

To: Mark C. Van Horn 2210 La Loma Cir Colorado Springs, CO 80926-9639

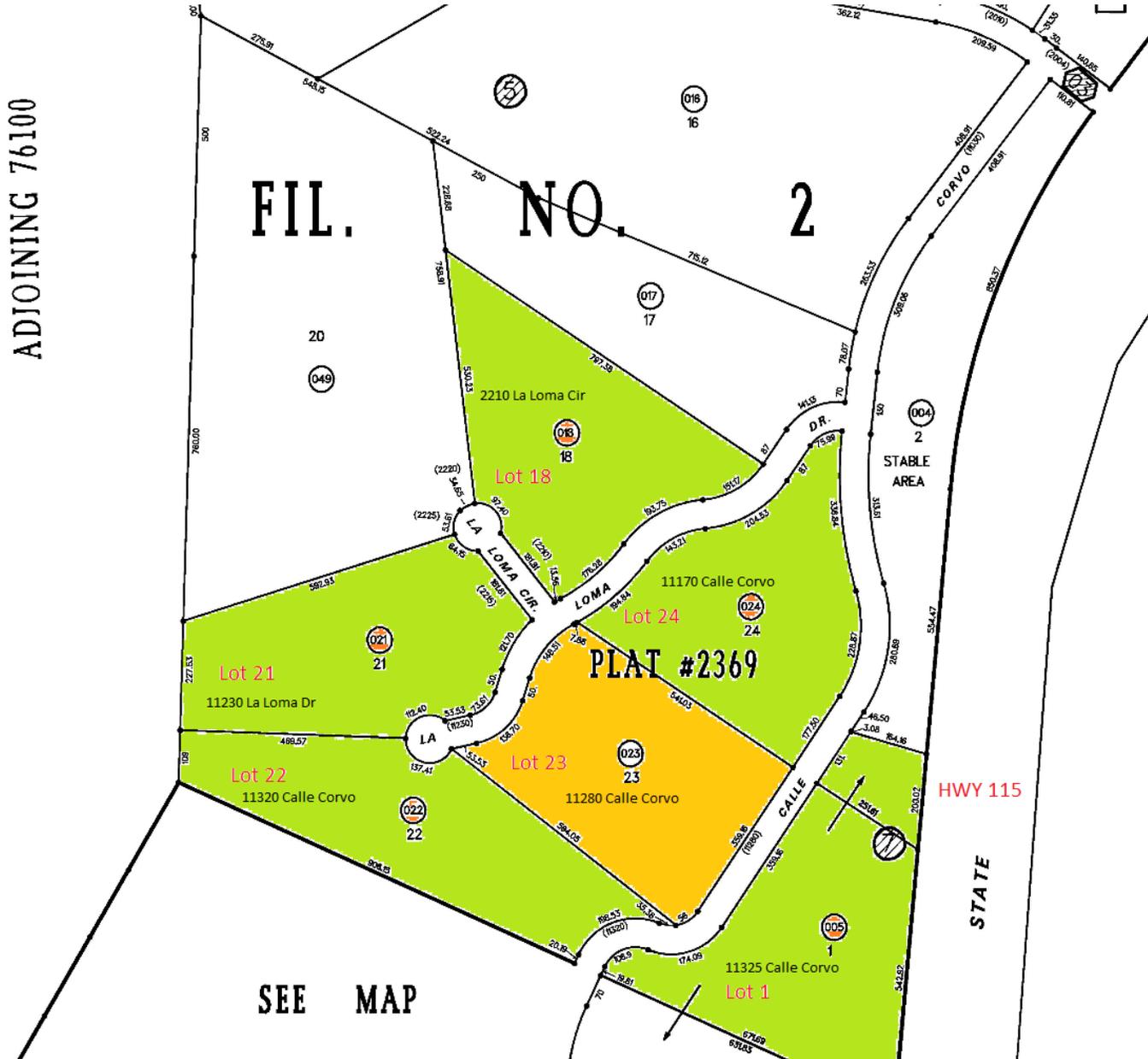
From: Stephen Estrada/Applicant, Mimi Chough/Property Owner

