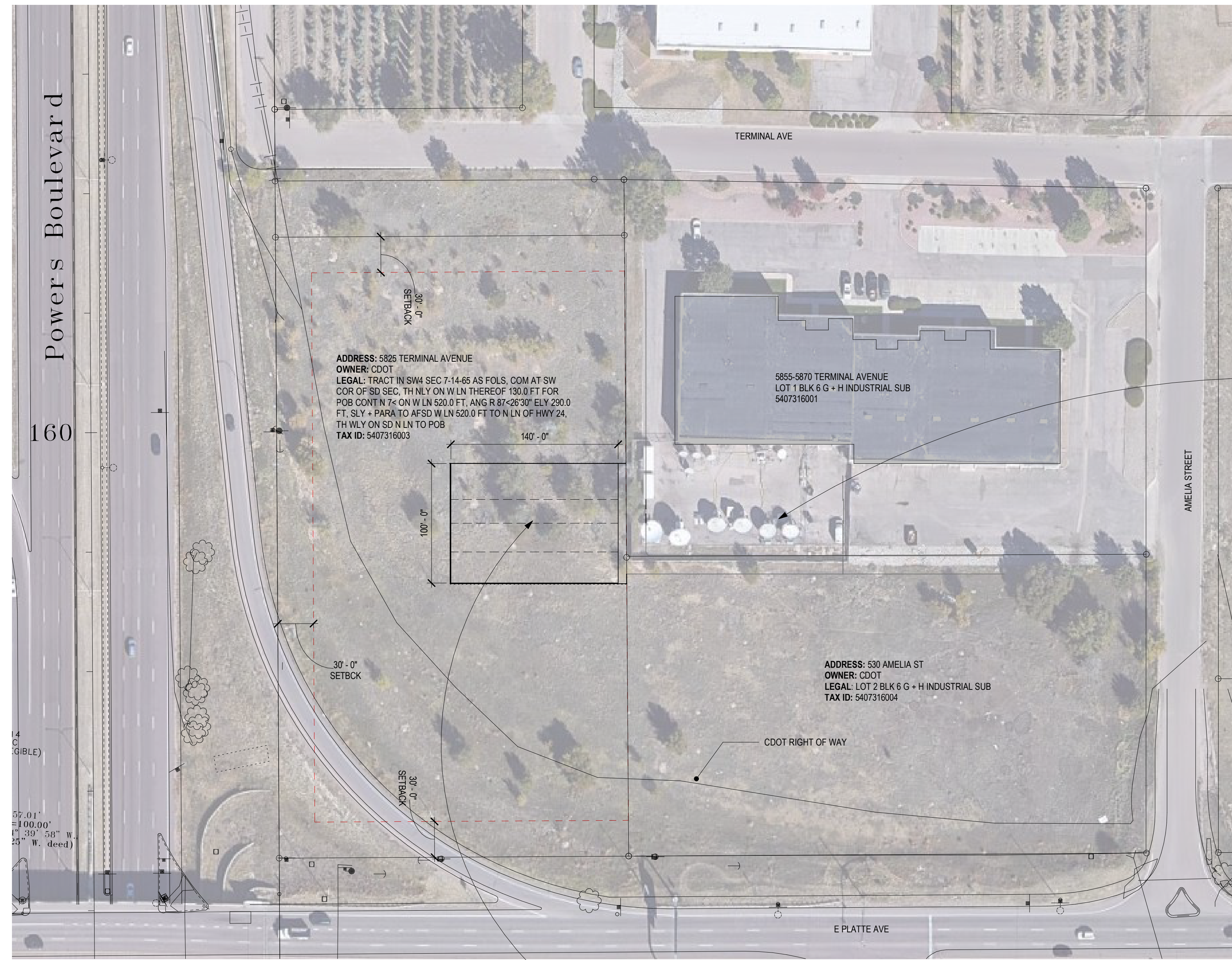




Antenna Yard determined to be in conformance with Section 5.2.2. of the Land Development Code (Accessory Use and Structure Standards).

An Access Permit will be required if access from a County Road is to be sought at a later date.



EXISTING ANTENNAS TO BE RELOCATED TO NEW YARD

AREA OF PROPOSED FENCED COMMUNICATION YARD. FENCE YARD WITH 6'-0" TALL CHAIN LINK FENCE WITH PRIVACY SLATS. CRUSHED GRANITE BASE.

1 OVERALL SITE PLAN
1" = 60'-0"

Approved
By: *Justin Kilgore*
Planning Manager
Date: 06/28/2023
El Paso County Planning & Community Development



YOW Architects PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133

Revision Schedule

NO.	DESCRIPTION	DATE

KRATOS COMMUNICATION YARD
5825 TERMINAL AVE
COLORADO SPRINGS, CO

Project Number
23.10X
Date
5/9/2023
Drawn By
BN
Checked By
YOW

SP-1
SITE PLAN
Scale
1" = 60'-0"



YOW Architects, P.C.

115 S. Weber Street Suite 200
Colorado Springs, CO 80903
719.475.8133

Thursday, June 15, 2023

Letter of Intent – Commercial Over the Air Reception Device Application

Project Name: 5825 TERMINAL AVE – COMMUNICATION YARD

Project Address: 5825 TERMINAL AVE

Legal: TRACT IN SW4 SEC 7-14-65 AS FOLS, COM AT SW COR OF SD SEC, TH NLY ON W LN THEREOF 130.0 FT FOR POB CONT N 7< ON W LN 520.0 FT, ANG R 87<26'30" ELY 290.0 FT, SLY + PARA TO AFSD W LN 520.0 FT TO N LN OF HWY 24, TH WLY ON SD N LN TO POB

Parcel: 5407316003

Lot Information: 3.46 Acres

Letter of Intent: Currently Kratos Defense and Security Solutions leases the existing building at 5855-5973 Terminal Ave, where they maintain a yard of antennas in the South lot. CDOT owns the property to the West and the south of the building. CDOT has leased the property to Kratos to move their Antennas from the existing location to the vacant land to the west.



Proposed location of new yard on CDOT property

Existing Antenna yard at 5855 Terminal Ave

**Letter of Intent
cont'd:**

The provided site plan shows that the area of the yard will be 100'x140'. Within the yard, they will rough grade and install crushed granite. The intent is that the existing site topography will not be modified from the existing condition. The area will be fenced with a 6'-0" tall chain link fence with privacy slats to match the existing fence in place.

Setbacks

The site plan indicates a 30'-0" setback on the south, west and north property boundaries. On the East property boundary of the CDOT site (5825 Terminal) the property boundary is shared with 5855 Terminal Ave which is the tenant looking to shift the yard. Given that Kratos will lease and operate both sides of the property boundary, a setback has been omitted at that property line as the two lots will be functionally joined for the duration of the lease. The antenna yard on the CDOT property will support operations inside of the 5855 Terminal Building.

Access

The proposed yard will be accessed directly from the south parking lot of the 5855-5973 Terminal Ave Property. Kratos Defense is currently a tenant in the building at 5855-5973 and their antennas will be placed on the proposed communications yard, therefore access from the south parking lot of 5855-5973 is all that is needed, access off of Terminal Ave is not required. See attached, email confirmation from the building owner of 5855-5973 granting access onto the proposed communication yard.