ASCENT CHURCH
Site Development Plan
Letter of Intent

PPR265

Ascent Church
1750 Deer Creek Road
Monument, CO 80132

Applicant: Vertex Consulting Services, Nina Ruiz
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Colorado Springs, CO 80919
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Tax Schedule No: 7111301010
Acreage: 7.28 Acres
Zoning: A-5
Utilities: Woodmoor Water and Sanitation, Mountain View Electric Association Electricity, Black Hills Energy Natural Gas

Request:
A request for site development plan approval to allow for parking lot improvements and minor site grading. With the exception of the substitute landscape plan, the proposed development is in full compliance with all El Paso County regulations. Only Sunday service is proposed. No weekday activities, such as daycare or preschools, are proposed.

Lighting:
All existing lighting is to remain and was previously permitted by El Paso County and Pike Peak Regional Building. New lighting is proposed and is included in the photometric plan submitted in support of the requested application. Lighting will be installed as part of the parking lot improvements.

Substitute Landscape Request:
Pursuant to Section 6.2.2.A.4 of the Land Development Code (LDC), the Director may approve a substitute plan, provided the proposed landscaping provides an equivalent. The religious institution is existing, and the majority of the existing landscaping will remain in place.

APPLICABLE LDC SECTION	REQUIREMENT	PROVISION	ALTERNATIVE REQUEST
TABLE 6-1	10 FEET WITH ONE TREE PER 30 FEET		
	DEER CREEK: 400 FEET= 14 TREES	14 TREES, 2 DECORATIVE BOULDERS, 50 LINEAR FEET OF SCRUBOAK	NA
	WOODMOOR: 935 FEET= 31 TREES	9 TREES AND 330 LINEAR FEET OF SCRUBOAK	330 LINEAR FEET OF SCRUBOAK IS EQUIVELENT TO 22 TREES, ASSUMING A 15 FOOT CANOPY. 9 TREES + 15 TREE EQUIVELENT= 31 TREES (SEE IMAGE)

6.2.2.E	MINIMUM OF 5% WITH 1 TREE PER 500 SQ FT	53% OPEN SPACE, 1 ACRE INTERNAL SCRUBOAK COVERAGE, 18 INTERNAL TREE PLANTINGS	NA

Road Impact Fees

Road Impact Fee are not applicable per BoCC Resolution 24-377 because no addition or change in use is proposed.

Floodplain

The property is not encumbered by the floodplain.

Wetlands

There are no wetlands onsite.

Signage

A separate sign permit with sign details will be submitted. The signage depicted on the site development plan is conceptual at this time.