11280 Calle Corvo Colorado Springs, CO 80926

Dear Neighbors,

1. This letter is being sent to you because Mimi Chough and Stephen Estrada are proposing a land use project in El Paso County at the referenced location (see item # 3). 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 in item #2. 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 number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.
2. For questions specific to this project, please contact: Property Owner Mimi Chough 719-373-9740, or Applicant Stephen Estrada/WR Racing 303-817-3654. 11280 Calle Corvo Colorado Springs, CO 80926.
3. The site location is: 11280 Calle Corvo Colorado Springs, CO 80926- . The location regarding the request is in the newer tan and brown steel building. The building is 2100 square feet and approximately half of this building would be used for this request. The zoning at this location is A5 Agricultural.
4. Zoning is the primary reason for this Special Use Permit request. Stephen Estrada would like to continue operating WR Racing at this location. WR Racing is an automotive repair and racing services business that operates on a current tax ID. While a majority of the business is conducted off site as track side support, some business in a shop environment is still required for the service and repair of racing and sport type vehicles. WR Racing is a retail business but does not entertain walk-in business, has no store front and customers are serviced on an appointment only basis. Henceforth, there is no anticipation of increased local traffic or lines of waiting customers. There will be no signage on the building indicating the existence of the business. in the spirit of the neighborhood will look just as the other out buildings, garages and or private shops in this neighborhood. WR Racing does not and will not have any customer waiting area or reception as a result of its intended operation. The shop area will also provide to support family projects and hobbies. There is no plan to store any vehicles in front of the building. Only trailers as needed and personal vehicle parking as necessary. Trailered vehicles may be dropped off and picked up from time to time. The intention is to be nearly transparent with no commercial impact to our neighbors while still being allowed to run a home based rural business.

- Only the existing steel building and its driveway will be utilized in this request. It is possible that a permit may be needed to make minor changes to the entrance to the building from Calle Corvo. The building can only be accessed via Calle Corvo. Changes are not planned at this time. There are no additional proposed facilities, structures or changes to roads required in this request. The building currently has no running water as it is currently has minimal requirements for water and close proximity to the family home.
- No waiver requests are needed for this request.



- Vicinity map of adjacent property owners.

To: Kathleen Holmberg Gomez 11170 Calle Corvo Colorado Springs, CO 80926-9649

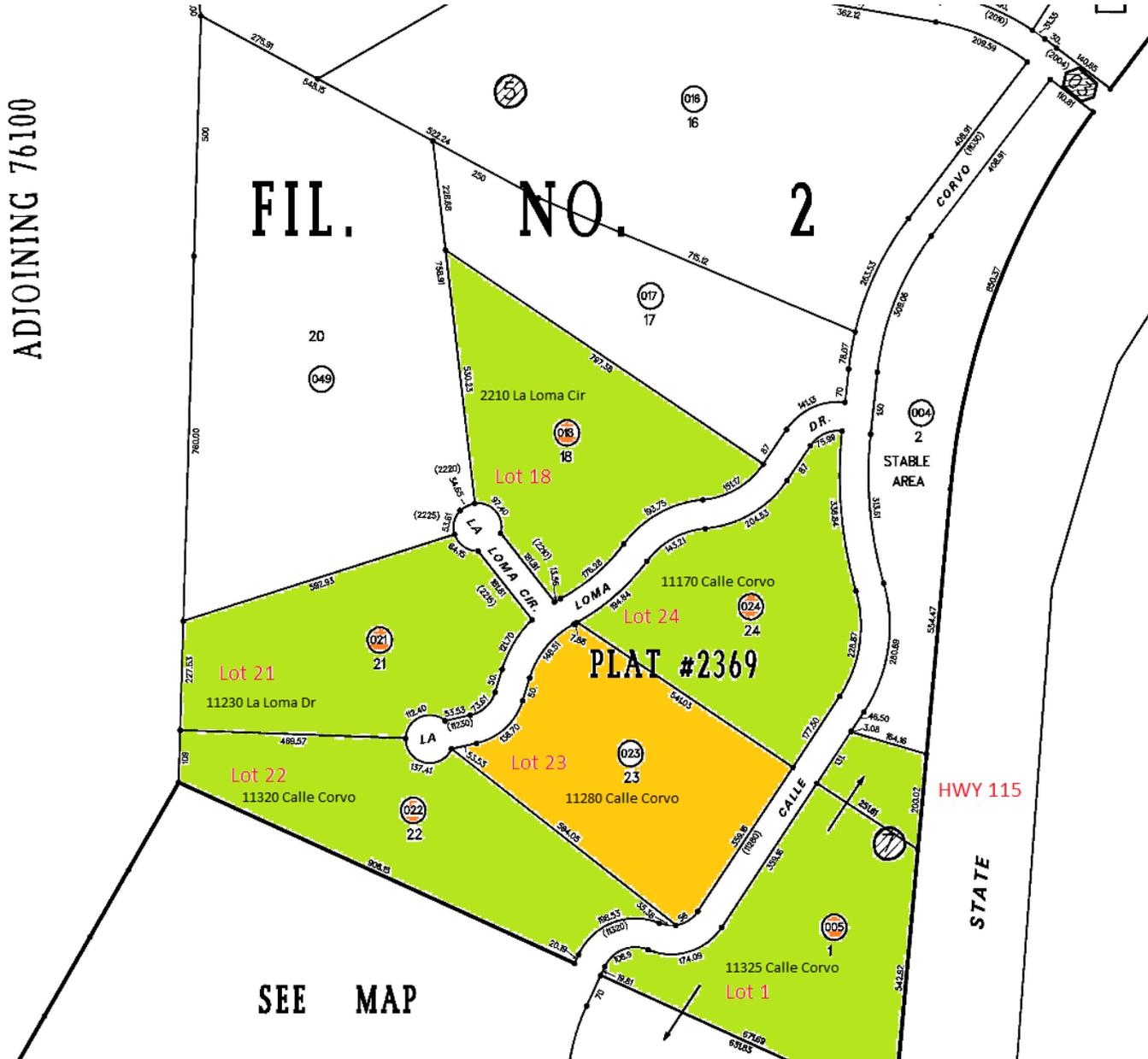
From: Stephen Estrada/Applicant, Mimi Chough/Property Owner

