



LETTER OF INTENT

SUBMITTED BY: CROSSROADS CHAPEL SBC
No. PPR-21-035

The following packet is being submitted by:

PREVIOUS REDLINE

please add the following to the letter of intent:

-A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code. (Reference chapter 6 of LDC)

-A discussion regarding how the proposed request complies with the definition of the proposed use and any applicable use specific standards within the Land Development Code. (Reference chapter 5 of LDC)

Owner/ Applicant

Crossroads Chapel SBC
office@crossroadsSBC.com
840 North Gate Blvd. / El Paso County
Colorado Springs, CO 80921
1-719-495-3200

Consultant

Gary Sparrow
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Innovative Building Solutions
Colorado Springs, CO
719-210-6177

Parcel Number:

Legal Description:

Zoning:

Size / Impact

Site Plan is: 840 North Gate Blvd. (El Paso County)
Colorado Springs, CO 80921-3054
6205000019
SW4SW4SW4 EX RD SEC 5-12-66
RR-5 (CHURCH - EXEMPT)
9.88 Acres / Less than 1 Acre

Request and Justification:

Crossroads Chapel SBC intends to build a permanently permitted 55' x 65' structure. In order to accomplish this we are requesting a permit and are providing all the required documents for the permit, i.e. Site Plan, drainage letter, etc.

Once the new building is complete, the three modular buildings will be removed bringing into "COMPLIANCE" all aspects of the site. The provided drawings and various will confirm that we are adhering to all the appropriate Zoning Codes and Regional Directives.

The three modular buildings are 12'x60' each sitting on axles which will allow them to be removed from the property. They have a total of 5 water sources.

Since this is a replacement of existing buildings, there will be no increase to our traffic.

The replacement building will be used by the church in the same way we have used the modular buildings currently on the property – classrooms, offices and a prep kitchen.

We have already discussed that we will be using our current utilities while working on an annexation to CSU.

Existing Facilities:	2 Permanently Permitted Facilities – 6,120 SF
	1 Temporary Facility – TO BE REMOVED 2,160 SF
Replacement Facility:	1 New Facility – Main over Basement 3,575 SF
Improved Parking to Code:	Approximately 55 Paved Parking Spaces

WAIVER from Public Health for existing OWTS in place

Additional Information attached as applicable (This is not a Zoning/Rezoning Request).