



October 22, 2021

El Paso County  
Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Re: Letter of Intent for Mountain View Electric Fiber infrastructure

Dear Planning Staff,

Conexon is submitting this Letter of Intent on behalf of Mountain View Electric in accordance with the requirements of the El Paso County Approval of Location and Site Development Plan applications. The proposed project consists of the development and construction of a fiber distribution network on existing Mountain View Electric utilities. The new fiber distribution network will be used to increase efficiency in the Mountain View Electric system as well as serve all Mountain View Electric members with broadband internet access in the near future. Additional project details are provided below.

### **Applicant and Consultant**

The Applicant and Consultant contact information is as follows:

#### Applicant

Mountain View Electric Association  
11140 East Woodmen Road  
Falcon, CO 80831  
Contact: Amanda Hall  
Telephone: 719-495-2283  
Email: [Amanda.h@mvea.coop](mailto:Amanda.h@mvea.coop)

It would be beneficial to include analysis of the Master Plan with this letter of intent, as discussed via email correspondence between applicant and County staff. Please reach out to the project manager if you have any questions.

#### Consultant

Conexon LLC  
2001 Grand Blvd Suite 700  
Kansas City, Mo 64108  
Contact: Blake Nations  
Telephone: 601-618-7561  
Email: [blake.nations@conexon.us](mailto:blake.nations@conexon.us)

### **Site Location, Size and Zoning**

The proposed site for the gravel staging area is located at 5315 Dodge Road Peyton Co 80831. Please see the Vicinity Map for the site location (Attachment 1). The overall parcel is approximately 4.3 acres. Current zoning RR-0.5. The Site plan for the hut is attachment #2.

## Request and Justification

The scope of the project includes the development and deployment of a fiber distribution network on existing MVEA electrical poles, easements and ROW's. The project has an immediate impact to increase the capabilities and efficiencies of MVEA's electrical system and in the near future will provide world class broadband to all members of MVEA. This service will allow all persons the ability to utilize broadband internet for personal and professional development.

## Existing and Proposed Facilities, Structures, and Roads

The existing site is an electrical substation. This location is just the origination location for the fiber deployment. There will be a 10x20 concrete structure placed on the site for housing of electrical equipment. Otherwise the only work to be done on this location will be hydraulic directional drilling to supply 1.25" conduit into the structure in order to deploy the fiber infrastructure.

The site plan is attached as attachment #2.

There will be no other new facilities, structures or roads.

Please confirm how many structures are going to be built within the entire project? Please note: project scopes that include developments on private property that include development within public ROW will trigger all stormwater engineering submittal requirements.

## Waiver Request and Justification

Conexon is requesting a partial waiver from the landscape requirements found in the El Paso County Land Development Code [LDC 6.2.2.(G)(1)(f) Outside Storage Landscaping Requirements]. There will not be new construction or development to landscape. The construction will take place on existing MVEA ROW and poles

Will there be any road cuts on County owned roads?

## Elevation and Floor Plans

There will be one new building placed for this portion of the project. The attached elevation and floor plan is attached below (attachment #3) All construction will take place underground alongside existing MVEA utilities or overhead on existing MVEA poles.

### **Sign Plan**

A sign plan is not required for this portion of the project.

### **Traffic Information**

During the installation of the 10x20' fiber optic electronics hut there will be one drivable crane and 1-2 POV trucks on site. None of the work will take place on public easement, row or roadside. Therefore no traffic information will be needed. The trucks will enter the property off of Dodge road and all work and staging will take place on MVEA owned property.

### **Lighting Plan**

There will not be a lighting plan as all work will take place during the day light and be completed during daylight hours.

If you have questions regarding the material included in this Letter of Intent or the application materials, please contact me at [blake.nations@conexon.us](mailto:blake.nations@conexon.us) or 6016187561.

