



## Falcon High School Building Addition 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 concrete driveway and concrete pad will be installed on the north end of the building expansion, but no other significant modifications to the existing surrounding infrastructure is required. 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.

### 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).

the construction documents show an add alternate that states that the driveway is gravel with an option to be concrete pavement. The LOI states that it is to be concrete. Has that decision been made? If so, please revise the construction documents, if not, please revise this letter.

Please add a request for an alternative landscaping requirement.

Please add County Project number

**Waiver Requests:**

None required.

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# Markup Summary

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## dsdnijkamp (2)

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## dsdruiz (1)

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