



**Falcon High School Building Addition – PPR 17-048  
Letter of Intent**

**Owner:**

Falcon District No. 49  
10850 E. Woodmen Road  
Peyton, CO 80831  
(719) 473-5321

**Applicant/Consultant**

Classic Consulting Engineers & Surveyors, LLC  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 785-0790

**Site location:**

North of intersection of Londonderry Drive and Highway 24

**Size:**

70 Acres

**Zoning:**

PUD

**Request:**

This application is to request approval of building addition to the existing Falcon High School which is located at 10255 Lambert Road building and sits on an approximate 70-acre parcel within the County of El Paso, and State of Colorado. A proposed 15,960 square foot building expansion on the north corner of the existing high school is proposed. The existing school is approximately 141,200 square feet; therefore, the proposed building expansion is approximately 11% of the current building footprint. A new gravel driveway and gravel pad (concrete is an add-alternate if cost allows) will be installed on the north end of the building expansion, but no other significant modifications to the existing surrounding infrastructure is required.

**Alternative Landscape Plan Request:**

The overall land disturbance area for this project is approximately 2.18 acres (3.1% of overall site). The area of the proposed building expansion currently is undeveloped with native grass seed and an existing gravel driveway that drains to the south-east onto the existing parking lot and drive aisles east of the school. We request that the minimum County landscaping requirements are not applicable to this project as the school district has funding and maintenance constraints, and therefore request that they not be required to do more than what currently exists on the overall school site.



**Justification:**

The proposed building addition is located in an area previously contemplated for a much larger expansion and utilizes previously provided utility stubs.

**Existing and Proposed facilities, structures, roads, etc.:**

No modifications to existing on-site drive aisles or access is proposed. A sanitary service extension is required to service the building addition (from existing stub to same area).

**Waiver Requests:**

See Alternative landscape plan request above.

Ag/239962/letter of intent.docx

**PPR 17-048**