

# Y|O|W ARCHITECTS

115 S Weber St., Ste 200 | COS | CO  
(719) 475-8133 | [www.yowarch.com](http://www.yowarch.com)

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**Drew Foxx**  
**Planner II**  
Land Use Review  
City of Colorado Springs  
Office: (719) 385-5773  
Email: [drew.foxx@coloradosprings.gov](mailto:drew.foxx@coloradosprings.gov)

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**3930 Tech View**  
**LOT 1 Colorado Springs Airport Filing No. 1F**  
**Development Plan Minor Modification (TSN: 5505001001)**

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This submittal is for approval of a Development Plan (AR DP 20-00865) Minor Modification. The site is zoned APD (Airport Planned Development). The 22.81 acre site is located southeast of Milton E. Proby Parkway and Powers Blvd.

We are proposing to show a new generator enclosure along the east side of the existing building. This is the second generator along that side of the building. We added an elevation sheet for the proposed generator at the end of the existing set. We are showing the loading dock along the northeast portion of the building that was built by a separate tenant of the building.

The 50,000 square foot building is parked at 1 space per 1,000 sf of Warehousing (5,270 sf), 1 space per 400 sf of office space (44,923 sf) and 1 space per Loading Dock. This shall get to total required parking spaces of 121. There are 266 parking spaces provided total.

This project is harmonious with adjacent land uses and will serve the Shiloh Mesa community with more potential services and employment. This project is a needed addition for the tenant in the building. Vehicular circulation encourages safe travel around and within the site. Landscaping provided will screen vehicular parking lots. Movement of handicapped persons is safe and convenient throughout the site with the use of sidewalks and ramps. Pedestrian circulation is designed to create safe and pleasurable movement through the site.

Should you require any additional information or have any questions, please do not hesitate to contact me at 719-475-8133.

Respectfully yours,



**Brad Nichols**  
Planner  
YOW Architects PC