

Reigning Hope



14445 Holmes Road * Black Forest, CO 80908 • 719-209-3365 • www.reigninghope.net

July 17, 2018

Dear Adjacent Property Owner,

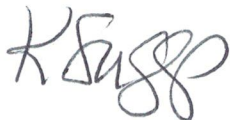
This letter is being sent to you because your neighbor at 14445 Holmes Road has been approved for variance and now is applying for a Special Use Permit and a permit to build an out building on their property. This is to allow Reigning Hope to be the business on the property and to be a year-round facility. This information is being provided to you prior to submittal with the County.

The resident at 14445 Holmes Road is an Occupational Therapist (OTA), which will be utilizing this property to serve her Occupational therapy clients one on one from her home, while allowing opportunity to work with the horses.

Prior to any public hearing on this proposal you will be notified of time and place, of public hearing, by the El Paso County Planning Department. At that time, you'll be given the El Paso County contact information, the file and number and an opportunity to respond wither for, against, or no opinion in writing or in person at the public hearing.

As stated in previous letter, the proposed arena will be 68 foot by 74 foot 1 story structure that will be 100 feet from the road and not visible from the street. The proposed site map is enclosed. If you have any questions please contact the property owner, Susanne Hoffman at 719-271-0644.

Thank you,



Kesti and Randy Suggs, residents and owners of Reigning Hope and

Susanne and Craig Hoffman Property Owners at 14445 Holmes Road

=====
CPU BLACK FOREST
11425 BLACK FOREST RD STE 4
COLORADO SPRINGS
CO

80908-3952
071808-5555
(800)275-8777

07/17/2018 10:33 AM
=====

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Product Sale Final
Description Qty Price
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First-Class 1 \$0.50
Mail

Letter
(Domestic)
(COLORADO SPRINGS, CO 80903)
(Weight:0 Lb 0.50 Oz)
(Estimated Delivery Date)
(Thursday 07/19/2018)

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(9590940233667227292739)

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(COLORADO SPRINGS, CO 80908)
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(Estimated Delivery Date)
(Thursday 07/19/2018)

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Total Postage and Fees \$

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PS Form 3800, April 2015 PSN 7530-02-000-9047

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 Thank you for your business
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 USPS Tracking and Data rates may
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 Text your tracking number to 28777

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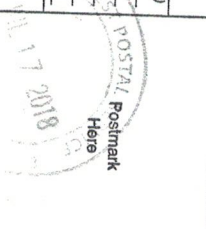
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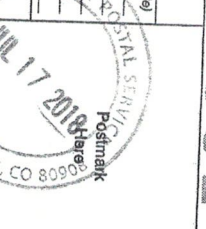
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 (Thursday 07/19/2018)
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Total \$60.30

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 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$

