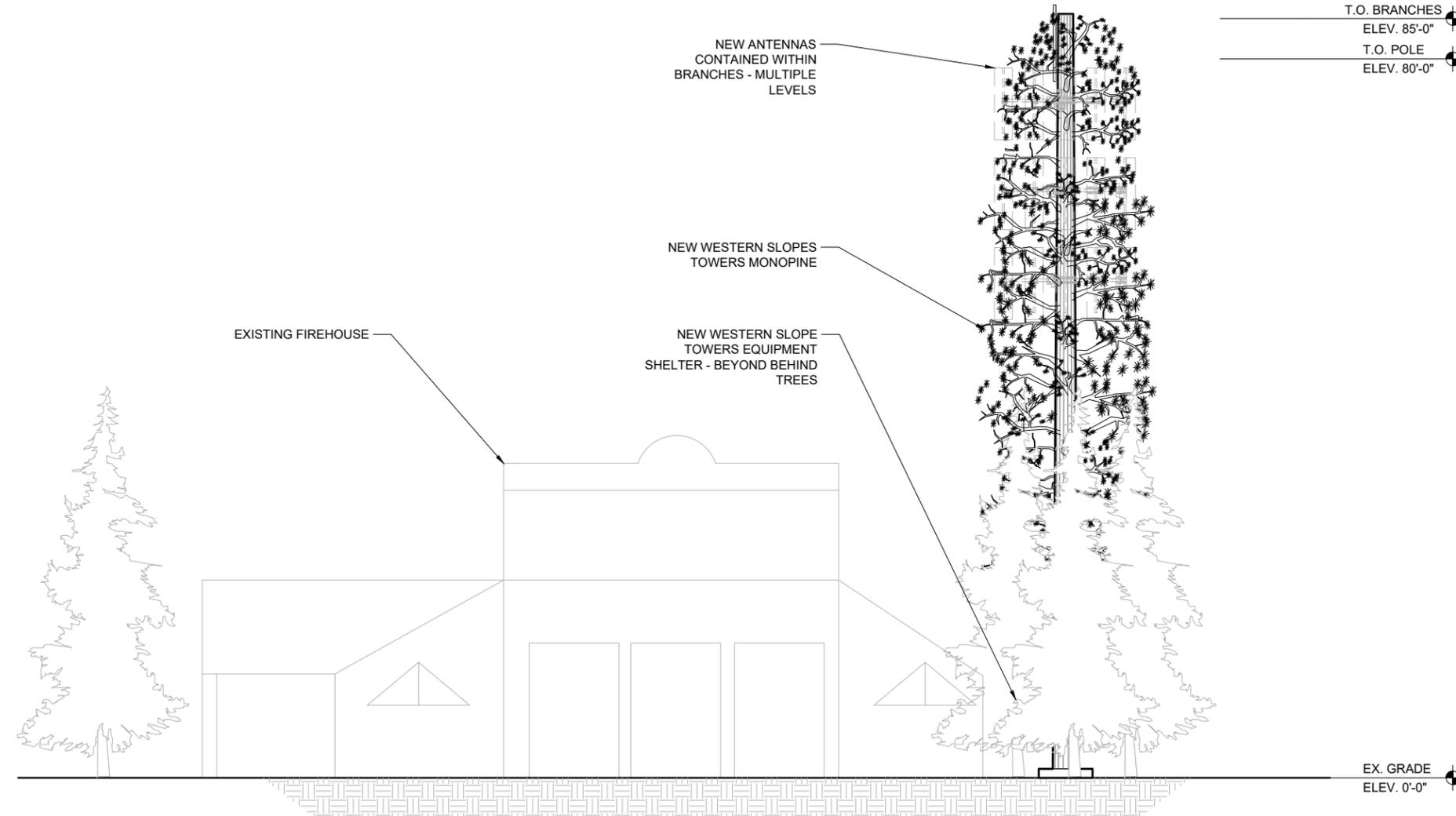
SHEET NUMBER:

A2



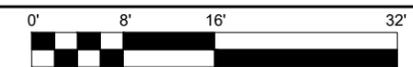
STRUCTURAL NOTES / STRUCTURAL SERVICES COMPLIANCE NOTE:

NO WORK SHALL COMMENCE WITHOUT THE APPROVED STRUCTURAL TOWER/ANTENNA/ MOUNT ANALYSIS REPORT (SIGNED AND SEALED) TO BE PROVIDED UNDER SEPARATE COVER. CONTRACTOR PRIOR TO CONSTRUCTION SHALL REVIEW THE APPROVED TOWER/ANTENNA/MOUNT ANALYSIS REPORT SUPPLIED BY WESTERN SLOPE TOWERS, AND MODIFY IF REQUIRED ALL APPLICABLE MEMBERS AS INDICATED IN CERTIFIED STRUCTURAL REPORT PRIOR TO INSTALLATION ON STRUCTURE.



