



# YOW Architects, P.C.

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Tuesday, May 09, 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.

Initials \_\_\_\_\_