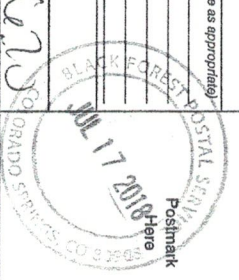
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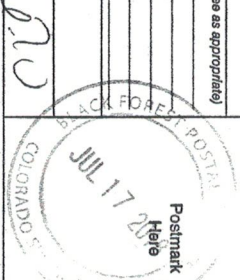
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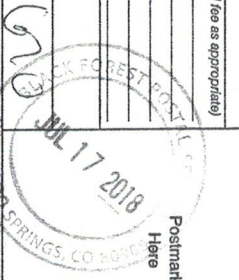
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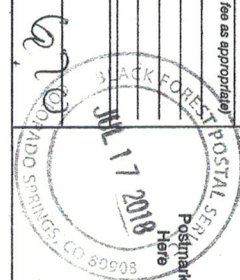
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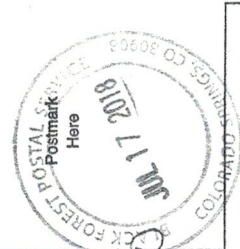
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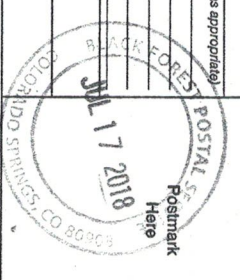
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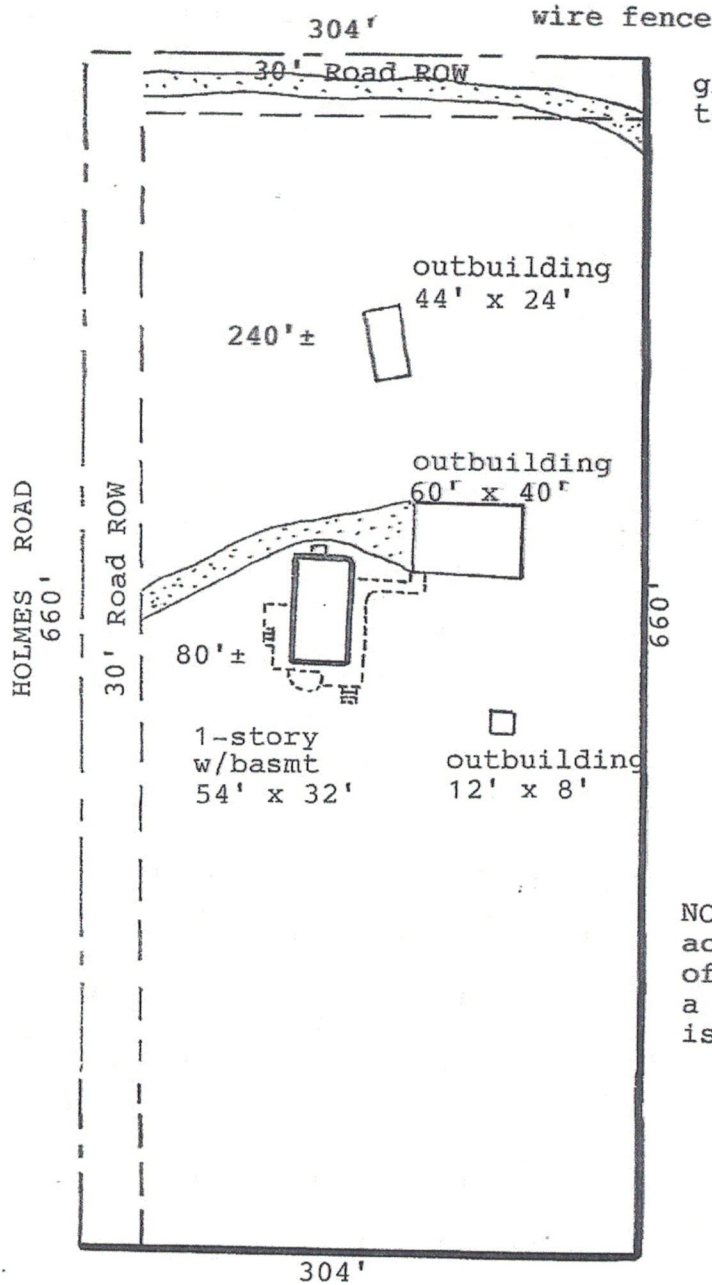
7017 2680 0000 5928 6823

7017 2680 0000 5928 6847

IMPROVEMENT LOCATION CERTIFICATE



Scale: 1" = 100'



gravel drive to adjacent

NOTE: For an accurate location of property lines a Boundary Survey is recommended

LEGAL DESCRIPTION

14445 Holmes Road
(see attached for legal)

Unified Title 47554

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE **HOFFMAN** MORTGAGE LENDER AND TITLE COMPANY. AND THAT IT IS NOT AN IMPROVEMENT SURVEY PLAT NOR A LAND SURVEY PLAT. AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PANEL ON THIS **13** DAY OF **2017** EXCEPT UTILITY CONNECTIONS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL. EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES. EXCEPT AS INDICATED. AND THAT THERE IS NO EVIDENCE OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL. EXCEPT AS NOTED.