SCALE: 1/16" = 1'-0" (11X17)

SCALE: 1/8" = 1'-0" (24X36)



**Western Slope
Towers, LLC**

PLANS PREPARED BY:



PO BOX 1453
SALIDA, CO 81201
303-596-6804

Rev:	Date:	Description:	By:
0	06.18.25	PRELIM ZD	KS

LICENSURE NO:

**NOT FOR
CONSTRUCTION**

DRAWN BY:	CHK BY:	APV BY:
KS	MC	KS

CO-0556
CB SOUTH - FPD
349 TEOCALLI RD.
CRESTED BUTTE, CO 81224

SHEET TITLE:

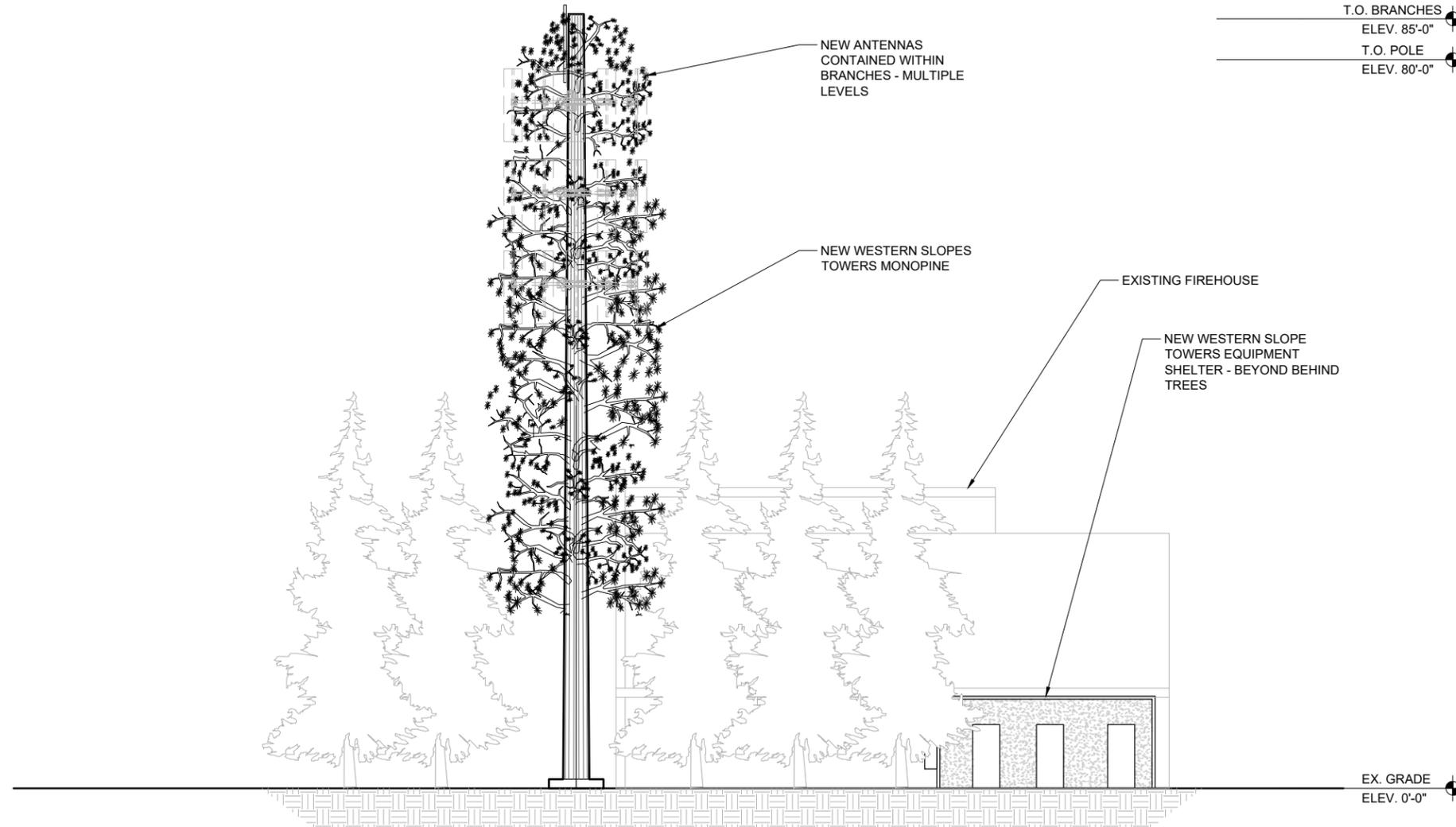
ELEVATION

SHEET NUMBER:

