



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

Consultant

Conexon LLC
2001 Grand Blvd Suite 700
Kansas City, Mo 64108
Contact: Blake Nations
Telephone: 601-618-7561
Email: 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.

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

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.

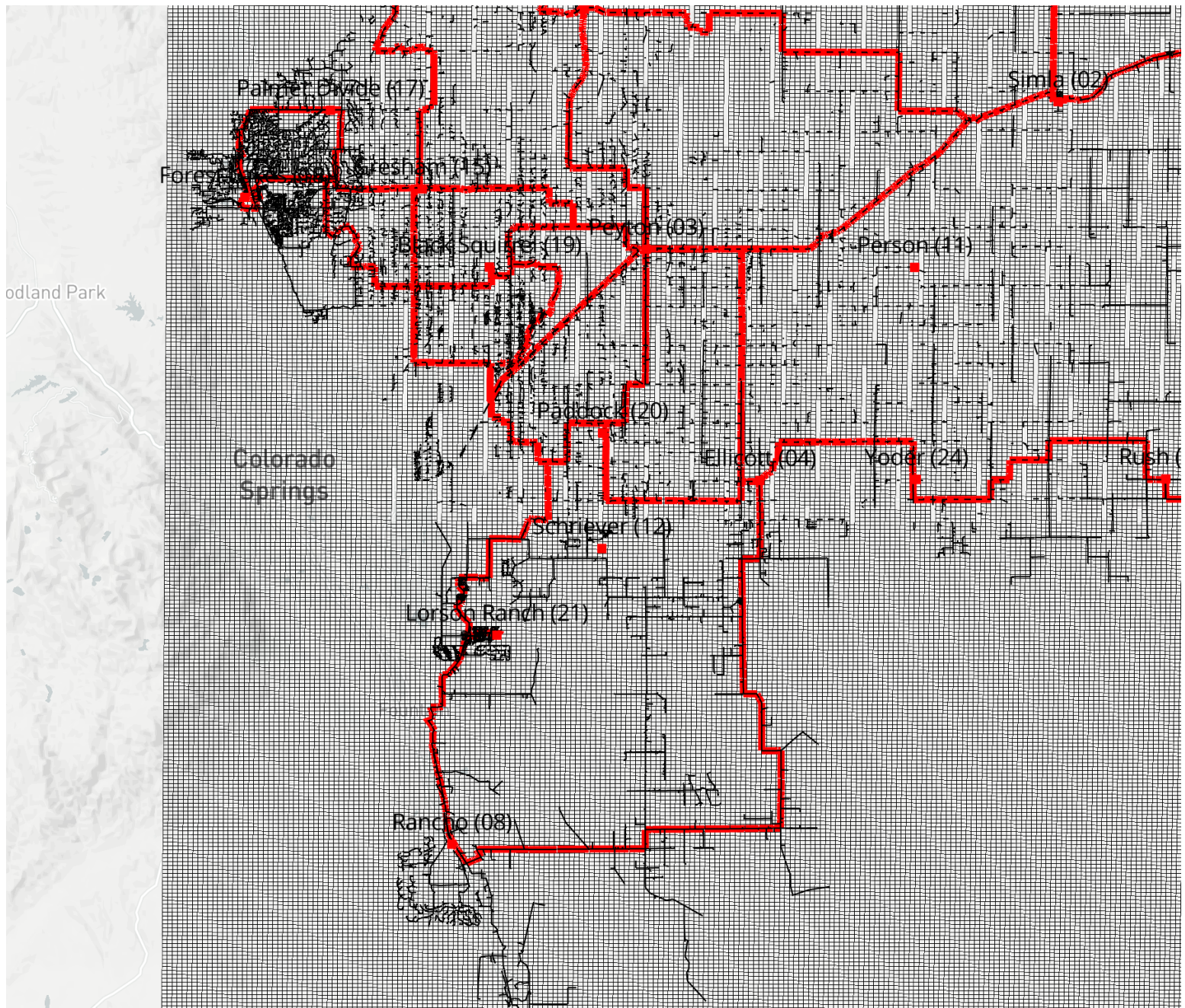
If you have questions regarding the material included in this Letter of Intent or the application materials, please contact me at blake.nations@conexon.us or 6016187561.