11280 Calle Corvo Colorado Springs, CO 80926

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3. The site location is: 11280 Calle Corvo Colorado Springs, CO 80926- . The location regarding the request is in the newer tan and brown steel building. The building is 2100 square feet and approximately half of this building would be used for this request. The zoning at this location is A5 Agricultural. 11280 Calle Corvo is a 5 acre lot.
4. Zoning is the primary reason for this Special Use Permit request. This is a single site request. Stephen Estrada would like to continue operating WR Racing at this location. WR Racing is an automotive repair and racing services business that operates on a current tax ID. While a majority of the business is conducted off site as track side support, some business in a shop environment is still required for the service and repair of racing and sport type vehicles. WR Racing is a retail business but does not entertain walk-in business, has no store front and customers are serviced on an appointment only basis. Henceforth, there is no anticipation of increased local traffic or lines of waiting customers. There will be no signage on the building indicating the existence of the business. in the spirit of the neighborhood will look just as the other out buildings, garages and or private shops in this neighborhood. WR Racing does not and will not have any customer waiting area or reception as a result of its intended operation. The shop area will also provide to support family projects and hobbies. There is no plan to store any vehicles in front of the building. Only trailers as needed and personal vehicle parking as necessary. Trailered vehicles may be dropped off and picked up from time to time. The intention is to be nearly transparent with no commercial impact to our neighbors while still being allowed to run a home based rural business.

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6. No waiver requests are needed for this request.



