November 6, 2026 PCD File No. VA264

LETTER OF INTENT
Church Multi – Purpose Building – Retail Sales
Variance of Use
(MVE Project No. 61239)

Owner / Applicant:
Fountain Faith Fellowship
11485 Old Pueblo Road
Fountain, CO 80817
(719) 300-3022

Consultant:
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736

Property Tax Schedule No:
56170-00-005

Current Zoning:
A-5 CAD-O

Site Location, Size and Zoning:

The tract for 11485 Old Pueblo Road is within the northeast one-quarter of Section 17, Township 16 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado. The site is 5.0± acres in area, has a tax schedule number of 56170 00 005 and street address of 11485 Old Pueblo Road. The site is located south of Link Road along Old Pueblo Road in El Paso County. The site is zoned Agricultural – 5 Acres with Commercial Airport Overlay District (A-5 CAD-O).

The CAD-O places the tract in an Aircraft Navigation Zone which will require no additional documentation because we are not platting the Tract. The proposed improvements for the Site will not infringe on the air space 200' above the tract ground elevations. The site consists of an existing residential single-family home (parsonage), church building, out structures, and an existing parking lot. The A-5 Zone District is intended for 5-acre parcels to serve agriculture. The surrounding A-5 zoned properties consist of a mix of single family residential and grazing land.

The El Paso County Land Development Code definitions:

Community Building -- *A facility used for the assembling of people for recreation, social, cultural, political or education purposes operated by a not-for-profit, special district, or governmental entity, a home owners association, or mobile home or recreational vehicle park owner generally designed to serve a neighborhood or development. A community building may include outdoor recreation facilities including tennis courts, basketball courts, playgrounds, bike trails, picnic areas, or other facilities approved as part of the site development plan or special use.*

The applicant considers the the proposed new building to be primarily a church multi-purpose building that will house worship services, church gatherings and normal church events. The building is referred to as a "Multi-Purpose" building associated with the existing church use. This request is for an additional use of Thrift Store in the multi-purpose building on a continuing, but part-time basis as further describe below.

Retail Sales – *Establishments engaged in the sale of goods or merchandise, to the general public and rendering services incidental to the sale of these goods. A retail sales establishment is usually a place of business and is engaged in activity to attract the general public to make purchases. Including but not limited to: antiques or art, clothing, department store items, drugs, dry goods, feed and seed, hay, flowers,furniture, gifts, groceries, hardware, hobby items, office supplies, package liquor, paint, pets, shoes, sporting goods, appliances and repairs, copies and toys.*

The requested Thrift Store use is encapsulated in the above definition, however the actual anticipated use is low intensity and not permanently fixed within inside the Multi-Purpose Building because the building needs to serve the intended church uses also.

Request:

The request is for a Variance of Use for the addition of a 5,180 square foot (SF) Church Multi – Purpose Building with the use being for Fountain Faith Church storage, events, and Thrift Store. These uses fit the El Paso County Land Development Code definitions of Community Building and Retail Sales. The Fountain Faith Church (Church) a not for profit entity, will own and operate this Church Multi – Purpose Building and the Thrift Store as a non-profit entity. The Church Multi – Purpose Building will have associated parking connected to the existing drive on site, connections to utilities, and permanent landscaping. The Thrift Store will be operated by the Church and only Church associated events will be held in the Church Multi – Purpose Building. The site will continue to be used as a single family residence (parsonage) and religious institution for the worship of Fountain Faith Fellowship. This Variance of Use project is shown on the Site Plan.

Justification:

One of the Church's primary missions is to support the disenfranchised population of the community regardless of their religious affiliations, if any. Strict application of the purpose of the A-5 Zoning District for this site would result in exceptional practical difficulties in the church's ability to adequately provide ministry and support to the disenfranchised population of the community. The proposed Church Multi – Purpose Building will allow for thrift store sales to support said population. The Church Multi – Purpose Building will be used only for Church associated events and the Church Thrift Store uses. The proposed uses will include small scale Church weddings, parties, family celebrations, etc. at times when the thrift store is not active. The small scale Thrift Store operations would be open on average of 3 to 4 hours per day for 3 to 4 days a week combining late mornings and early afternoons at a maximum of 5 days a week. Staffing would be by one of the existing church staff and a possible church volunteer. That same staff member would also schedule the Church associated events that could occur 9 A.M. & 10 P.M. on any day of the week. These events would not be held when the Church is being used.

