

## Letter of Intent

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

### Authorized Agent:

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

Include in the letter of intent whether there will be any new development/land disturbance. If there is any land disturbing activities then a grading erosion control plan, drainage report, ESQCP, etc. may be required.

### Property Location and Schedule Number:

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

Provide a traffic study for the proposed uses. Refer to appendix B of the El Paso County Engineering Criteria Manual for Traffic Impact Study Guidelines.

### 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:

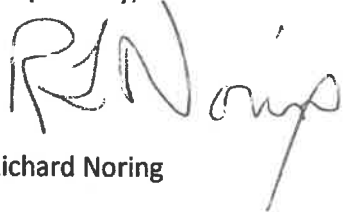
Since 1984, this property was developed and used as a commercial equestrian center with arenas and commercial stables. The original developer developed the equestrian center with the intent to board horses and host events in the arenas. Developer also included up to 13 rental properties for workers and 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 prior developer and owners were not aware of.

All structures included in the request for a variance are currently on the property. As 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,

 10/25/18  
Richard Noring

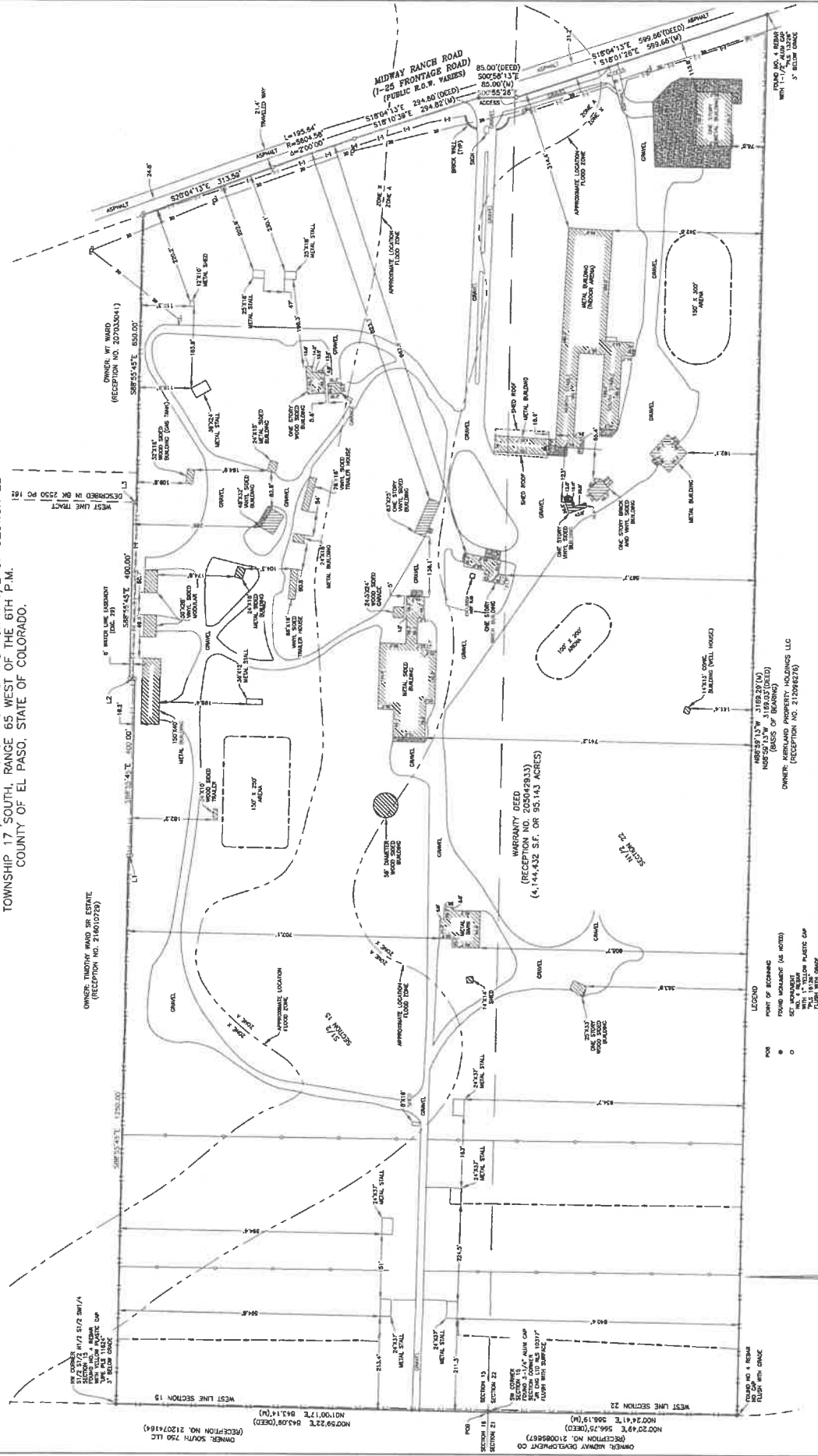
 10/25/18  
Sandra Noring

Have the homes been occupied since they were built? Add this to the letter. Has the equestrian commercial stable been in use since the original special use was approved? Add this to the letter. If the commercial stable use has not been in operation for 2 years, a new special use permit must be applied for.

Address whether or not the housing units are associated with the businesses on the property.

# ALTA / NSPS SURVEY

A PORTION OF THE SOUTH 1/2 OF SECTION 15 AND THE NORTH 1/2 OF SECTION 22  
TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO.



LINE	BEARING	DISTANCE
L1	S02°09'22\"	8.00
L2	N07°59'22\"	17.00
L3	N07°59'22\"	6.00

- POB POINT OF BEGINNING
- FOUR MOMENT (AS NOTED)
- SET MONUMENT
- WOOD PILE
- ONE STUDY WOOD SHED
- WOOD SHED WITH ROOF
- WOOD SHED WITH ROOF
- WOOD SHED WITH ROOF
- UTILITY POLE
- NEEDLE BEARING/DISTANCE
- MARKED BEARING/DISTANCE
- CLECTIC LINE (NEEDLE)
- WOOD FENCE
- IRON FENCE
- HIGH FENCE
- CONCRETE AREA

LEGEND



SCALE: 1" = 100'  
0 100' 200' 300'  
SCALE IN FEET