7. Vicinity map of adjacent property owners.

To: Verle L. JR and Kathleen D. Kelly 11230 La Loma Dr Colorado Springs, CO

P.O. Box 2697 Colorado Springs, CO 80901-2697

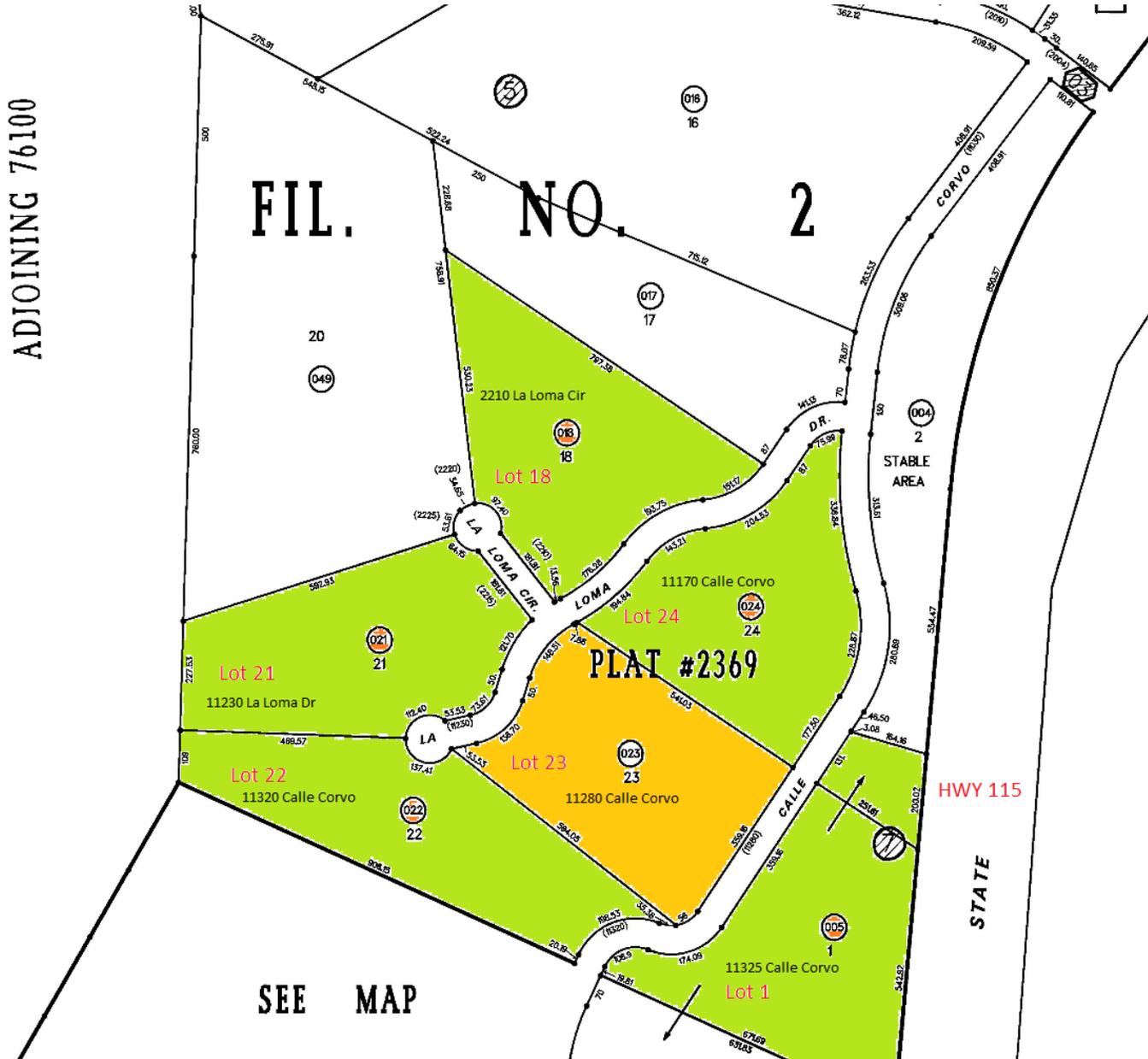
From: Stephen Estrada/Applicant, Mimi Chough/Property Owner

11280 Calle Corvo Colorado Springs, CO 80926

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7. Vicinity map of adjacent property owners.

To: John P. and Deborah R. Gard 11320 Calle Corvo Colorado Springs, CO 80926-9605

