

David Weesner Associates Architecture and Planning

March 21, 2019

El Paso County Planning Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

PROJECT: Tax I. D. No. 6229005008
Apostolic Christian Church, 1275 Old Ranch Road

ATTN: Len Kendall, Project Manager

1. The Owner Name and Address:
Apostolic Christian Church
1275 Old Ranch Road, El Paso County, Colorado 80921

2. The Site is located at 1275 Old Ranch Road, the size is 2.69 acres, the Zoning is RR-2.5.

3. It is the intent of the Church to construct a building addition of approximately 6000 s.f. to be attached to the south side of the existing building in the area that is now parking lot. This building addition will serve as a larger worship space to accommodate 225 persons. There will also be an entrance/ gathering area that will access the new worship space and the original part of the building. Eventually the existing worship space will be remodeled to serve fellowship and Sunday School activities.

This addition will require the expansion of the parking lot to accommodate 56 cars. The parking lot area will require extension to the south into an existing undeveloped native grass area. The grading of the property will hardly be changed. The natural site drainage to the southwest is maintained. Less than one acre of the site will be disturbed by this project work.

The new addition will be designed to meet the requirements of the El Paso County LDC. Building setbacks and maximum height regulations are met. There will be very little change to the appearance of the building from Old Ranch Road as the existing building will hide the new addition except for the highest part of the new roof area.

4. The existing main church building will remain unchanged with the exception of the main entrance canopy element which will be removed to permit the new addition. All existing landscaping and fencing will remain. Additional new Landscaping as required by the LDC will be provided. The existing shed will be removed or relocated to the rear of the new parking lot. The existing site access entrance to Old Ranch Road is unchanged by this work.

Due to the small size of this project with under 37,000 s.f. of site being disturbed and over half of that area already a paved parking lot, the Owners have had Civil Engineer John Radcliffe work directly with County Engineer Elizabeth Nijkamp regarding the drainage submittals. She advised in an e-mail dated October 25,

3 ada spaces are required, additional to the 55 that are required or the seating.

Identify the current number of seats.

Per the early assistance meeting a traffic memorandum is required.

2236 East Pikes Peak Ave, Colorado Springs, CO 80909 - (719) 473-2010

March 21, 2019

Apostolic Church Letter of Intent

Page Two

2018, that we make the following statement: Our Plan is to mimic historic runoff and not adversely impact the adjacent properties. It is our understanding that this will eliminate the requirements for a Drainage Report, the Grading and Erosion Control Plan, the ESQCP permit and any financial security,

Thank you for your consideration and review of this submittal.

Sincerely,

David N. Weesner

Architect

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