A3

STRUCTURAL NOTES / STRUCTURAL SERVICES COMPLIANCE NOTE:

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**Western Slope
Towers, LLC**

PLANS PREPARED BY:



PO BOX 1453
SALIDA, CO 81201
303-596-6804

Rev:	Date:	Description:	By:
0	06.18.25	PRELIM ZD	KS

LICENSURE NO:

**NOT FOR
CONSTRUCTION**

DRAWN BY:	CHK BY:	APV BY:
KS	MC	KS

CO-0556
CB SOUTH - FPD
349 TEOCALLI RD.
CRESTED BUTTE, CO 81224

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A4

Western Slope Towers Site Name: CB South FS
Western Slope Towers Site Number: CO-0556



Existing View from the Northeast



New View with Proposed 80' Monopine + 5' Branches



(This photo simulation is for illustrative purposes only)

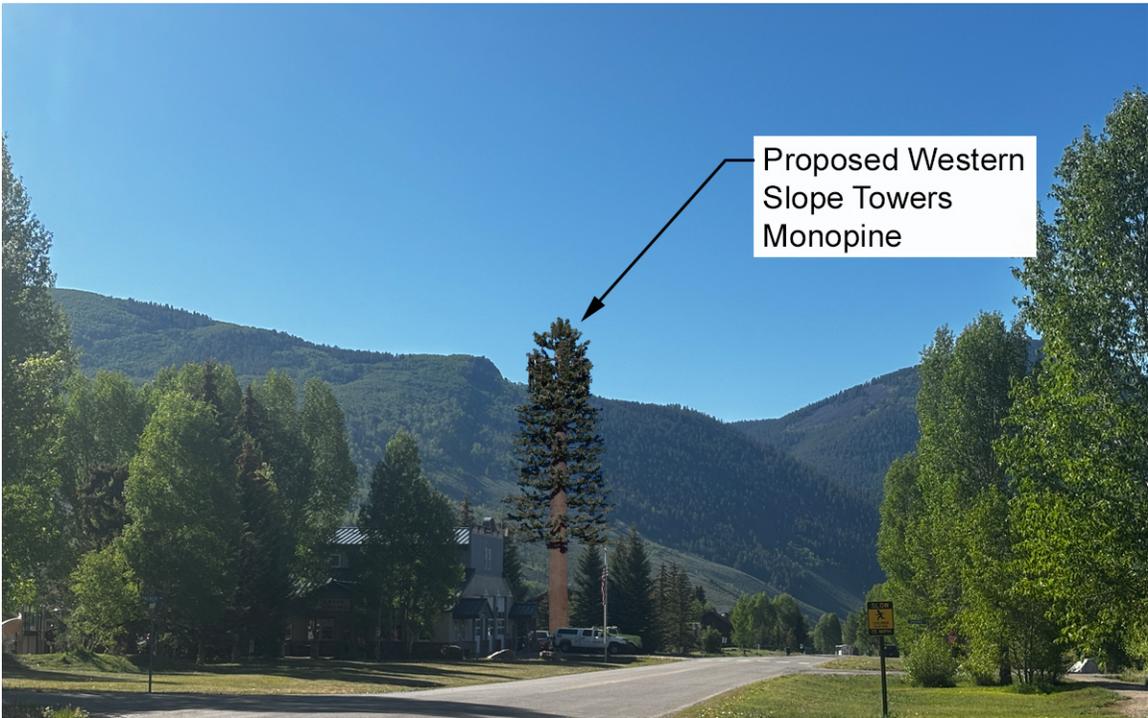
**Western Slope
Towers, LLC**



Western Slope Towers Site Name: CB South FS
Western Slope Towers Site Number: CO-0556



