

# ***LETTER OF INTENT***

## ***Flying Horse North Temporary Clubhouse / Event Lawn Site Development Plan***

***Owner:*** ***Flying Horse Country Club, LLC***  
2138 Flying Horse Club Dr.  
Colorado Springs, CO 80921  
(719) 592-9333

***Applicant/  
Consultant:*** ***Classic Consulting, LLC***  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
Marc A. Whorton. P.E.  
(719) 785-2802

***Tax Schedule No.*** 61360-04-038

### ***REQUEST / SITE DESCRIPTION:***

The Request is for a Site Development Plan for a temporary development on a portion of Tract K as platted within Flying Horse North Filing No. 1. Tract K contains a total area of 65.023 ac. of Golf Course use. As approved on the Flying Horse North PUD, a portion of this tract is planned for the Golf Course clubhouse and associated uses while the rest of the tract is a portion of the Golf Course. This development is temporary in nature, as the ultimate clubhouse development will be planned after a few more seasons of Golf Course grow-in and private membership level able to support this facility. The temporary uses planned are as follows: temporary clubhouse consisting of three large trailers, a cart barn to store and maintain all the golf carts, an event lawn and a parking lot for the golf members and guests.

The site is located within Section 36, Township 11 South, Range 66 West of the Sixth Principal Meridian, El Paso County, Colorado. The portion of the site proposed for development is bounded on the north by rural residential lots 32 and 33, Flying Horse North Filing No. 1, on the east by Allen Ranch Road, on the west and south by Flying Horse North Golf Course within the remaining portion of Tract K, Flying Horse North Filing No. 1. The entire property is zoned PUD and is planned for Golf Course use.