

BRIAN G & JULIE A BRAATEN  
 ZONED: RR-5  
 REC. NO. 6111000018

YOUNGER FAMILY PARTNERSHIP  
 ZONED: RR-5  
 REC. NO. 6100000420

NO BUILD AREA

EXISTING 30' RIGHT OF WAY AND ROADWAY EASEMENT BOOK 2753, PAGE 97

EXISTING 20' PUBLIC UTILITY & DRAINAGE EASEMENT

EXISTING 5' PUBLIC UTILITY & DRAINAGE EASEMENT

JAMES AND KATIE SPENCE  
 ZONED: RR-5  
 REC. NO. 6111005001

NO BUILD AREA

ANTHONY J FELTMAN  
 ZONED: RR-5  
 REC. NO. 6111005002

EXISTING 30' RIGHT OF WAY AND ROADWAY EASEMENT BOOK 2469, PAGE 771

SEE SITE PLAN FOR MORE INFO

SEE SITE PLAN FOR MORE INFO

Include size and uses of existing building. Are the existing buildings counted as part of the 95 seats proposed

include uses so we can verify parking is being met on site, or are the 95 seats between all the existing buildings and proposed buildings? this is not clear.

ALBERTO JIMENEZ REYNOSO  
 ZONED: RR-5  
 REC. NO. 6111000020

PROJECT INFORMATION

PCD NO: PPR2350

SITE INFORMATION:

TAX SCHEDULE NO: 6111005003  
 SITE AREA: 28.52 ACRES  
 ZONING: RR-5 (RESIDENTIAL-RURAL)  
 LEGAL DESCRIPTION: LOT 3, WALKER RESERVE

PROPOSED LAND USE: RESIDENTIAL-RURAL  
 PROPOSED BUILDING USE: RELIGIOUS INSTITUTION

PROPOSED PARKING LOT: 16,700 S.F.  
 PROPOSED SIDEWALK: 1,540 S.F.  
 PROPOSED MODULAR BUILDING: 11,124 S.F.  
 PROPOSED DRIVEWAY WIDENING: 11,100 S.F.

PARKING REQUIRED: 1 SPACE PER 4 SEATS  
 SEATS PROPOSED: 95 SEATS  
 PARKING SPACES REQUIRED: 24 SPACES  
 PARKING SPACES PROVIDED: 38 SPACES

PROPOSED SITE IMPERVIOUSNESS:  
 IMPERVIOUS AREA = 79,267 SF (6.38%)

NOTES:

1. THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

2. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.

APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

3. ACCESS TO THIS SITE FROM THE SOUTH IS THROUGH 3980 WALKER ROAD. THE ACCESS ROAD FOR 3980 WALKER ROAD WILL BE IMPROVED TO MEET THE CURRENT INTERNATIONAL FIRE CODE 2015 LOCAL AMENDMENTS SECTION D102. TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT REQUESTS FOR MODIFICATIONS WILL BE COMPLETED POST APPROVAL PRIOR TO USE.

4. NO PORTION OF THE SITE IS LOCATED WITHIN A 100-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (FIRM) NUMBER 08041C0305G AND 08041C0285G EFFECTIVE DATE DECEMBER 7, 2018.

5. NO CURB AND GUTTER IS PROPOSED.

OWNER/DEVELOPER:

VALENS CAPITAL, LLC  
 3980 WALKER ROAD  
 COLORADO SPRINGS, CO 80908  
 (719) 355-7695

CIVIL ENGINEER:

BRETT LOUK  
 SMH CONSULTANTS, P.A.  
 620 N TEJON STREET, SUITE 201  
 COLORADO SPRINGS, CO 80903  
 (719) 465-2145

SURVEYOR:

TIM SLOAN  
 SMH CONSULTANTS, P.A.  
 620 N TEJON STREET, SUITE 201  
 COLORADO SPRINGS, CO 80903  
 (719) 465-2145

PLANNING AND COMMUNITY DEVELOPMENT  
 DIRECTOR APPROVAL:

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_



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 (913) 444-9615  
 Colorado Springs, CO  
 (719) 465-2145

3980 WALKER ROAD  
 SITE PLAN DOCUMENTS  
 EL PASO COUNTY, COLORADO

REVISION DESCRIPTION  
 (DESCRIPTION)



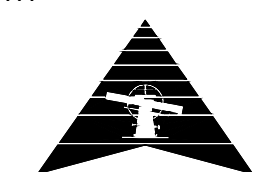
REVISION DATE

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NORTH



SCALE: NTS

PROJECT #: 2310-0398  
 CHECKED BY: BML  
 DRAWN BY: EDM

DATE: 6/17/2024

SHEET #

1

TOTAL SHEETS 2

SITE PLAN KEYMAP

