

## Notice to Adjacent Property Owners

Cactus Creek Ranch  
Corvette Partners, LLC  
Richard and Sandra Noring, Managers  
18550 Midway Ranch Rd.  
Fountain, CO 80817  
719-651-6677

10/25/2018

### Authorized Agent:

Ron Allen, Broker  
Hoff & Leigh Commercial Brokers  
1259 Lake Plaza Drive Suite 200  
Colorado Springs, CO 80906  
719-332-8671

### Property Location and Schedule Number:

18550 Midway Ranch Rd.  
Fountain, CO 80817  
EPC Schedule #: 5700000104  
+/- 85.66 Acres  
Zoned A-5

This letter is being sent to you because Corvette Partners, LLC, Richard and Sandra Noring, are proposing a land use project in El Paso County at the above referenced location. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contacts. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file and opportunity to respond either for , against or expressing no opinion in writing or in person at the public hearing for this proposal.

### Request:

Seeking to revive past variance to operate Corvette Center of Colorado Springs on the property in its current location.

Seeking variance to operate 13 rental properties on the ranch.

Seeking variance to operate commercial stables on the ranch.

### Justification:

Since 1984, this property was developed and used as a commercial equestrian center with arenas and commercial stables. The original developer developed the equestrian center with the intent to board

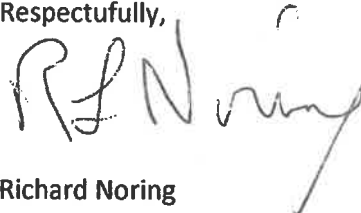
horses and host events in the arenas. Developer also included up to 13 rental properties for workers and guests.

Richard and Sandra Noring are seeking variances to bring the property in to compliance with local zoning requirements and laws and correct any errors the prior developer and owners were not aware of.

All structures included in the request for a variance are currently on the property. A survey is submitted with this request as Exhibit A.

Richard and Sandra Noring are also requesting to revive a previously granted variance to operate the Corvette Center of Colorado Springs in its current location. Facilities are currently used for automotive sales and service.

Respectfully,

  
Richard Noring

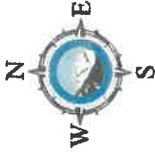
  
Sandra Noring

# El Paso County Assessor's Office

18550 MIDWAY RANCH RD

SCHEDULE: 5700000104

OWNER: CORVETTE PARTNERS LLP



COPYRIGHT 2010 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained herein may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioner, El Paso County, Colorado. This document was prepared from the best data available at the time of plotting and is for internal use only. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained herein.



# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

COLORADO SPRINGS, CO 80936

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To: Midway Dev. Co  
Street and Apt. No., or PO Box No.: P.O. BOX 25936  
City, State, ZIP+4®: PIS CO 80936

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions  
FOUNTAIN, CO 80817

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To: South 750 LLC  
Street and Apt. No., or PO Box No.: P.O. BOX 120  
City, State, ZIP+4®: Fountain, CO 80817

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
FOUNTAIN, CO 80817

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To: Ward estate  
Street and Apt. No., or PO Box No.: 19615 La Huerta  
City, State, ZIP+4®: Fountain, 80817

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
CASTLE ROCK, CO 80109

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To: Sundance Investments  
Street and Apt. No., or PO Box No.: 800 Castle Rock #115  
City, State, ZIP+4®: Castle Rock, CO 80109

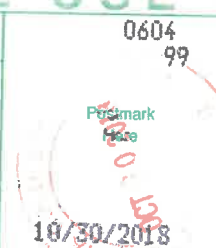
# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

RTE, CU 81069

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To: Kirkland Prop. Holdings  
Street and Apt. No., or PO Box No.: P.O. BOX 580  
City, State, ZIP+4®: RTE, CO 81069

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions  
FOUNTAIN, CO 80817

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To: Wit Ward III  
Street and Apt. No., or PO Box No.: 19615 La Huerta  
City, State, ZIP+4®: Fountain CO 80817

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
LOS ANGELES, CA 90024

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To: Group XIX Cattle Co  
Street and Apt. No., or PO Box No.: 1520 S. Beverly Glen Blvd #407  
City, State, ZIP+4®: Los Angeles, CA 90024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
CASTLE ROCK, CO 80109

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To: Sundance Investments  
Street and Apt. No., or PO Box No.: 800 Castle Rock #115  
City, State, ZIP+4®: Castle Rock, CO 80109

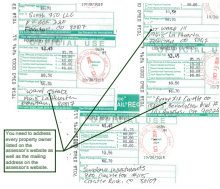
You need to address every property owner listed on the assessor's website as well as the mailing address on the assessor's website.

# Markup Summary

---

dskendall (1)

---



**Subject:** Callout  
**Page Label:** 4  
**Lock:** Locked  
**Author:** dskendall  
**Date:** 1/28/2019 2:49:24 PM  
**Color:** ■

You need to address every property owner listed on the assessor's website as well as the mailing address on the assessor's website.