The area of disturbance will not exceed one acre. The general drainage patterns existing on the site will be maintained. The paved parking will connect to the existing access drive internal to the site. No new access points will be connected to Old Pueblo Road. The proposed parking lot area will be graded to

match existing conditions and will allow the existing overland storm water flows to continue in the same general direction. The addition of the proposed mixed use building will not be detrimental to health, safety, and welfare for the inhabitants of the area and El Paso County.

The proposed uses will not generate odors that would be uncharacteristic of standard residential / church use or have a negative impact on the existing agricultural smells from the surrounding parcels. The proposed mixed use building and parking lot will meet all air, water, odor, and noise standards that are established by El Paso County, State of Colorado, and Federal Regulations. The proposed use will not adversely affect wildlife or wetlands. Following are discussions of Variance of Use Approval Criteria, Master Plan Compliance, Compatibility and Traffic, with the surrounding area.

The Site Plan provided with this Variance of Use request provides for adequate parking, traffic circulation and open space. Landscaping, screening and lighting will be addressed during the Site Development Plan submittal. Sewer service for the existing buildings are provided by an on-site waste water treatment system and water service is provided via an existing well. These facilities shall be expanded or new facilities will be added as needed when identified in the Site Development Plan submittal. Stormwater drainage, fire protection, police protection, and roads are available and adequate to serve the needs of this proposed Variance of Use as designed and proposed.

Land Development standards for El Paso County will be met. The drive and parking will be constructed in accordance with an approved Site Development Plan for the site. ADA Standards are incorporated with the parking area layout and will be met along with number of parking spaces including accessible space requirements.

The next land use submittal shall include plans and details for the pre and post construction erosion protection, stabilization, and re-vegetation of disturbed areas. The erosion control measures will detail locations for silt fencing, seeding and mulching and other landscaping.

An Airport Activity Notice and Disclosure will be recorded (it one is not already) prior to the approval of the Site Development Plan.

Pikes Peak Regional Building Department (PPRBD) will receive and review for approval the building plans to include building elevations and Site Development Plan for this site. The required number and type of parking spaces have been established using proposed mixed use commercial center square footage and comply with El Paso County Land Development requirements for parking spaces and ADA requirements. All proposed dimensions and slopes for new building access ways have been examined and are deemed compliant with the Department of Justice 2010 ADA Standards for Accessible Design. Surfacing of the entrance drive and parking lot will comply with El Paso County Engineering Standards. A Site Development Plan will be prepared with the El Paso County Community Development Standards and will be submitted under a separate application.

5.3.4. Variance of Use

(A) Purpose. Occasionally, a use is proposed that is not allowed in the applicable zoning district. The BoCC may grant a variance of use to allow the proposed use if it determines that it meets the criteria contained in this Code.

(B) Applicability.

(1) Where Applicable. Those uses that are not otherwise an allowed use or special use in a zoning district, except in a PUD Zoning District, may be considered for a variance of use. A variance of use may not be considered in a PUD Zoning District. The power of the BoCC to vary the provisions of this Code is

permissive, not mandatory, and shall not be exercised in such a way as to frustrate the scheme or intent of this Code. The power to grant variances shall be exercised sparingly.

(2) Variance of Use to Comply with Review Criteria and Other Standards. The BoCC evaluates each proposed variance of use for general compliance with the review criteria in this Code and the development standards that apply to all development.

(C) Criteria. In approving a variance of use, the following criteria may be considered:

• The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.

• The variance of use is generally consistent with the applicable Master Plan. Please see the Master Plan discussion below;

• The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County. Please see the section on Compatibility below;

• The proposed use will be able to meet air, water, odor or noise standards established by County, State or federal regulations during construction and upon completion of the project;

• The proposed use will comply with all applicable requirements of this Code and all applicable County, State and federal regulations except those portions varied by this action;

• The proposed use will not adversely affect wildlife or wetlands;

• The applicant has addressed all off-site impacts. Please see the section on Traffic Impacts, below;

• The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or

• Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designed and proposed.

Master Plan Discussion:

This application is in general conformance with the El Paso County Master Plan including the applicable special topic master plans.

