

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

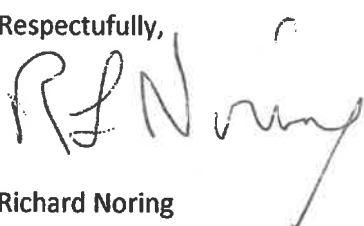
horses and host events in the arenas. Developer also included up to 13 rental properties for workers and guests.

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



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Sent To **Midway Dev. CO**
Street and Apt. No., or PO Box No.
P.O. BOX 25936
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PIS CO 80936
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
FOUNTAIN, CO 80817

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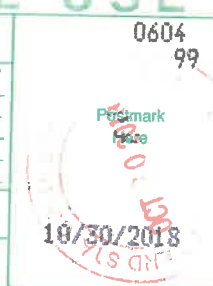


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