



Five Star Equestrian Center
February 18, 2021
El Paso County Planning Commission
Presentation Outline

- Brief Introduction of Urban Strategies and Les Gruen
- Explanation of Variance of Use Request
- History/Timeline
 - Cyrus Rickles – 1984 Special Use Approval
 - Luis Praxmirer – 1996 Purchase of Property from original owner
 - Richard Noring – 2004 Acquisition of parcel and beginning of process leading to construction of Corvette Center in 2006
 - Served Notice of Violation
 - Luis Praxmirer – June 2020 takes property back
- Conformance with Variance of Use Approval Criteria
 - Undue Hardship – “Due to the unique combination of uses on the property, rezoning would not be appropriate as there is no zoning district which would allow for the uses presently on the property”
 - Compatibility/Adverse Impact – Subject property is compatible with surrounding area, is not detrimental from a regulatory or environmental perspective and does not place an undue burden on area infrastructure
- Request Approval of Variance of Use in Order that Owner May Legally Continue to Utilize the Property in the Manner in Which it has Operated for Decades
- Questions?