Master Plan Description

This application was examined in light of the current El Paso County Master Plan, "Your El Paso Master Plan" (2021), and is in general conformance therewith. "Your El Paso Master Plan" (2021) is a comprehensive document communicating a vision for many factors that influence the quality of El Paso County, including Land Use. The Master Plan provides a strategy to achieve the vision by putting forth goals and policies that can be used as a framework for decision-making regarding development of the County.

Chapter 1 of the Master Plan contains the statement that the plan is "general in nature - it cannot tackle every issue in sufficient detail to determine every type of necessary action." Chapter 1 continues that the plan "is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives." When taken together, these statements convey that the Plan may only address certain issues

at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan. That description certainly holds concerning numerous instances and on a variety of topical areas. However, the Master Plan addresses the some topics surrounding this requested variance of use and provides the needed guidance as identified below.

Key Area

The Master Plan mapping illustrates that the site is not located within a specific Key Area except that it appears to be inside the blue dotted 2-mile Notification Zone for Military Installations (Fort Carson). The Master Plan provides the following discussion relating to this Key Area:

"Colorado state law requires local governments to notify military installations of development applications taking place nearby, as per Colorado Revised Statute § 29-20-105.6. El Paso County has five military installations: Cheyenne Mountain Air Force Station, Fort Carson Army Base, Peterson Air Force Base, Schriever Air Force Base, and the U.S. Air Force Academy."

"Given the central role the military plays in the region, El Paso County has worked to support its military installations through its land use, transportation, and natural resource planning efforts. Areas directly adjacent to the installations are critical to successfully planning for the County's projected growth, economic viability, and the various operations of the individual bases. Recommendations and policies will be specific and different for each installation, as outlined in Chapter 9 Military."

Concerning Fort Carson, the Master Plan Continues:

"Fort Carson extends from Colorado Springs south to the County border and into Pueblo County. It is the largest military installation in the region, covering approximately 137,000 acres with a total population of nearly 100,000. It is home to the 4th Infantry Division, the 10th Special Forces Group, and also hosts the Army Reserve, Navy Reserve, and the Colorado Army National Guard, among many others. As of April 2020, Fort Carson employs 33,635 active duty and civilian personnel (including reservists and contractors) with an annual economic impact of $2.4 billion dollars."

Many service members live and work in the general vicinity of the site and there is a wide range income levels associated with the nearby Fort Carson installation. The church has existed at the site for many years and it has been a stable and positive influence in the community as the normal activities and events are conducted there. The proposed Thrift Store use may prove to be a helpful resource for those at Fort Carson that are on the lower end of the pay scales or those that have larger families. The existing and proposed uses serve to support the nearby military personnel and ultimately Fort Carson overall. The proposed variance is in general conformance with the designated Key Area.

Area of Change

The site is located in an area of Minimal Change: Undeveloped as shown on the Areas of Change map in the Master Plan. The request for variance does not represent a significant change in the existing use or intensity of use from the existing conditions.

The Master Plan provides detail regarding this classification:

"The character of these areas is defined by a lack of development and presence of significant natural areas. These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character. New development may also occur in these areas on previously undeveloped land, but overall, there will be no change to the prioritized rural and natural environments."

The 5-acre parcel is currently a partially utilized church site immediately adjacent to Old Pueblo Road, 6 acre, 10 acre, and 18 acre rural residential parcels in the A-5 zone. With the requested variance and addition of the one proposed multi-purpose building, members of the community will still gathers at the site for non-residential purposes. The intensity of the use as described above will remain at a low level. The project will allow the area to maintain the current terrain, vegetation, and character that exists while providing an extension to the community services that the church offers. Thee proposed variance does not significantly change the existing neighborhood character.

Placetype

The Master Plan Placetype designation of the site is "Suburban Residential" as illustrated on the Master Plan graphic. The primary listed Land Use of the Suburban Residential placetype is Single Family Detached housing according to the Master Plan guidance. Single Family Attached (duplex), Multifamily, Commercial Retail, Commercial Service, Parks and Open Space, and Institutional are all listed as Supporting Land Uses which are intended to be "less prevalent" land uses that "serve to support the primary land use".

The Master Plan description of the Suburban Residential Placetype is as follows:

"Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern."

More concerning the current use and requested variance, the Master Plan Continues:

"Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County."