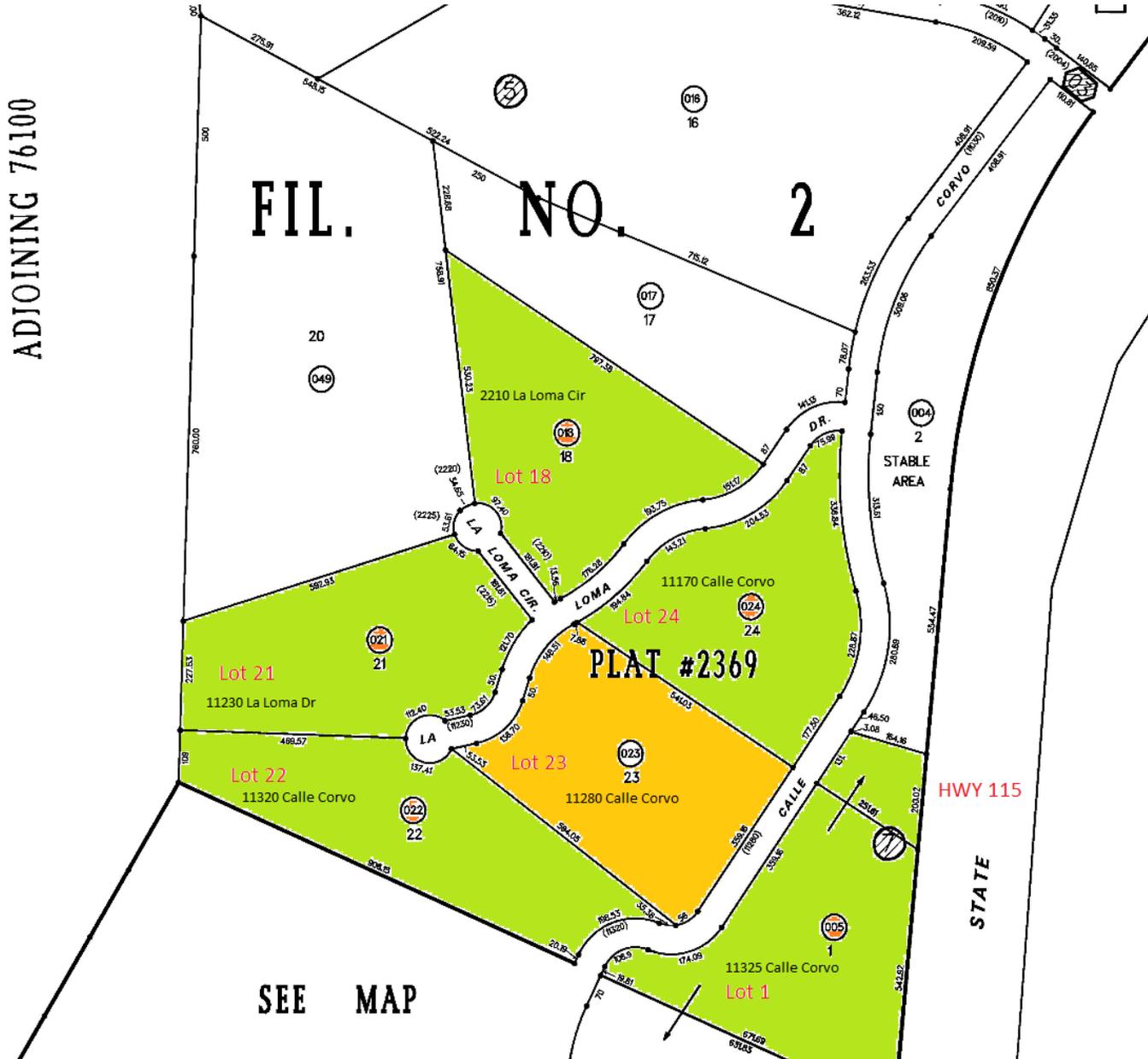
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7. Vicinity map of adjacent property owners.