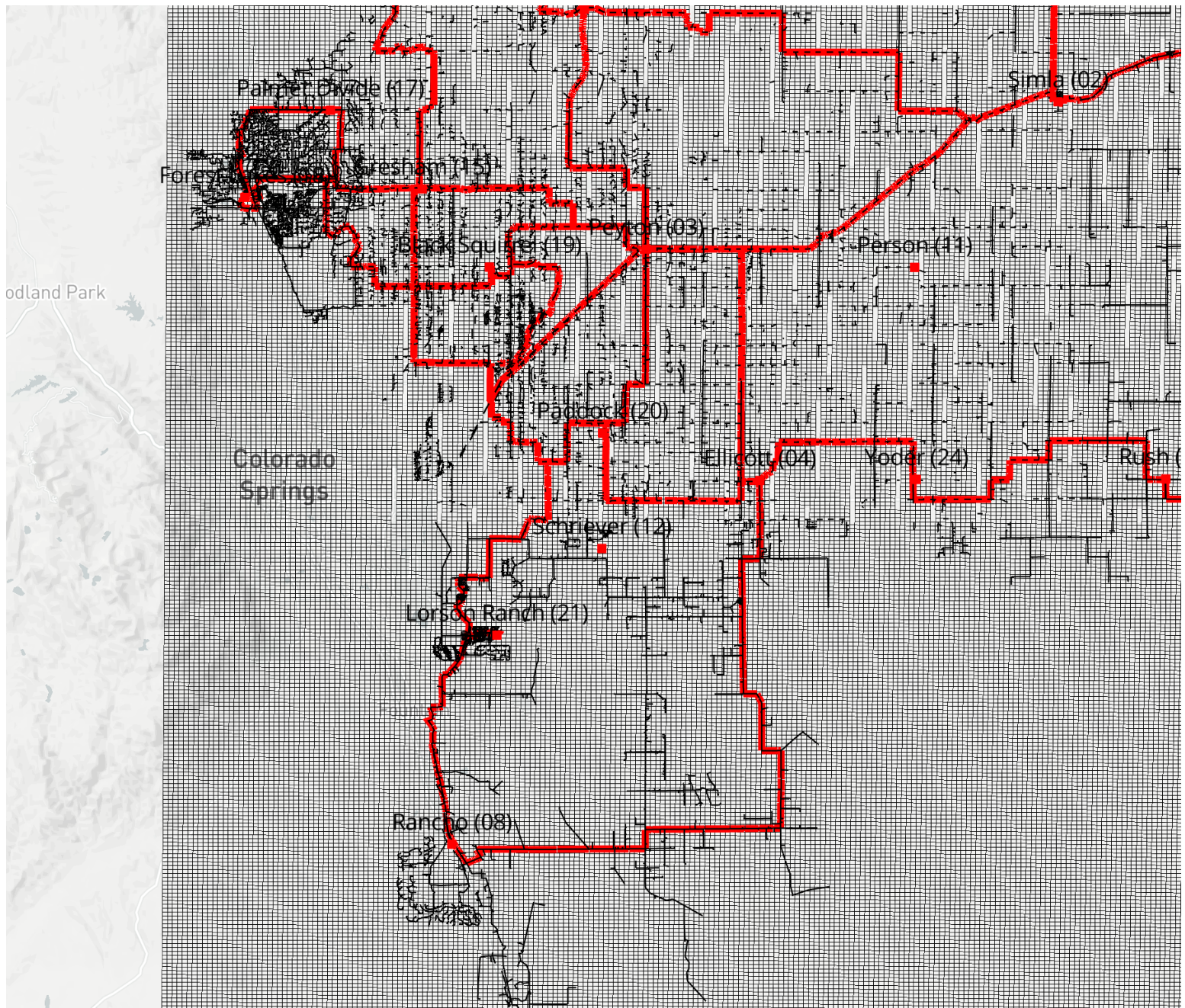
Sincerely,

Please note: road impact fees will apply with the final land use approval. Public/institutional land use from the road impact fee schedule will be used to determine fees.

Blake Nations  
Regional Project director

Attachments:

1. Vicinity Map
2. Site Plan Drawing
3. Floor Plan



This is a very broad overview of the project map. Due to the scale we can not provide anything more detailed.

Are any other structures going to be built throughout the County?



The road to the left (west) is Dodge Road the map is oriented with North at the top

