



**Vertex Consulting Services, LLC**  
455 Pikes Peak Avenue, Suite 101  
Colorado Springs, CO 80903-3672  
719-733-8605

**Valens Capital, LLC  
Religious Institution  
Site Development Plan  
Letter of Intent**

**December 27, 2023**

Valens Capital, LLC  
3980 Walker Road, Colorado Springs, CO 80908  
719-425-6111  
donna.d.shell@gmail.com

Provide a drainage report  
for the proposed  
development.

**Applicant:** Vertex Consulting Services, Nina Ruiz  
455 E Pikes Peak Avenue, Suite 101  
Colorado Springs, CO 80903  
719-733-8605  
[nina.ruiz@vertexc.com](mailto:nina.ruiz@vertexc.com)

**Tax Schedule No:** 6111005003  
**Acreage:** 28.52 Acres  
**Zoning:** RR-5 (Residential Rural)  
**Utilities:** Well (water), septic (wastewater), MVEA (electric), Tri-Lakes Monument (fire)

**Site Location, Size, Zoning:**

Vertex Consulting Services, on behalf of Valens Capital, LLC, is respectfully submitting a site development plan application to allow for development of Lot 3 in Walker Reserve, as a religious institution. The property is zoned RR-5 and is located northeast of Highway 105 and Highway 83 intersection, north of Walker Road.

**Request:**

A request for site development plan approval to allow for the construction of a religious institution. See attached letter from the operator for additional detail regarding the proposed activities to occur onsite. With the exception of the alternative landscape plan, the proposed improvements project is in full compliance with all El Paso County regulations. **The land disturbance will be less than one acre and no water quality feature is required.**

Note: This statement may need to be updated per my comments on the Site Development Plan drawing.

**Alternative Landscape Request:**

Pursuant to Section 6.2.2.A.4 of the Land Development Code (LDC), the Director may approve an alternative landscape plan, provided the proposed landscaping provides an equivalent. The LDC requires perimeter landscaping of one tree per 15 feet when a commercial use is adjacent to a residential use/zoning district along with a solid privacy fence. The northeastern portion of the site is heavily forested with the total tree count exceeding the code requirement. All surrounding properties are rural residential with open fencing in place of privacy fencing. The installation of a privacy fence along the perimeter of the property would result in the commercial business standing out in place of blending into the surrounding developed area, as is the purpose of the Landscaping requirements.

The property is 28.52 acres in size. The religious institution activities will take place in an open field area surrounded by vegetation on all sides with the majority of the lot remaining open, native grass and trees. The alternative landscape plan is to provide landscaping to complement the existing natural vegetation and to preserve the majority of the lot as native land.

**Traffic:**

Please review the Traffic Impact Study dated December 5, 2023 prepared by SM Rocha, LLC for further information regarding traffic and circulation.

# VALENS CAPITAL, LLC

11/20/2023

Gina Mangino  
Vertex Consulting  
455 Pikes Peak Avenue, Suite 101  
Colorado Springs, CO 80903-3672

Dear Ms. Mangino,

Valens Capital, LLC is a group of benefactors seeking to provide a retreat/campus/activity center for the Society of Classical Christian Education (SocCe). Valens Capital, LLC intends to assume the role of lessor and prepare the property at 3980 Walker Road, Colorado Springs, CO, 80908 for use by SocCe. By carrying the responsibility of property ownership, Valens Capital, LLC believes the leaders of SocCe will have more freedom to increase focus, time, and talent on activities related to the mission to equip and support disciples of Christ. Therefore, a site plan for a religious institution is the advised next-step.

SocCe's history demonstrates a range of activities that connect thought-leaders through retreats, seminars, conferences and partnerships; equip parents to be the primary educators of their children through trainings and practicums; practice Christianly hospitality, arts, entertainment, study, and respite; and collaborate with local churches and ministries. SocCe owns other nonprofits including a parent-collaborative micro school program currently serving 30 students and their parents and a fine-arts homeschool enrichment program.

Please identify the # of students and time/days of the week that the preschool will be in operation

The site plan should include a parsonage (the existing residence), meeting space/classrooms (a modular to be installed as permitted), office space and storage (partly in the same modular and partly in the existing commercial barn), preschool space (in the same modular), community shelter and emergency supply storage (in the modular and existing commercial barn).

The site plan should locate the modular in such a way that there are minimal to no sight lines between the modular and the existing homes in the area. The site plan should show a widened driveway and designated parking area that encourages appropriate flow in and out of the property for the existing county road.

Valens Capital, LLC and SocCe have stipulated that uses which may require additional permitting will be applied for as soon as possible.

We are grateful for the assistance Vertex Consulting is providing.

Sincerely,

What is SocCe's affiliation with Twelve Stones? An ADM (ADM2325) for this parcel from Twelve Stones' determined their proposal to be technically considered a private/parochial school. Twelve Stones website describes themselves as "private school". The ADM determined a special use permit would be required to establish a private/parochial school in the RR-5 zoning district. It appears Twelve Stones is one of the "other non-profits" owned by SocCe. The description in this letter of intent re parental involvement in the child's education matches the description of Twelve Stones description of their private school philosophy. These factors combined with the fact that the proposed structure consists primarily of classrooms and teacher work rooms suggests this development is for an "Educational Institution".

**Please clarify if students enrolled in Twelve Stones Classical School will be attending retreats, conferences, and seminars in the proposed classroom building.** If so, a Special Use Permit will be required prior to approval of this Site Development Plan.

Side Note: The address on Twelve Stones website references 4820 Walker Rd (PID 6100000477) which has an associated EA (EA19135) that determined a Site Development Plan was required to legalize the existing religious institution site. To date, the County has not received any indication that the organization is moving forward with the site development plan for 4820 Walker Rd. A project was created but expired after a year of inaction.