Existing View from the Northwest



Proposed Western Slope Towers Monopine

New View with Proposed 80' Monopine + 5' Branches



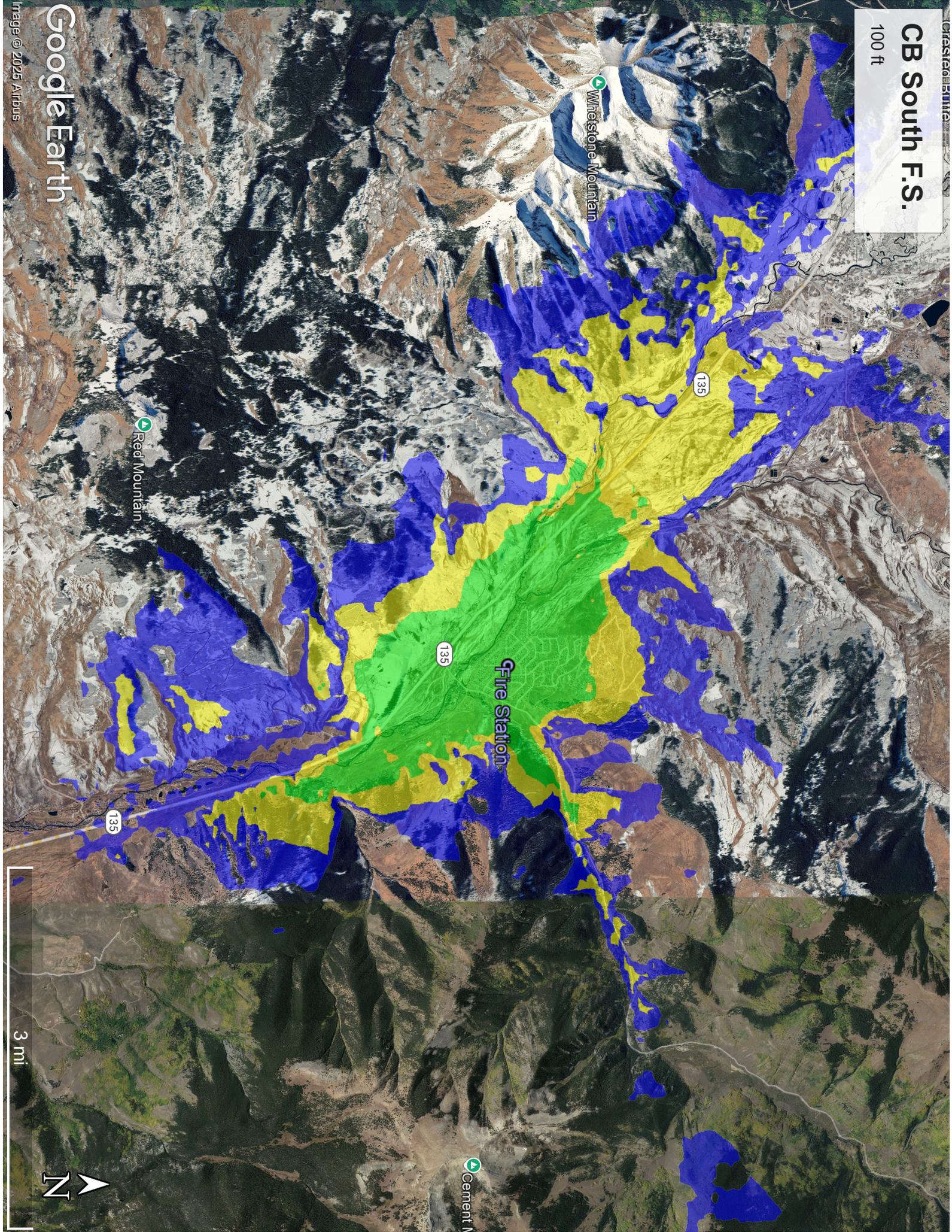
(This photo simulation is for illustrative purposes only)

**Western Slope
Towers, LLC**



CB South F.S.

100 ft



Whetstone Mountain

Red Mountain

Fire Station

Cement

135

135

135

3 mi





CRESTED BUTTE FIRE PROTECTION DISTRICT

306 MAROON AVENUE • P.O. Box 1009

CRESTED BUTTE, CO 81224

(970) 349-5333

ADMINISTRATION FAX: (970) 349-3420 • OPERATIONS FAX: (970) 349-0438

WEBSITE: WWW.CBFPD.ORG

April 16, 2024

Western Slope Towers
C/O Chris Stryker
236 S. 3rd St. #319
Montrose, CO 81401

Subject: Letter of Support for Tower Development – Red Mountain Ranch Area

Dear Chris,

The Crested Butte Fire Protection District is a political subdivision of the State of Colorado that provides fire protection and emergency medical services to 220 square miles of the Upper Gunnison Valley including the municipalities of Crested Butte, Mt. Crested Butte, and multiple subdivisions north of Mile Marker 19 on Colorado Highway 135 including Crested Butte South, the largest residential subdivision in Gunnison County. For a number of years our public safety radio system coverage has been inadequate to nonexistent once our radios travel south of Mile Marker 23 where the shadow of Crested Butte Mountain blocks the signal from our primary towers located on Sunlight Ridge in Mt. Crested Butte. The gap continues until well south of the Fire District Boundary until we can pick up tower sites on Comstock Mountain near Almont or W Mountain near Gunnison. Mobile phone coverage is also spotty in this area which includes the vast majority of the Crested Butte South subdivision and surrounding areas inhibiting communications among EMS, fire and police responders to the area.

