



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.

RE: [External] - RE: EL Paso County PZ Submittal - COM2331

Charley Conrad <cfconrad@oliverreg.com>

Tue 6/13/2023 5:30 PM

To: Paul Madden <Paul.Madden@kratosdefense.com>; Lupe Packman <LupePackman@elpasoco.com>; Jonathan Whittaker <jwhittaker@yowarch.com>

Cc: Christian Haas <ChristianHaas@elpasoco.com>

Gentlemen - Please consider this correspondence confirmation of our acknowledgement / approval for Kratos access to and from the Terminal Business Center to the planned adjacent additional antenna site area.

Let me know with anything further you may require.

Regards,

Charley F. Conrad

Manager – Lakeshore Development Company, LLC

102 N. Cascade, Suite 250

Colorado Springs, CO 80903

cfconrad@oliverreg.com

719-651-7445

From: Paul Madden <Paul.Madden@kratosdefense.com>

Sent: Monday, June 12, 2023 10:49 AM

To: Lupe Packman <LupePackman@elpasoco.com>; Jonathan Whittaker <jwhittaker@yowarch.com>; Charley Conrad <cfconrad@oliverreg.com>

Cc: Christian Haas <ChristianHaas@elpasoco.com>

Subject: RE: [External] - RE: EL Paso County PZ Submittal - COM2331

Understood.

From: Lupe Packman <LupePackman@elpasoco.com>

Sent: Monday, June 12, 2023 10:40 AM

To: Paul Madden <Paul.Madden@kratosdefense.com>; Jonathan Whittaker <jwhittaker@yowarch.com>; Charley Conrad <cfconrad@oliverreg.com>

Cc: Christian Haas <ChristianHaas@elpasoco.com>

Subject: RE: [External] - RE: EL Paso County PZ Submittal - COM2331

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Paul,

Please include the correspondence in the letter of intent for documentation.

Thanks,



Lupe Packman, Engineer I
Department of Public Works
Development Services
2880 International Circle
Colorado Springs, CO. 80910
<https://planningdevelopment.elpasoco.com/>

To review the El Paso County Land Development Code (2021) go to: https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 am to 5:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

From: Paul Madden <Paul.Madden@kratosdefense.com>

Sent: Monday, June 12, 2023 10:20 AM

To: Lupe Packman <LupePackman@elpasoco.com>; Jonathan Whittaker <jwhittaker@yowarch.com>; Charley Conrad <cfconrad@oliverreg.com>

Cc: Christian Haas <ChristianHaas@elpasoco.com>

Subject: RE: [External] - RE: EL Paso County PZ Submittal - COM2331

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Hi Charley!

As the owner of the Terminal Ave buildings, would you please respond to all indicating that you have approved Kratos to access the CDOT land via our leased space and asphalt parking lot at the Terminal Ave facility? Thank you.

From: Lupe Packman <LupePackman@elpasoco.com>

Sent: Monday, June 12, 2023 9:57 AM

To: Jonathan Whittaker <jwhittaker@yowarch.com>

Cc: Christian Haas <ChristianHaas@elpasoco.com>; Paul Madden <Paul.Madden@kratosdefense.com>

Subject: [External] - RE: EL Paso County PZ Submittal - COM2331

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Jonathan,

We will need some documentation for this agreement from the owner that is granting access. This can be a copy of an agreement, email correspondence, anything from the owner that confirms they are allowing access. Also update the letter of intent to confirm this.

Thanks,



Lupe Packman, Engineer I
Department of Public Works
Development Services
2880 International Circle
Colorado Springs, CO. 80910
<https://planningdevelopment.elpasoco.com/>

To review all El Paso County projects in **EDARP** go to: <https://epcdevplanreview.com/>

To review the El Paso County Land Development Code (2021) go to: https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 am to 5:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

From: Jonathan Whittaker <jwhittaker@yowarch.com>

Sent: Friday, June 9, 2023 2:53 PM

To: Lupe Packman <LupePackman@elpasoco.com>

Cc: Christian Haas <ChristianHaas@elpasoco.com>; Paul Madden <Paul.Madden@kratosdefense.com>

Subject: EL Paso County PZ Submittal - COM2331

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hi Lupe,

I wanted to follow up on a review comment we received from you regarding 5825 Terminal Ave, COM2331.

I thought it might be easier to respond to you over email. I have attached the site sketch that we submitted. There is no road access required to the 140'x100' area proposed for the antennas. That area of development will connect into the property at 5855 Terminal (to the East) . The tenant (Kratos) that leases the building at 5855 Terminal Ave, is adding the antennas to this property at 5825 Terminal Ave, so they will just connect the service yard on the south end of the building for access.

Please feel free to call if that isn't clear.

Thanks for your help!

Jonathan Whittaker | Architect



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www.yowarch.com



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