

# 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
- 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.
- ZONING:** Parcel # 611005003 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.