**Morgan & Associates, Inc.**  
Professional Engineers and Professional Land Surveyors  
4550 S. D. BLVD. SUITE 100  
DENVER, CO 80231  
TEL: (303) 733-8800 FAX: (303) 733-8803  
WWW.MORGANANDASSOCIATES.COM  
REG. NO. 11022  
SCALE: 1"=100'  
DATE: 11/12/2014  
PROJECT: 171022-01  
SHEET NO. 2 OF 2

# El Paso County Assessor's Office

**18550 MIDWAY RANCH RD**

**SCHEDULE: 5700000104**

**OWNER: CORVETTE PARTNERS LLP**



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# Markup Summary

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## Daniel Torres (3)

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Add PCD File No. VA187

**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 1/28/2019 2:17:35 PM  
**Color:** ■

Add PCD File No. VA187

Include in the letter of intent whether there will be any new development/land disturbance. If there is any land disturbing activities then a grading erosion control plan, drainage report, ESQCP, etc. may be required.

**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 1/28/2019 2:17:37 PM  
**Color:** ■

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Provide a traffic study for the proposed uses. Refer to appendix B of the El Paso County Engineering Criteria Manual for Traffic Impact Study Guidelines.

**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 1/28/2019 2:17:38 PM  
**Color:** ■

Provide a traffic study for the proposed uses. Refer to appendix B of the El Paso County Engineering Criteria Manual for Traffic Impact Study Guidelines.

ovette Center of Colorado Springs on the property in its

ties on the ranch.

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## dskendall (1)

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Respectfully,  
Randy King  
Randy King  
Shirley Moring  
Shirley Moring

Have the homes been occupied since they were built? Add this to the letter. Has the equestrian commercial stable been in use since the original special use was approved? Add this to the letter. If the commercial stable use has not been in operation for 2 years, a new special use permit must be applied for. Address whether or not the housing units are associated with the businesses on the property.

**Subject:** Text Box  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dskendall  
**Date:** 1/28/2019 2:46:08 PM  
**Color:** ■

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