Letter of Inten[t]

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

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

Legal D[escription] ...Y OF EL PASO, S...

The Reli... ...34 Walker Road, C... ...k, Enumera... ...Department.

ZONING: Parcel # 6110053003 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 parsonage, or religious camp. The hours of operation are intermittent daily use.