Sincerely,

Blake Nations
Regional Project director

Attachments:

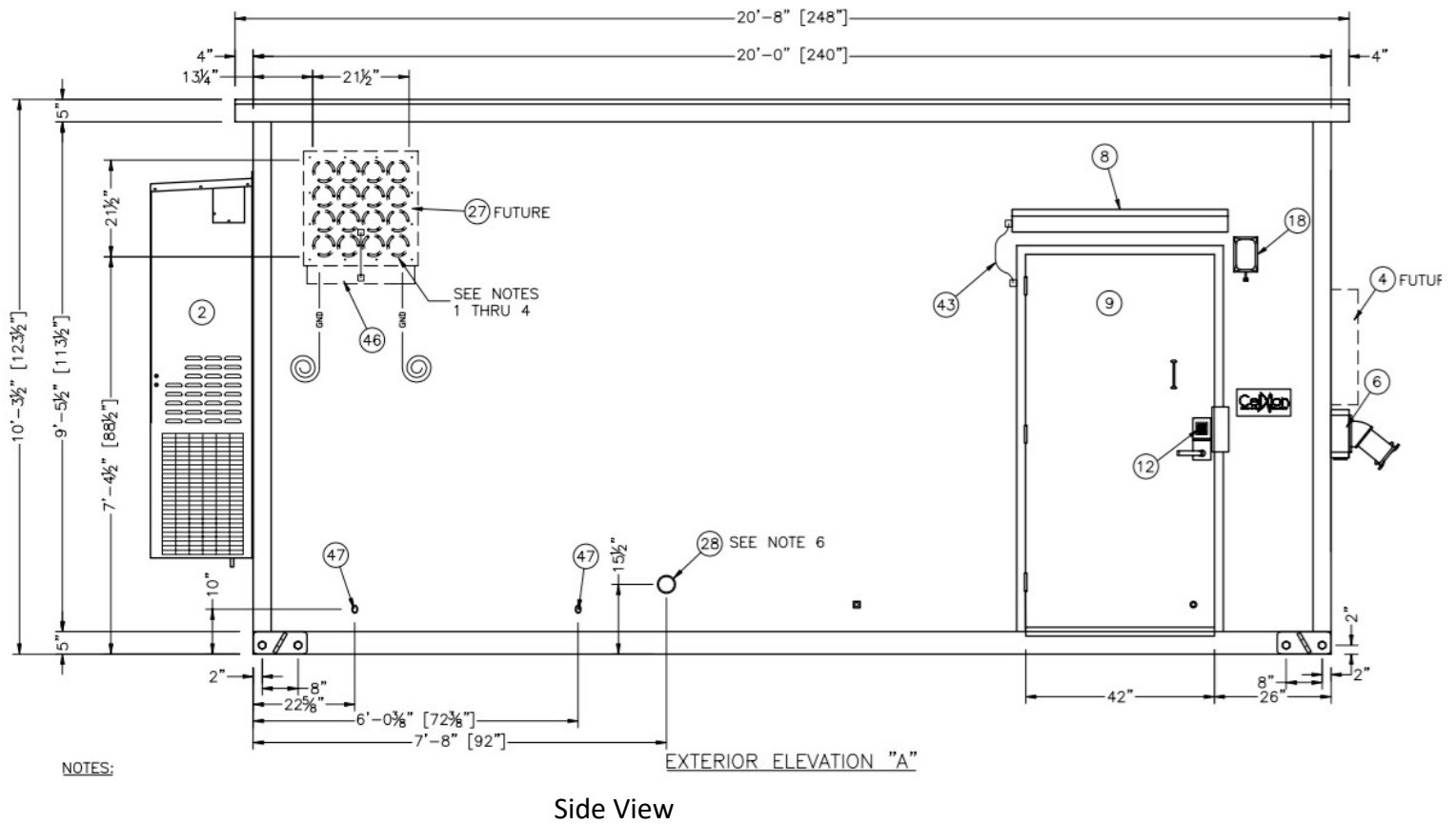
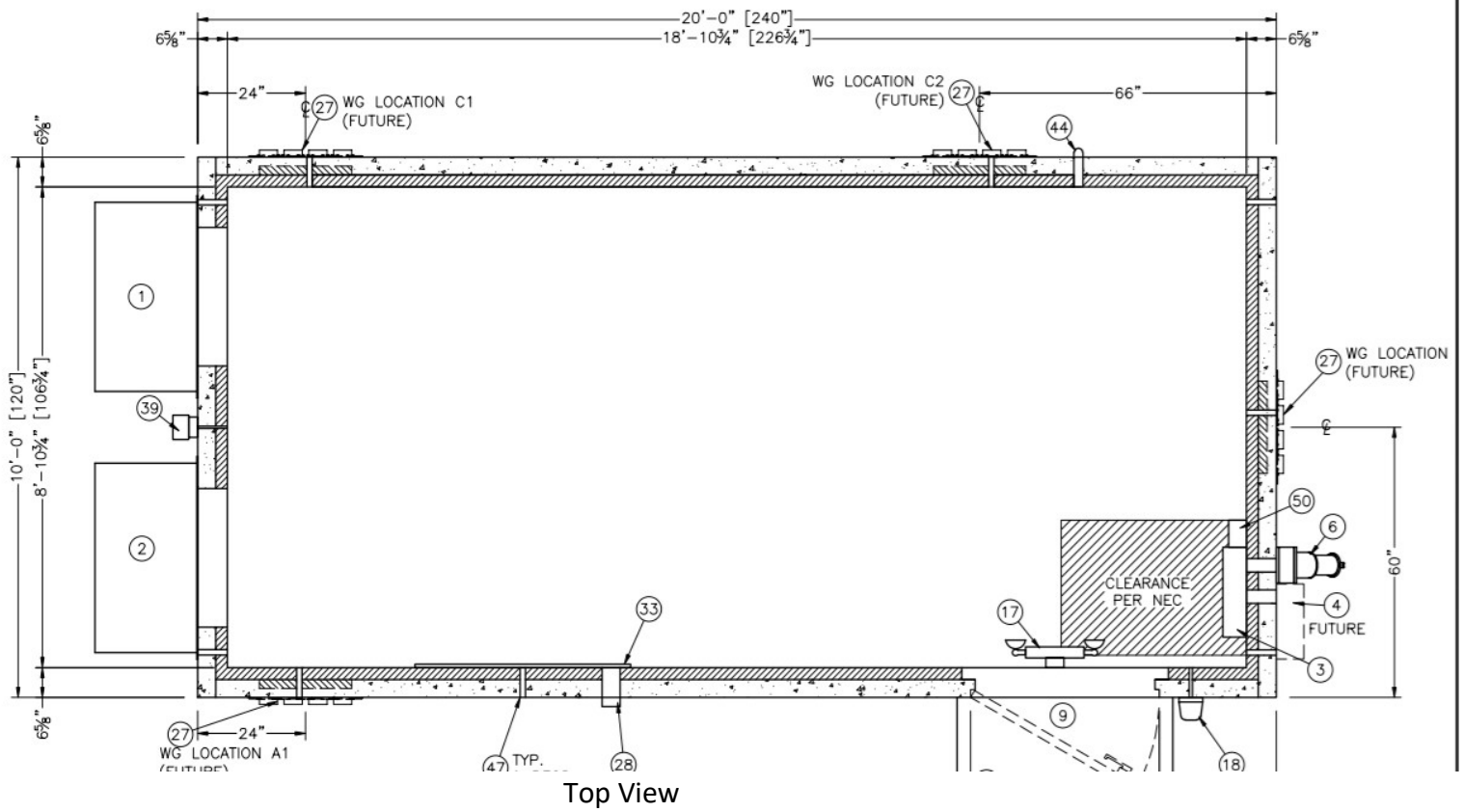
1. Vicinity Map
2. Site Plan Drawing
3. Floor Plan



