



LETTER OF INTENT for

Legacy Church Green Mountain Falls, CO

Prepared for:

Pearsons Ministries International
P.O. Box 340
Woodland Park, CO 80819
(817) 992-2657
Contact: Lauren Leeper

Prepared by:

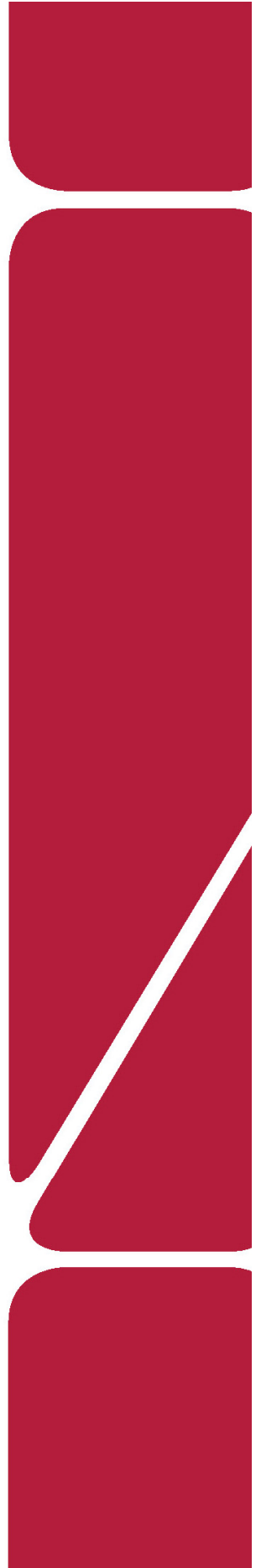
Kimley-Horn and Associates, Inc.
2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903
(719) 453-0180
Contact: Eric Gunderson

Add PCD File No.
PPR1933

Project #: 096856000

Prepared: July 19, 2019

Kimley»»Horn



SITE LOCATION

The project is located between mile markers 289 and 290 on US Highway 24, Green Mountain Falls, CO. The project sits on an approximately 148-acre site, with the total project area consisting of 3.66 acres of disturbance. The site is zoned at R-T (Residential, on a steep slope).

REQUEST AND JUSTIFICATION

The applicant requests the review of the attached Development Plan submittal package for the Site. The current land contains a +/- 19,000 square foot building that is to be established as a church. The work on site consists of paving and designing an existing gravel lot, including adding 2 water quality detention ponds. We believe this project is justified, as it will reduce the effects of stormwater runoff and bring the existing structure into compliance with El Paso County's MS4 permit. Existing infrastructure on site includes the +/-19,000 square foot building, existing gravel roads, existing water and sanitary infrastructure that services the building, existing cabins for temporary use, and asphalt/concrete paving adjacent to the building. The project proposes the construction of asphalt roadways and parking lots, with associated parking islands and sidewalks, 2 water quality detention ponds, an approximately 20'-wide staircase to enter the building, storm infrastructure to convey flows to the detention ponds, and a septic system that adds to the existing system.

We need specifics on the uses for each structure to ensure they are allowed per the zoning.

ADDITIONAL SITE DATA

The 3.66-acre development is scheduled to start Fall 2019, with a completion date of Spring 2020. Permanent stabilization of all BMP's are anticipated by Fall 2020. The existing building contains a water service to be used. The existing building also contains a septic system that will be expanded with this project. The building will be established for church use, while the additional structures/cabins on site will be for temporary use. Densities are to remain the same as shown today, as no additional above ground structures will be constructed. Required landscaping areas are to be 5% of the area of disturbance and 1 Tree per 500 square feet. At least 5% has been met, and the trees per square foot are to remain from the surrounding forest. The primary site access location is at the south end of the property, off US Highway 24. There are several gravel roads that lead around the property, but the primary entrance is off the Highway.

Please contact Kimley-Horn and Associates if you have any questions or need additional information in regards to this application.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Eric Gunderson, P.E.
Project Manager

Please elaborate on the church use. How many services are planned? Would the service(s) occur on a single day? Are there any other uses proposed, such as a daycare during the week? Also please identify the proposed number of seats for the church.

Markup Summary

8/12/2019 1:24:05 PM (1)

TM 11/11
Eric Gunderson

Add PCD File No.
PPR1933

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Subject: Text Box
Page Label: 1
Author: Daniel Torres
Date: 8/12/2019 1:24:05 PM
Color: ■

Add PCD File No. PPR1933

8/18/2019 7:02:31 PM (1)



Subject: Cloud+
Page Label: 2
Author: Lindsay Darden
Date: 8/18/2019 7:02:31 PM
Color: ■

We need specifics on the uses for each structure to ensure they are allowed per the zoning.

8/8/2019 12:06:38 PM (1)



Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 8/8/2019 12:06:38 PM
Color: ■

Please elaborate on the church use. How many services are planned? Would the service(s) occur on a single day? Are there any other uses proposed, such as a daycare during the week? Also please identify the proposed number of seats for the church.