

**Cactus Creek Ranch  
Adjacent Land Ownership**

**WT Ward III  
19615 La Huerta View  
Fountain, CO 80817**

**Timothy T Ward Sr. Estate  
19615 La Huerta View  
Fountain, CO 80817**

**South 750 LLC  
16650 Midway Ranch Road  
Fountain CO 80817**

**Midway Development Company, Inc.  
P.O. Box 25936  
Colorado Springs, CO 80936**

**Kirkland Property Holdings, LLC  
P.O. Box 580  
Rye, CO 81069**

Please provide notice to owners across I25. Notice requirement is for adjacent and across from right-of-way. Parcel 5700000076 (Sundance Investments) and parcel 5700000099 (Group XIX Land and Cattle Co) will need to be noticed. Please update this document to include these notices in addition to what is already shown.



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Total Postage & Fees	\$4.10



Sent To *Timothy T. Ward Sr. Estate*  
 Street, Apt. No.; or PO Box No. *19615 La Huerta View*  
 City, State, ZIP+4 *Fountain, CO 80817*

PS Form 3800, August 2006 See Reverse for Instructions

7013 3020 0000 0419 1726

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Sent To *South 750 LLC*  
 Street, Apt. No.; or PO Box No. *16650 Midway Ranch Road*  
 City, State, ZIP+4 *Fountain, CO 80817*

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Colorado Springs, CO 80936

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Sent To *Midway Development Company, Inc.*  
 Street, Apt. No.; or PO Box No. *P.O. Box 25936*  
 City, State, ZIP+4 *Colorado Springs, CO 80936*

PS Form 3800, August 2006 See Reverse for Instructions

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Rye, CO 81069

Postage	\$3.55
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$4.10



Sent To *Kirkland Property Holdings, LLC*  
 Street, Apt. No.; or PO Box No. *P.O. Box 580*  
 City, State, ZIP+4 *Rye, CO 81069*

PS Form 3800, August 2006 See Reverse for Instructions

7011 0470 0002 0211 9371



Les Gruen



September 14, 2020

Greetings:

This letter is being sent to you because Five Star Ranch and Equestrian Center is proposing a land use project in El Paso County at the referenced location (see Item #3 below). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact 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.

For questions specific to the project, please contact Les Gruen of Urban Strategies, Inc. who is representing the owner on this project. Mr. Gruen may be reached at the telephone number or email address listed below.

The subject property is located at 18550 Midway Ranch Road, Fountain, Colorado. The parcel comprises 95.143 acres and is zoned A-5.

The request is for a Variance of Use that would allow continued use of the Corvette Center as an automotive repair garage. An original variance was approved in 2005 that was good for 10 years after which time the owners was required to re-apply for an extension. The owner neglected to re-apply for an extension when the original variance expired in 2015. The variance request is to remedy this oversight. In addition there are dwelling units on the property that have historically been occupied by ranch hands. It is unclear whether a variance is required to permit continued occupancy of these units or whether the original zoning of the property allowed this use. To the extent it is determined a variance is required for dwelling units on the property to be occupied, this proposal requests such a variance.

The applicant seeks no waivers

A site plan showing adjacent property owners is attached.

