

**LETTER OF INTENT  
9495 PEACEFUL VALLEY RD. – MINOR AMENDMENT to DEVELOPMENT  
PLAN**

Lighting plan not required  
per MH.

John P. Nelson Associates  
1626 E. Pikes Peak Ave.  
Colorado Springs, CO 80909  
October 9, 2019

- 1      Owner:            Restoration Church  
                              9355 Peaceful Valley Rd.  
                              Fountain, CO 80925  
         Applicant:     John P. Nelson Associates  
                              1626 E. Pikes Peak Ave.  
                              Colorado Springs, CO 80909  
         Consultant:    (same as applicant)

- 2      Site location: 9495 Peaceful Valley Rd.  
         Site size:        0.51 AC  
         Zoning:          CC

Site plan was  
uploaded instead of  
floorplans

- 3      Request:            The request is for review and approval of an amendment to the Site  
                              Development Plan for 9495 Peaceful Valley Rd.  
         Justification:    The proposed project is an interior remodel in an existing building.  
                              The proposed use is consistent with the long-term use of the  
                              building as Office/Warehouse and the intent of the zoning  
                              ordinance. It conforms to all related planning/zoning standards for  
                              the proposed use and the surrounding neighborhood.

- 4      Existing and proposed facilities: The project involves an interior remodel of the  
                              existing 3768 SF Office/Warehouse building on the site. A floor plan and  
                              elevations of the building are provided. There will be no change to the existing  
                              exterior building mounted lighting. A photometric site plan is not required

- 5      Landscaping: Existing landscaping is shown on the site plan. The existing large  
                              shade trees will remain. New decorative shrubs will be added as shown on the site  
                              plan.

- 6      Traffic: A traffic study/report is not required.

Not shown on  
landscaping

Existing landscaping is inadequate. Site will need to meet the requirements of the  
landscaping code section 6.2.2 of the LDC.

# Letter of Intent\_v1.pdf Markup Summary

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## Cloud+ (3)

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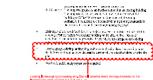
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Site plan was uploaded instead of floorplans



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Not shown on landscaping



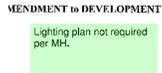
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Existing landscaping is inadequate. Site will need to meet the requirements of the landscaping code section 6.2.2 of the LDC.

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## Text Box (1)

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Lighting plan not required per MH.