The existing church building and grounds with associated pastor's residence fall into the Institutional land use, while the requested variance to allow the thrift store use is classified Commercial Retail. The existing and proposed land uses for this site are supported in the Master Plan Placetype designation.

Master Plan Goals

Master Plan Goal LU3 is "Encourage a range of development types to support a variety of land uses" and has the associated Objective LU3-1: "Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines." The existing and proposed land uses of this variance request are consistent with the placetype land uses which are single family residential (detached), commercial retail and institutional.

Master Plan Goal ED3 is "Encourage the development of commercial districts in underserved areas". This goal has the associated Objective ED3-4, which is "Strongly encourage mixed-use development within the Urban Residential placetype". The existing site is currently mixed use, primarily religious institutional with a single family residential component. The proposed Multi-purpose building on the site is anticipated to better facilitate the enhance the current church use while providing the new part-time Thrift Store use in the same site. The proposed variance is consistent with the provisions of the Master Plan and the site is an excellent setting for the continued and expanded mixed-use development.

Major Transportation Corridors Plan (MTCP)

The proposed zone change is in compliance with the 2045 Major Transportation Corridors Plan (MTCP). The site is located on a rural minor collector. No right-of-way dedications will be required with this project.

Parks Master Plan

The proposed zone change is in compliance with the Parks Master Plan, which does not call for trails or parks in the site. No Park Fees are anticipated to be required with proposed development. The proposed variance is not in conflict with the requirements of the Master Plan for Mineral Extraction. There are no severed mineral right owners.

Water Master Plan

The proposed variance is in compliance with the El Paso County Water Master Plan (2019). The site operates on one permitted well which provides an adequate water supply for the existing and proposed uses. The site is located in Region 7 (Fountain Area) in the Water Master Plan. The region is located south of Colorado Springs and generally along the I-25 corridor, including the City of Fountain. The site is not located in a 2040 or 2060 designated Growth Area as determined in the Water Master Plan. The Water Master Plan contains estimates of the demands and available supply by region at the years 2019, 2040 and 2060 Build-Out. The 2019/2040/2060 demands in Region 7 are estimated to be 10,141 acre-feet per year, 15,846 acre-feet per year, and 26,969 acre-feet per year, respectively. The 2019/2040/2060 supplies in Region 2 are estimated to be 15,376 acre-feet per year, 25,241 acre-feet per year, and 27,840 acre-feet per year, respectively, indicating a surplus of supply for the region in 2019, but small deficits in supply for the 2040 and 2060 outlooks. A significant portion of the supply is derived from non-renewable Denver Basin groundwater. No significant change in actual water usage is anticipated as a result of the requested variance and resulting site changes. Supply from the existing well is adequate to support the water supply needs of the property.

Some of the policies of the Water Master Plan that are supported by the proposed development are: Policy 4.1.3 – Support enhanced monitoring of sources of surface and tributary groundwater in the County. The existing well is metered to insure compliance with the terms of the permit; Policy 6.2.1.2 – Encourage re-use of treated wastewater for irrigation and other acceptable uses when feasible. Both the existing residence and church building plus the proposed multi-purpose building will utilize onsite wastewater treatment systems which will provide “Return Flows” to the environment. The proposed variance is in compliance with the Water Master Plan.

Compatibility:

Section 1.15 of the Land Development Code provides the definition of Compatibility: “The characteristics of different uses, activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, compatibility refers to the sensitivity of the proposed use, activity or design in maintaining the character of existing development within the vicinity.” This definition specifically eliminates the requirement for two items to be identical in order for them to be considered compatible. Identicality is not required for compatibility.

- The Code definition quoted above provides that compatibility can be accomplished if they are “located near or adjacent to one another in harmony”, that is, to coexist with each other without negative impacts.