As a result, we are very supportive of efforts by Western Slope Towers to identify and develop a suitable telecommunications tower location on the west side of Highway 135 in the vicinity of the Red Mountain Ranch subdivision. We understand negotiations with landowners are underway and if tower development is successful, we would look to install public safety radio equipment in cooperation with the tower developer at our earliest opportunity to support our mission to protect lives and property in the area. Furthermore, we believe the opportunity for mobile providers to install equipment at the site would improve the redundancy of our communications while also enhancing safety, connectivity and convenience for local residents and visitors.

Sincerely,

Sean Caffrey, MBA, NRP, CEMSO, FACPE
Chief Executive Officer & Commissioner
Crested Butte Fire Prevention District



COLORADO

Division of Homeland Security & Emergency Management

Department of Public Safety

Office of Public Safety Communications
9195 E. Mineral Avenue, Suite 200
Centennial, CO 80112

April 17, 2024

To whom it may concern:

Please consider this correspondence as a letter in full support of the proposed development of the Red Mountain Ranch Communications Site. The development of this communications site will provide desperately needed mission critical two-way radio communications for all local, tribal, state and federal public safety first responders across the area.

This area along Highway 135 has long been identified as an area with marginal public safety radio coverage, creating a dangerous situation for first responders and for the general public traveling through or recreating in the area. We are optimistic that the currently proposed development of this communication site will gain the approvals and authorizations as required and construction can commence as soon as possible.

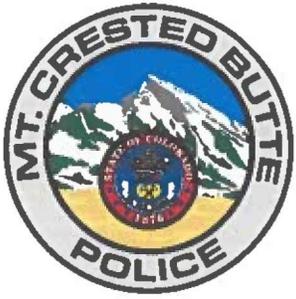
Very Respectfully,
Pam Monsees, Program Manager
State of Colorado
Office of Public Safety Communications



COLORADO
Department of Public Safety

700 Kipling Street, Lakewood, CO 80215 | PublicSafety.Colorado.gov

Jared Polis, Governor | Stan Hilkey, Executive Director



Mt. CRESTED BUTTE POLICE DEPARTMENT

911 Gothic Road • PO Box 5800
Mt. Crested Butte, Colorado
Office: 970-349-6516
Fax: 970-349-5866

May 6, 2024

The Honorable Pete Buttigieg
Secretary
United States Department of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590

RE: Mt. Crested Butte Police Department supports the Gunnison Valley SH 135 Comprehensive Safety Package

Dear Secretary Buttigieg,

I am writing to express the Mt. Crested Butte Police Department's strong support for the Gunnison Valley SH 135 Comprehensive Safety Package action plan as part of the DOT's *Safe Streets and Roads for All* grant program. Gunnison County, the City of Gunnison, Gunnison Valley Health, the Town of Crested Butte, Gunnison Regional 9-1-1 Center, and the Crested Butte Fire Protection District will together implement highway safety reconfigurations, critical intersection redesigns, and post-crash care emergency response improvements to improve the safety of our region's most critical corridor.

In conjunction with a Law Enforcement Agreement between and among the Gunnison County Board of County Commissioners, Gunnison County Sheriff, and the Town of Mt. Crested Butte, the Mt. Crested Butte Police Department (MtCBPD) provides Sheriff's department and law enforcement services to over 500 square miles of Gunnison County including SH 135, the municipality of Mt. Crested Butte and Crested Butte Mountain Resort. The MtCBPD supports the Gunnison Valley SH 135 Comprehensive Safety Package because it will improve safety for all roadway users; mitigate traffic congestion; increase efficiency at key intersections; and reduce greenhouse gas and pollutant emissions in support of multi-modal transit, climate sustainability and public health.

The MtCPD is ready to be engaged and supportive of the Gunnison Valley SH 135 Comprehensive Safety Project moving forward. We commit to be involved in the project as a local government partner, provide feedback on project deliverables, and implement improvements to post-crash care included in the grant action plan. Please give the application the highest consideration.

Best Regards,

A handwritten signature in black ink, appearing to read "Nate Stepanek".

Nate Stepanek
Chief of Police
Mt. Crested Butte Police Dept.