

a sanctuary is not shown on the floor plans. Identify the location of the sanctuary and clearly state whether or not a church will be operated at this location. Coordinate with the traffic engineer regarding the uses proposed

Letter of Intent

APPLICANT: Valens Capital, LLC | valenscapllc@gmail.com | 719-355-7695

PROPERTY ADDRESS: 3980 Walker Road, Colorado Springs, CO 80908

Legal Description: Per Site Development Plan Letter of Intent Y OF EL PASO, S Checklist include the following:

Please identify the total disturbance proposed including disturbance that has been done recently

The Reli - A discussion regarding utilities ;4 Walker Road, C - State an alternative landscaping plan is k, Enumera being requested with this site Department. development plan. Include the justification as well

ZONING: Parcel # 011005005 is currently zoned RR-5 - Rural Residential District.

REQUEST: Valens Capital, LLC seeks to provide a Religious Institution on-site at 3980 Walker Road, Colorado Springs, Colorado 80908, in compliance with applicable land development code requirements.

JUSTIFICATION: 1. A Religious Institution is an allowed use in the RR-5 zoning district. 2. Access has been provided by a 30-ft. right of Way and Easement for Road Purposes as recorded in Book 2469, Page 771, to the south and a 30-ft. right of Way and Easement for Road Purposes as recorded in Book 2753, Page 97, to the west. 3.. The Religious Institution provides space for small groups of up to 152 seats for the conduct of religious activities, limited to sanctuary, educational classrooms, daycare, committee and office work, etc., a single personage, or religious camp. The hours of operation are intermittent daily use.

*A parochial school is not allowed with this application, an approved special use is required.

Child care centers (Daycares) are allowed as an accessory use when operated in the same building as a religious institution.

You state "or", do you intend for all the listed uses to be allowed?

The uses are copied from the LDC definition, if you are choosing these specific uses remove the word or and etc.