

ShouDesign, LLC | Commercial Architecture
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Colorado Springs, CO 80920
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Date: August 27, 2026

Re: Early Assistance Project Description

New Magnify Sanctuary and Administrative Building
4130 Old Ranch Rd
Colorado Springs, CO 80908

This is a request to build a new 11,560sf pre-engineered metal building to provide a sanctuary worship area and administrative office/classroom area for religious services. The existing property has a residence that is used as part of the church facility (parsonage). This residence is intended to remain on the property with the new sanctuary building.

The new building will include paved drives and parking for 77 spaces to support a sanctuary facility with a maximum occupant load of 299 people. Unpaved area will be available at the rear of the property should over-flow parking be necessary. The administrative area is intended to provide offices, restrooms, activity space, and classrooms to support the religious operations of the Magnify Church. A landscaped plaza is shown on the street-side of the building to enhance the visual appeal of the new facility.

Existing utilities are provided on the property, including a well and a septic system which will need to be evaluated for the increased demand. Power is existing on the site and upgraded service is expected. Gas does not appear to be available to the site so propane gas would be provided. Since there is no municipal domestic or fire water available to the property, the building is to be designed in such a manner that the building will not require fire sprinklers.

If further clarification is required, I may be contacted at office number listed above.

Very Respectfully,
Jason Shoudis, Architect
ShouDesign, LLC