The current land uses of Religious Institution and Single Family Residential are allowed uses in the A-5 zone. The current uses have coexisted in harmony within the neighborhood for many years now. The site and structures are befitting of the neighborhood and the intensity of the existing uses have not impinged on the uses existing on the surrounding properties. The proposed multi-purpose building is associated with the current Religious Institutional use. The new building is primarily intended to enhance and support church services, gatherings and events. The new building will provide flexibility in the type of activities that can be conducted during the normal church gatherings which may be precluded or more difficult in the current church building. It is anticipated the current church population and attendance will remain steady going forward without a projected increase in the number of people that attend. The proposed variance will also the multi-purpose building to house the thrift store on a part-time basis, outside of the normal worship and gathering schedule. The thrift store use, while viewed as a critical part of the churches efforts to help those in need, is not expected to attract a large number of visitors. It will not overshadow the current primary uses already being conducted on the site. The days and hours of operation are limited, as discussed above, and the display of thrift store stock is not permanently fixed inside the multi-purpose building. That is, the space inside the multi-purpose building must remain flexible in order to effectively host the churches' services, gathering and events that are planned. The planned events are those that the church currently engages in concerning the leadership and members of the church (normal church functions).

All setbacks required in the A-5 zone district are still applicable with the requested variance. The required setbacks are 25-foot front, rear, and sides. There are two existing sheds (160 sf each) on the property that are currently located inside the setback on the northeast side. These are both portable and could be moved. Since this is an existing condition, there are no plans to move them as part of this variance application process.

- The Compatibility definition includes “height”.

The maximum allowed height in the A-5 zone is 30 feet for structures. The building proposed with the requested variance will comply with the height criteria per the Land Development Code. The requested uses can easily be conducted in the building of the allowed height. The proposed building will be comparable in height and scale as the existing structures on the site and those of the surrounding properties.

- The Compatibility definition includes “scale, massing, and bulk of structures”.

There is no maximum building coverage in the A-5 zone district. The current building coverage of the site including the church building, residence, garage and all sheds is 3.7%. Adding the proposed multi-purpose building will increase the building coverage of the site to 6.1%. This figure is comparable to development on some of the other parcels in the immediate vicinity of the site which include residential structures, garages, multiple barns and sheds. The level of building coverage is compatible with parcels that are nearby the site. The proposed multi-purpose building at 5,180 sf is similar in scale to the barns and out-buildings featured on some of the nearby properties and the proposed building height is similar to the other properties as well. The scale, massing, and bulk standards of the anticipated future improvements are comparable and compatible.

- Compatibility definition includes the characteristics of “landscaping, light, noise, odor, and architecture”.

The existing church building and residence has landscaping with an orderly and up kept appearance. The proposed multi-purpose building in which the requested use will occur, will have landscaping installed in compliance with the Land Development Code. Landscaping has not and will not be a

detriment to the neighborhood. Lighting will remain at near the same level as existing. The thrift store activities will take place in daylight hours and will require no nighttime lighting. None of the existing or proposed uses generate a significant amount of noise, and certainly not noise that would be detectable on nearby properties above that which is already produced on the nearby properties themselves. The activities of the existing and proposed uses on the site produce no odors that could be detrimental to the neighborhood. Architecture in the site will continue to be harmonious with that of the subject property and that of the surrounding neighborhood. Overall, the structures and grounds are anticipated to similar to those already existing in the surrounding area making the proposed use compatible with the surroundings.

- The compatibility definition includes the direction that the project should be "Maintaining the character of existing development in the vicinity".

The proposed multi-purpose building is intended to house the church use activities that already occur on the site and have existed for many years in harmony with the surrounding neighborhood. If fact, in several instances, the current religious institutional use of the subject property predates the occupation of the surrounding properties by the current nearby property owners. The requested variance to allow the thrift store use will add a narrow retail use to the proposed multi-use building. The activities will occur on a part time basis consisting of half days, during non-peak traffic times and during daylight hours. Allowing the church to extend their abilities to serve the community at large, the proposed use will not be to the detriment of the surrounding neighborhood. The sum of all the above aspects of this project is that the proposed use will be in character with the neighborhood, which is not strictly residential. The proposed use will be in harmony and compatibility with the character of the surrounding area.

Finally, the site is suitable for the intended uses, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the existing zone district. Table 5-4 of the Land Development Code specifies the density and other dimensional standards of the A-5 zoning district which will be maintained are listed below:

Minimum lots size: 5 acres

Front Setback: 25 feet

Side Setback: 5 feet

Rear Setback: 25 feet

Maximum Height: 30 feet

The site is fully capable of meeting the above stated dimensional requirements while maintaining the rural character intended in the Land Development Code and the El Paso County Master Plan. The Development Plan application, which is to follow this variance request, will contain the specific proposed layout and development provision for the site and will be reviewed for compliance the the Land Development Code.