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



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



November 23, 2021

The proposed site for the gravel staging areas are located at 19 different locations, located on existing MVEA substation properties. Please see the Vicinity Map for the site location (Attachment 1). The overall parcels are approximately 5 acres per site, the locations are below

Substation Name

Address

Latitude

Longitude

Peyton

13475 Peyton Highway

Peyton, CO 80831

39° 01' 33.6"N

104° 28' 40.7"W

Ellicott

2002 Baggett Road

Calhan, CO 80808

38° 51' 11.5"N

104° 22' 08.3"W

Monument

2020 Higby Road

Monument, CO 80132

39° 04' 43.8"N

104° 47' 08.7"W

Black Forest

7805 Burgess Road

Black Forest, CO 80908

38° 59' 53.2"N

104° 40' 53.1"W

Rancho

16805 Old Pueblo Road

Fountain, CO 80817

38° 34' 54.4"N

104° 39' 51.3"W

Rush

24140 County Road 5

Rush, CO 80833

38° 51' 16.5"N

103° 58' 48.4"W

Falcon

5315 Dodge Road

Peyton, CO 80831

38° 54' 31.5"N

104° 37' 33.0"W

Person

12504 Yoder Road

Calhan, CO 80808

39° 00' 44.5"N

104° 13' 14.6"W

Schriever

1511 Enoch Road

Colo Spgs, CO 80912

38° 48' 10.0"N

104° 31' 14.0"W

Geesen

10772 Drennan Road

Colo Spgs, CO 80929

38° 47' 45.3"N

104° 37' 41.7"W

Anderson

16457 Jackson Crk Pkwy

Monument, CO 80132

39° 04' 15.6"N

104° 50' 59.0"W

Gresham

7195 Hodgen Road

Black Forest, CO 80908

39° 04' 13.7"N

104° 41' 34.4"W

Palmer Divide

2535 County Line Road

Monument, CO 80132

39° 07' 44.8"N

104° 46' 51.4"W

Forest Lakes

Vicinity Map

