



PO Box 939  
Monument, CO 80132

**\*\*Please include an alternative landscape plan explanation in this document if criteria for landscape plan cannot be met\*\***

July 8, 2021

El Paso County Development Services  
2880 International Circle  
Suite 110  
Colorado Springs, CO 80910

Subject: Final Site Justification, 16965 Lindbergh Road, Monument

We propose to develop this vacant property into a religious site for the primary use of Fuel Church, with a church building and a separate parsonage. We currently have a small parsonage, a shed and two storage containers on site. The church structure and associated parking is planned for the western portion of the property.

**Project Information**

Address: 16965 Lindbergh Road, Monument, CO 80132  
Tax Schedule Number: 7121001009  
Legal Description: THAT PART OF N2N2NW4SE4 LY E OF RD SEC 21-11-67  
Existing Zone: A5


**Existing and Proposed Facilities**

A 5980 SF metal building is proposed for worship, administrative, and training use. Currently the parsonage is a 400 SF mini house. Both structures (church and parsonage) will be serviced by a single septic system. The parsonage is served by an existing well, and the church will purchase water, to be stored in a cistern on site for fire and restroom needs. The property will continue to be entered from an existing public road, Lindbergh Road, on the west end of the property. Gas and electric utilities are provided to the site by Black Hills Energy and Mountain View Electric. Parking will be provided for 160 people.

**Request and Justification**

We are requesting approval of our plans to build the church structure on this property. The site will be used to service the local community with church/religious functions, including worship, weddings, funerals, missionary training, etc. None of these uses will adversely impact the public health, safety, or welfare of the local community. Our intent is to provide significant, positive services to the local community.

**Please describe how this will be in compliance with the LDC and criteria for the zoning district.**

By   
Daniel Crosby, President