



Nimbus Solutions

## Cedar Mesa Ranches Covenants Variance Proposal

Nimbus Solutions seeks to install a wireless internet transmission tower at approximately 37.361648,-108.402378 (see the below screen shot) on the lot adjacent to the south of 10319 rd 35.3. The structure will be approximately 20ft tall, constructed from Rohn tower sections and installed using all best practices for safety, integrity and electrical grounding.

The tower will be painted to match its surroundings and will be powered via solar panel array which is to be mounted to the tower structure it's self approximately 6ft off the ground. This tower structure will be in addition to the construction of a garage type metal structure and a standard residential dwelling type structure on the property.

This parcel will be purchased and used by Michael C. Halls and family with visitors to the property from time to time. The operation of the tower itself will be the only commercial type activity on the property and shall not become a central point for operations of Nimbus Solutions in the area. Employees or other affiliates of Nimbus Solutions should have almost no reason to physically visit the site except in the event of service outage which may occur once every 1-2 years at most.

Traffic to and from the property will remain at approximately its current level of frequency with 1-2 cars entering and exiting the property on a semi-daily basis. There should never arise a need for more traffic to occur outside the actual development of the property such as trucks carrying building materials for the structures on the land.

The operation of the tower is almost completely passive. It does not produce any light, sound, or chemical pollution and should blend into its surroundings well enough to not be noticed. Supporting outdoor lighting for the site should be equivalent to a porch light.

The tower site will be fenced for safety and security cameras may be installed to monitor the base area.

The construction of this tower site could be key in delivering high speed data and internet services to other residents in the subdivision as well as the surrounding Mancos and Cortez areas. One thought that has already been brought up is the possibility of a hybrid fiber optic network to provide connectivity to any and every interested lot. More immediately, services could be delivered using a wider range of wireless means throughout the subdivision with this tower site as a platform for development of the communications for Cedar Mesa Ranches. This type of project could make the subdivision more desirable to potential residents and drive up property values as well as making the entire community safer and more connected.

I appreciate your consideration for this variance on the covenants and I hope very much that the board will grant me the opportunity to invest in your community.







Best regards,  
Michael Halls - Owner  
Nimbus Solutions