To: Luis Sr. and Angelika Berrios 11325 Calle Corvo Colorado Springs, CO

601 Shady Ln Bethel, DE 19931

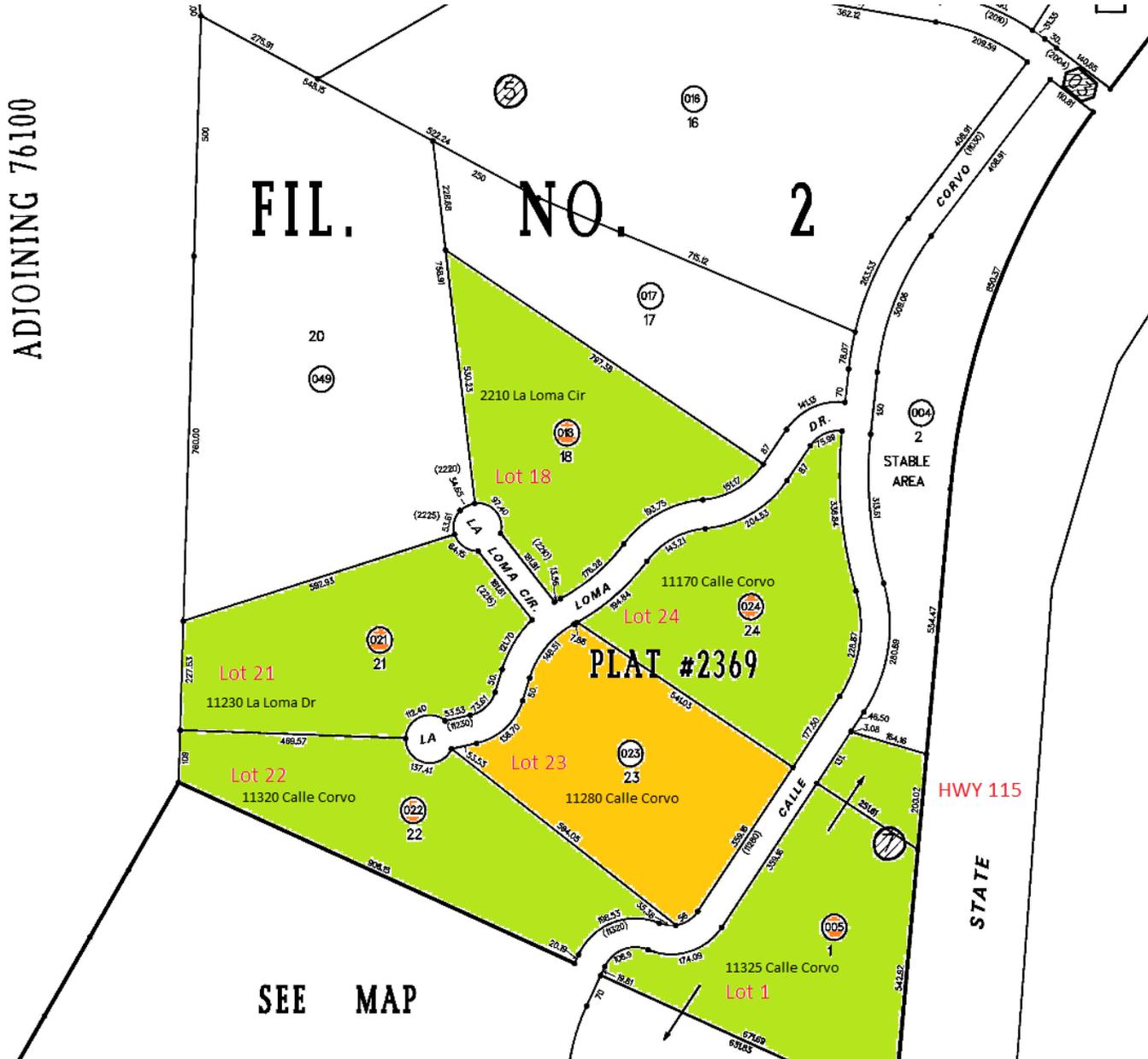
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7. Vicinity map of adjacent property owners.

To: El Paso County Planning Department 2880 International Circle, Suite 110

Colorado Springs, CO 80910

Re: Mineral Rights Owner, Johnny Feldspar Mine.