Traffic Impact and Traffic Impact Fees:

A Traffic Memorandum addressing the traffic generation characteristics of the site in consideration of the proposed variance request has been prepared by Bohannan Huston traffic engineers and is submitted with this application. Please see the attached Trip Generation Letter for the proposed Fountain Faith Fellowship Thrift Store.

Although the estimated daily trip generation exceeds 100 trips, the estimate is considered conservative given the store's limited operating hours of 10:00 AM to 2:00 PM. No trips are anticipated during the

adjacent roadway system's morning or afternoon peak hours, which is below the ECM threshold for requiring a Transportation Impact Study. Based on the limited operating hours and anticipated low traffic volumes, we respectfully request that El Paso County waive the requirement for additional traffic analysis pursuant to Appendix B, Section B.1.2.D. The memorandum also provides the traffic generation data which is summarized below.

1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10;

   Offsite impacts of the existing vehicular entrance and minimum traffic ingress & egress have been addressed as offsite impacts. While the calculated total number of daily trip ends exceeds 100, there are mitigating factors that make this application low in traffic impact. Adjacent Old Pueblo Road is an El Paso County 60' wide public right-of-way. The type and location of the existing driveway connection to Old Pueblo Road was established by coordination with El Paso County at the time of construction of the existing single-family home (9.8 Trips/ Weekday & 1.0 Trips/Peak Hour) and church building (35.3 Trips/Weekday & 0.6 Trips/Peak Hour). These existing offsite impact totals 45.1 Trips/Weekday & 1.6 Trips/Peak Hour). A new driveway permit will be obtained in the future if required. The proposed new offsite impacts should not require a new physical driveway connection as the Single-family home, Church, multi-purpose building with Thrift Store traffic uses will occur at different times during the day and week. The new offsite impact of traffic generation is based on a portion of the 5,180 SF Church Multi–Purpose Building of which 3,929 SF will be used for the thrift sales area and 1,251 SF of said building will be used for storage of existing Church items. The Church's associated events are not counted as they are presently held at the Church and there will be no additional traffic as it is already accounted for in the original Church use. The attached Traffic Memo conservatively calculates the 250 daily trips with 0 trips during morning or afternoon peak hours. Additionally, the Thrift Store will not be active during times when when services services, church gatherings or events are being held in the existing church building or the new multi-purpose building. The Traffic Memo utilized the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition.

2) There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways;

   There are not any proposed minor or major roadway intersections on major collectors, arterials, or State Highways. This Site will have immediate access to Old Pueblo Road via an existing gravel driveway.

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;

   Peak Hour Trips for the existing single family home and church building is 1.6 Trips. The referenced Traffic Memo estimates 0 new trip ends during the peak hour due to the stated hours of operation for the proposed Thrift Store use. Therefore, the umber of Peak Hour Trips is less than 10. The estimated number of average daily trip ends is discussed above.

4) The change in the type of traffic to be generated (i.e., the addition of traffic from separate uses) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property;

   The existing uses in this site are single family residential and religious Institutional The nature of the existing traffic is generally normal domestic related vehicle trips such as shopping, package deliveries, service providers and other household related trips. The existing church has the trips

associated with attendance of church services, gatherings and events by the normal membership and guests. The proposed Thrift Store use will add a modest number of trips by the store customers during non-peak hours and not simultaneously during church service or event times. No significant change is anticipated.

5) Acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained;

   The addition of the requested Thrift Store use is not anticipated to alter the current Level of Service 5) on the adjacent public roadways, accesses, and intersections.

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

   This proposed development shall be connected to the existing paved road, "Old Pueblo Road." The access point to Pueblo Road has no sight obstructions. Due to the addition of such a low volume of traffic, a higher incidence of accidents is unlikely.

7) There is no change of land use with access to a State Highway.

   The property will continue to be zoned A-5 and the traffic impact of the requested Thrift Store use is minimal. The site does not directly access a State Highway of impact traffic volumes on a state highway.

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471 as amended by Resolution 25-337. Traffic Impact Fees should be assessed on the 5,180 SF of building and will be paid at time of building permit. Said fees shall be calculated during the next land use phase (Site Development Plan).

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