

# Letter of Intent

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

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

*Legal Description* – LOT 3, WALKER RESERVE, COUNTY OF EL PASO, STATE OF COLORADO

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

The Religious Institution has been assigned an address of 3984 Walker Road, Colorado Springs, Colorado 80908 by Amy Vanderbeek, Enumerations Plans Examiner, Pikes Peak Regional Building Department.

ACREAGE: 28.52 Acres

ZONING: Parcel # 611005003 is currently zoned RR-5 – Rural Residential District.

UTILITIES: Well (water), Septic (wastewater), MVEA (electric)

REQUEST: Valens Capital, LLC seeks to set an approximate 11,000 sq ft modular building on-site at 3980 Walker Road, Colorado Springs, Colorado 80908, in compliance with applicable land development code requirements. Valens Capital, LLC proposes the project on behalf of the Society of Classical Christian Education (SocCe), a religious organization. SocCe intends to provide space (up to 95 seats) for activities allowed within the definition of Religious Institution as stated in the El Paso County Land Development Code Section 1.15.

Clearly state whether or not a church will be operated at this location. Coordinate with the traffic engineer regarding the uses proposed

JUSTIFICATION: 1. A Religious Institution is an allowed use in the RR-5 zoning district.  
2. Access is 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.

Please include the definition below

Religious Institution — An establishment primarily for the conduct of religious activities, limited to sanctuary, educational classrooms, daycare (Child care centers are allowed as an accessory use when operated in the same building as a religious institution.), committee and office work, a single parsonage/rectory and a religious camp.

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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 property is 28.52 acres with total tree count exceeding the code requirement. 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. Please see separate landscape plan prepared by SMH Consultants.

TRAFFIC:

Please review the Traffic Impact Study dated June 2024, prepared by SM Rocha, LLC Traffic and Transportation Consultants, for further information regarding traffic and circulation.