



Letter of Intent

Jan. 23, 2025 (Revised 11-11-2025)

To: El Paso County Planning

Re: Falcon Baptist Church addition located at 11185 Eggar Dr.

Property info:

Owners: High Way Baptist Church
RR1 11095 Eggar Drive Peyton CO 80831
Parcel Number: 5313002016
PCD file No. PPR2516

To whom it may concern,

Falcon Baptist Church is proposing a 3435 s.f. addition to their existing building. This addition addresses several needs:

- 1) 1st and foremost is to relocate existing nursery and classroom building allowing parents to be in the same building during worship service. Having available in the same building alleviates several parental concerns. Having the same building during service, this also alleviates parents from needing to attend to their kids during service - especially during the service.
- 2) Need for additional platform space for the worship team along with additional chairs and chairs for multi-use events.
- 3) A warming kitchen is needed for “multi-use” functions.
- 4) More restrooms are needed based upon existing needs/request.
- 5) New entry/welcome space for before and after service “fellowship”.

No additional worship center seating or increased vehicular traffic is proposed for this addition. Project meets ECM Section B.1.2.D for exception of a traffic Study.

Best regards,
Lowell Ross

Please address all the individual criteria for the B.1.2.D exemption.

Nelson-Ross Architects
1626 E. Pikes Peak Ave
Colorado Springs, CO 80909
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Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10;

(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 addition 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; and (7) there is no change of land use with access to a State Highway.

• Pedestrian Traffic: Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new pedestrian traffic.

• Bicycle Traffic: Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new bicycle traffic.