



September 10th, 2026

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Site Info: SpaceX Installation – 7113 Space Village Ave

El Paso County, CO
Attn: Lacey Dean
2880 International Circle, Suite 110
Colorado Springs, CO 80910
VIA ELECTRONIC SUBMITTAL

RE: Building Permit Application for Satellite Earth Station Site Improvements
Site Address: 7113 Space Village Ave, Colorado Springs, CO 80929
APN: 5417001012
Zoning District: Industrial (I-3)
Starlink Project: Colorado Springs, CO GSN-2988

In response to the review comments from EDARP for file number: COM2613

- 1. Please include a statement that stormwater runoff from the proposed satellite antennas will not adversely impact downstream or neighboring properties.**

Response: Please refer to pages C-4.1 and C-4.2 of the site plans comparing existing and proposed runoff coefficients and stormwater peak runoff values. Proposed installation will not adversely impact downstream or neighboring properties.

- 2. Include a statement of the frequency and amount of vehicle trips that will be generated to this site. If vehicle trip generation will be low, please include another statement that this application qualified for the Traffic Impact Study exemption in ECM b.12.D: Vehicular Traffic:**

- (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than ten**
- (2) There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways**
- (3) The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends**
- (4) The change in the type of traffic to be generated (i.e., the additional of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property**
- (5) Acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained**



(6) No roadway or intersection in the immediate vicinity has a history of safety or accident problems

(7) There is no change of land use with access to a state highway

Response: This is an unmanned facility. There will be no increase in traffic following construction of the site and there are no additional proposed roadways. Visits to the site may be once or twice a year for maintenance, most of which can be done remotely. This application qualifies for the Traffic Impact Study exemption per the points included in the comment.

3. Please provide a statement and reasonable supporting calculations (ex: proposed impervious percentage, proposed peak runoff for 5/100 yr storms, etc) confirming that the proposed development does not exceed the design assumptions of the stormwater pond that provides treatment for the stie. See PCD projects MS2227, PPR2528, and PPR233 for reference.

Response: Please refer to pages C-4.1 and C-4.2 of the site plans comparing existing and proposed runoff coefficients and stormwater peak runoff values that confirm that the proposed development does not exceed the design assumptions of the existing stormwater pond.

4. The Road Impact Fees for this application will be assessed according to the outdoor storage category which is \$447 per 1,000 square feet. Please update according to the comment below.

Response: Adjusted per comments on the road impact fee acknowledgment form. However, please note the response to comment number 2. This is an unmanned facility and will not increase traffic. Most maintenance of the facility can be done remotely and, following construction, there would be one or two visits per year, at most. Please confirm that these impact fees would still be required as this project will not impact existing traffic.

5. The red box drawing on the aerial image represents the only approved land use in the image. The unapproved land use(s) will need to be resolved prior to the approval of this application. A traffic memo may be required as a part of this application and Road Impact Fees will apply.

Response: Please refer to the Correspondence with El Paso County_Development Plans email PDF uploaded as part of this resubmittal package. Per this correspondence, property owners will submit revised Site Development Plans while the Satellite Earth Station proceeds with approvals.

6. Please submit a revised Site Development Plan showing all existing and proposed activity on the site. The approved Site Development Plan we have on file (PPR233 shown below) does not depict the developments as shown in the imagery above. Or submit individual Site Development Plans per use. Please reach out to Planning and Community Development staff to submit the requested plans.

Response: Please refer to the Correspondence with El Paso County_Development Plans email PDF uploaded as part of this resubmittal package. Per this correspondence, property owners will submit revised Site Development Plans while the Satellite Earth Station proceeds with approvals.



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7. Please revise to: City Public R/W

Response: Please refer to revised proposed site plan page C-1.2 for corrected callout.

- 8. A joint access and maintenance agreement is needed as the applicant will need legal access as well as the physical access that is already available. The document will specify both legal access and the responsibility of maintaining the access (i.e. applicant, property owner, etc.). The easement will be recorded with the El Paso County Clerk and Recorder Office prior to the approval of this application. Minimum width is 24'. Show the access easement on this drawing and include the reception number (once recorded) and submit the recorded document via EDARP.**

Response: Please refer to the Correspondence with El Paso_Joint Access and Maintenance Agreement email PDF uploaded as part of this resubmittal package. Per this correspondence, the comment was made in error.

Alison Cantor

Senior Project Manager – Site Development Services, West Region |  TEP (www.tepgroup.net)

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