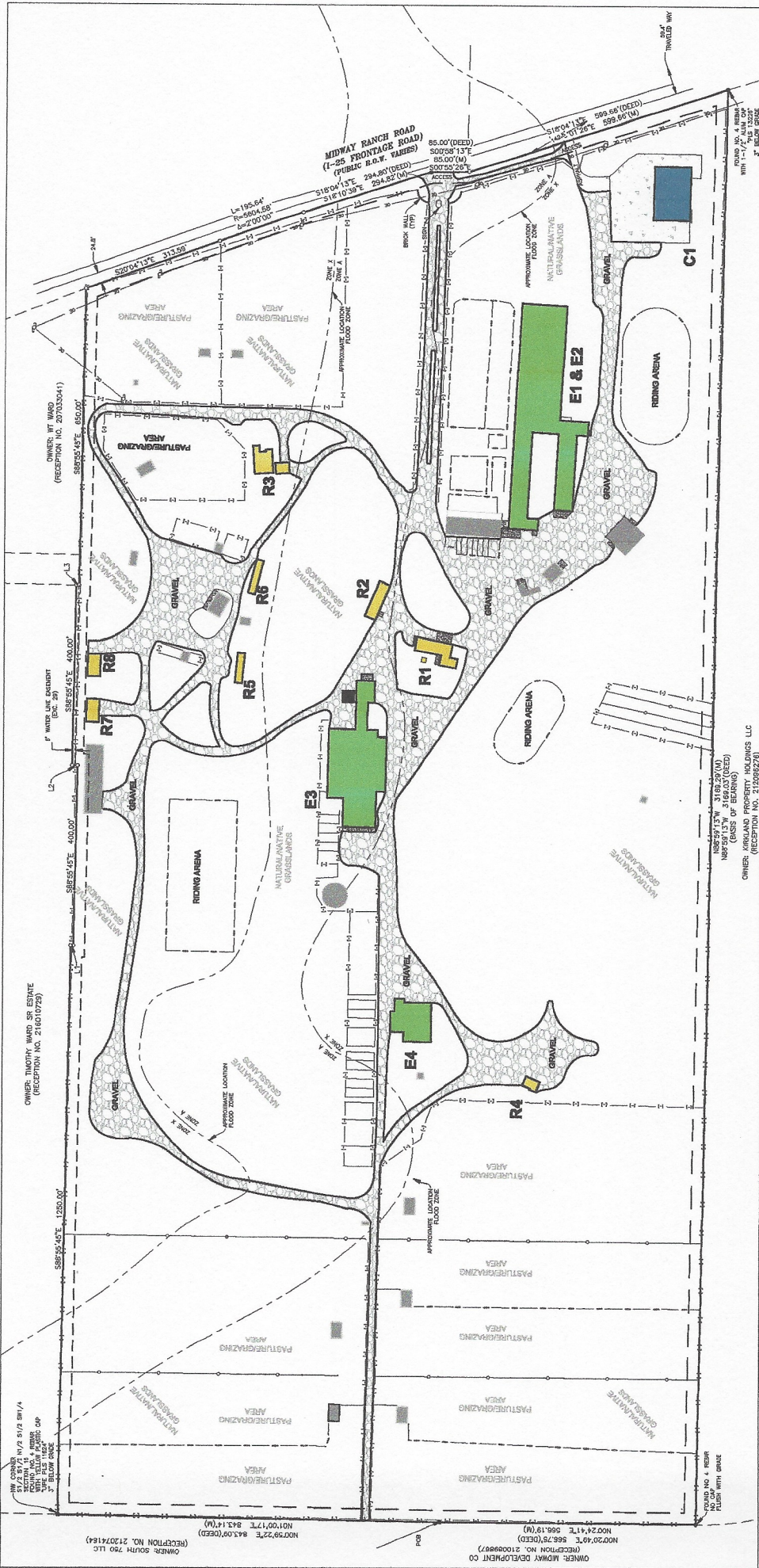
Sincerely,

attch: Cactus Creek Site Plan



# CACTUS CREEK RANCH

EL PASO COUNTY, COLORADO



## Building Summary

Uses Contemplated Under Special Use Approval (AL-94-31)		Uses Contemplated Under Special Use Approval (AL-94-31)		Uses Contemplated Under Special Use Approval (AL-94-31)	
BUILDING	USE	BUILDING	USE	BUILDING	USE
E1	INDOOR ARENA	R1	MANAGER'S HOUSE	R5	SINGLE WIDE TRAILER
E2	OUTDOOR ARENA	R2	OWNER'S APARTMENT	R6	DOUBLE WIDE TRAILER
E3	TRAINING & BOARDER DORMITORY	R3	RANCH HANDS HOUSE	R7	DOUBLE WIDE TRAILER
E4	VETERINARY SERVICES & VETERINARY APT.	R4	RANCH HANDS HOUSE	R8	SINGLE WIDE TRAILER

Uses Contemplated Under Special Use Approval (AL-94-31)		Uses Contemplated Under Special Use Approval (AL-94-31)		Uses Contemplated Under Special Use Approval (AL-94-31)	
BUILDING	USE	BUILDING	USE	BUILDING	USE
		R1	MANAGER'S HOUSE	R5	SINGLE WIDE TRAILER
		R2	OWNER'S APARTMENT	R6	DOUBLE WIDE TRAILER
		R3	RANCH HANDS HOUSE	R7	DOUBLE WIDE TRAILER
		R4	RANCH HANDS HOUSE	R8	SINGLE WIDE TRAILER

Uses Contemplated Under Special Use Approval (AL-94-31)		Uses Contemplated Under Special Use Approval (AL-94-31)		Uses Contemplated Under Special Use Approval (AL-94-31)	
BUILDING	USE	BUILDING	USE	BUILDING	USE
		R5	SINGLE WIDE TRAILER		
		R6	DOUBLE WIDE TRAILER		
		R7	DOUBLE WIDE TRAILER		
		R8	SINGLE WIDE TRAILER		

- EXISTING USE LEGEND**
- EQUESTRIAN FACILITIES
  - ACCESSORY EQUESTRIAN STRUCTURES & OUTBUILDINGS
  - RESIDENCES
  - COMMERCIAL BUILDING