From: Stephen Estrada/Applicant, Mimi Chough/Property Owner

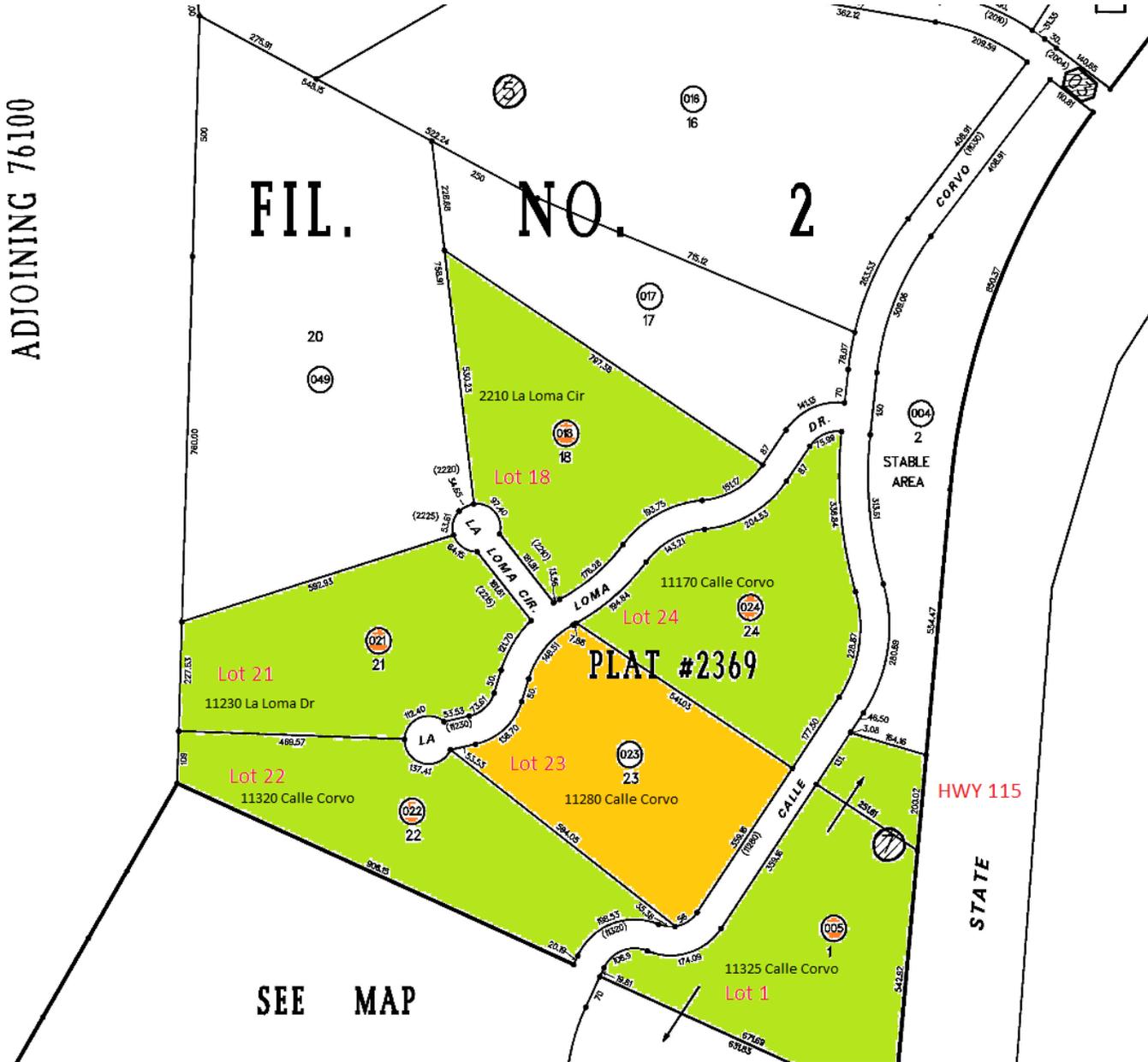
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- 5. No waiver requests are needed for this request.



- 6. Vicinity map of adjacent property owners.