PREPARED BY

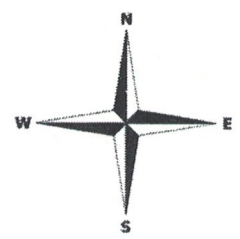
S Stephen **S**on
Surveying

(719)535-9124

TIMOTHY J. STEPHENSON, PLS
STATE OF COLORADO #23057

CLIENT: Hoffman
DATE: 1/13/2017
JOB NO: 17-054

John & Brenda Thomas
14490 Holmes Road



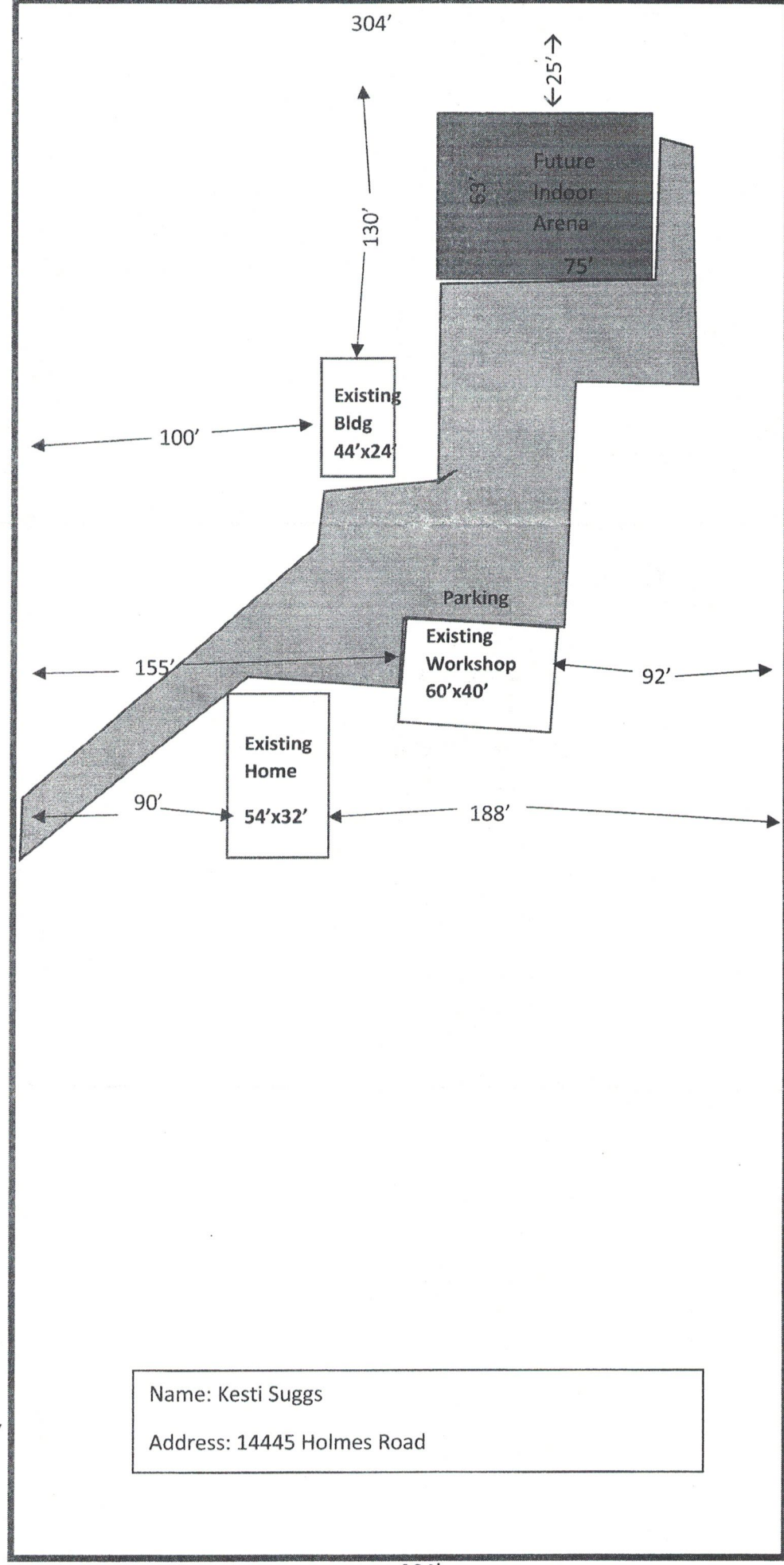
Taylor Irvin Trust
5880 Vessey Road

Charles & Cheryl Ernst
14410 Holmes Road

Jeremy Vereecke
14350 Holmes Road

Name: Kesti Suggs
Address: 14445 Holmes Road

Patrick & Kelly McGowan 14355 Holmes Road



660'

Holmes Road

660'

304'

130'

←25'→

100'

Existing Bldg
44'x24'

Future Indoor Arena
83'
75'

Parking

Existing Workshop
60'x40'

92'

155'

Existing Home
54'x32'

188'

90'

304'