To: Lavonne Ray 136 Steven Dr. Colorado Springs, CO 80911

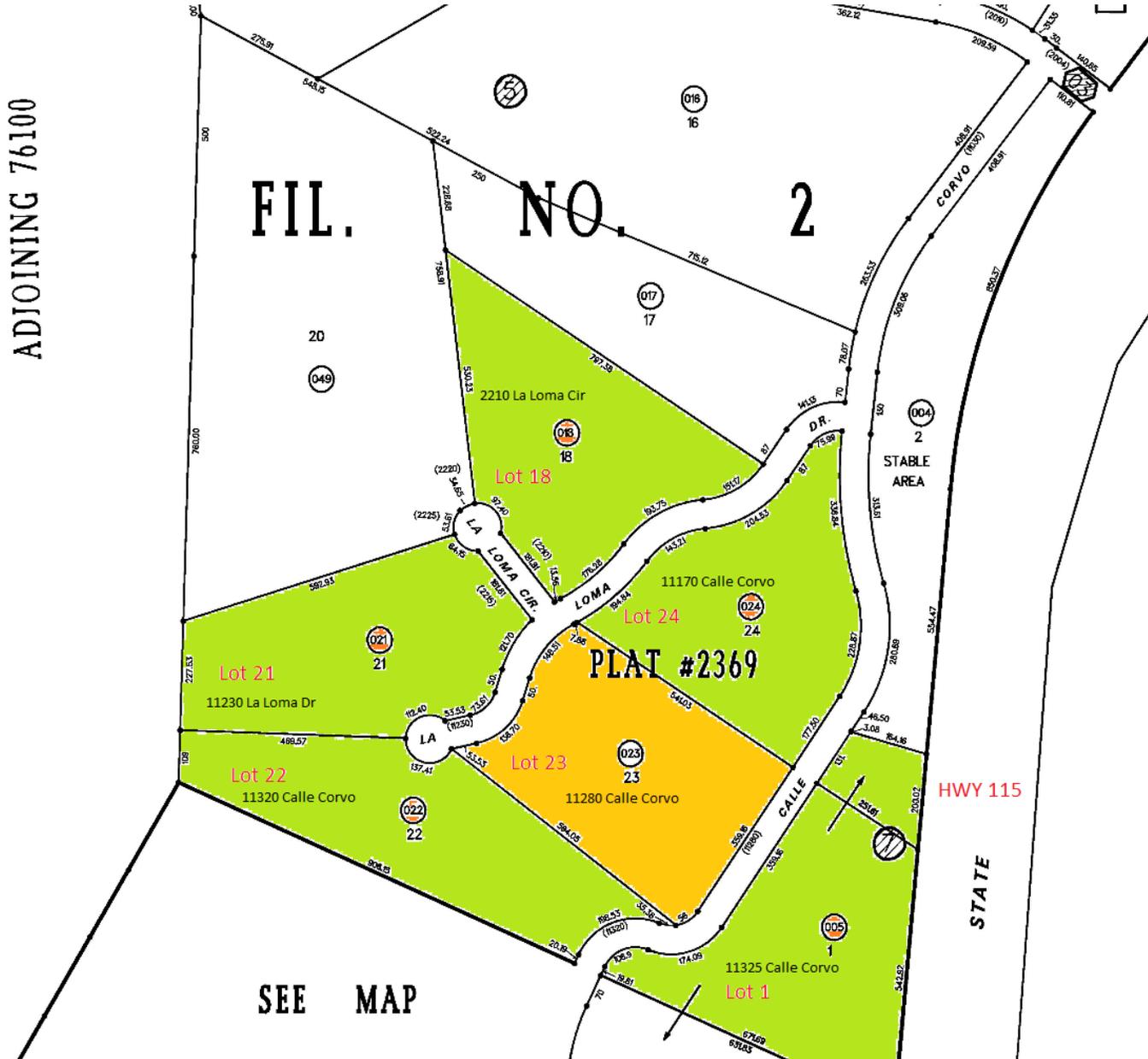
From: Stephen Estrada/Applicant, Mimi Chough/Property Owner

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7. Vicinity map of adjacent property owners.

Sent To
 LUIS SR & ANSELITA BERRIOS
 601 SHADY LN.
 BETHEL, DE 19931

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

City, State, ZIP+4[®]
 Colorado Springs, CO 80910-2697

Postage \$40.55
 Certified Mail Fee \$3.50
 Total Postage and Fees \$44.05

Postmark Here
 OCT 2019
 10/29/2019

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Sent To
 SOHN P. & DEBORAH SNEED
 11520 LAURE CIRCLE
 COLORADO SPRINGS, CO 80926-9605

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

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 Adult Signature Restricted Delivery \$0.00

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Sent To
 MARK C. VAN HORN
 2210 LA LOMA CIR
 COLORADO SPRINGS, CO 80926-9659

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

City, State, ZIP+4[®]
 Colorado Springs, CO 80911

Postage \$40.55
 Certified Mail Fee \$3.50
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U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Sent To
 VEELE L. SR & KATHLEEN D. KELLY
 P.O. BOX 2697
 COLORADO SPRINGS, CO 80901-2697

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

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U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com

Sent To
 EL PASO COUNTY PARKS DEPT.
 2880 INTERNATIONAL CTR. STE #110
 COLORADO SPRINGS, CO 80910

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

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For delivery information, visit our website at www.usps.com

Sent To
 LAVONNE RAY
 136 STEVEN DR.
 COLORADO SPRINGS, CO 80911

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

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 Colorado Springs, CO 80911

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7019 0700 0001 9825 3202

7019 0700 0001 9825 3196

7019 0700 0001 9825

7019 0700 0001 9825 3226

7019 0700 0001 9825 3219

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