

**EL PASO**  **COUNTY**  
**COLORADO**

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

March 9, 2021

Luis Praxmarer c/o Lee Jolivet, Esq.  
102 South Tejon Street  
Colorado Springs, CO 80903

Urban Strategies, Inc.  
6 South Tejon Street, Suite 550  
Colorado Springs, CO 80903

RE: Five Star Equestrian Center – Variance of Use – (VA-20-005)

This is to inform you that the above-reference request for approval of variance of use was heard and approved by the El Paso County Board of County Commissioners on March 9, 2021, at which time an approval was made to legalize multiple single-family detached and attached residences, a vehicle repair garage, an equestrian center, and a horse boarding facility. The 85.66-acre property is zoned A-5 (Agricultural) and is located on the west side of Midway Ranch Road, approximately one-half mile north of Rancho Colorado Boulevard and is within Sections 15 and 22, Township 17, and Range 65 West of the 6th P.M. The property is included within the South Central Comprehensive Plan (1988). (Parcel No. 57000-00-104)

This approval is subject to the following:

**CONDITIONS**

1. Approval is limited to the use of thirteen (13) dwelling units, a truck and recreational vehicle repair garage, and a vehicle repair garage, as discussed and depicted in the applicant's letter of intent and site plan drawings, in addition to those previously approved special uses (PCD File No. AL-84-031Z). Any subsequent addition or modification to the operation or facility beyond that described in the applicant's letter of intent and as shown on the site plan shall be subject to review and approval of a new variance of use request.
2. The applicant shall apply for and receive approval of a commercial site development plan within six (6) months of variance of use approval by the Board

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

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of County Commissioners. The deadline may be extended by the PCD Director, at his or her discretion, if the Director finds that the applicant has made a good faith effort to secure such approval.

3. The applicant shall provide evidence that septic permit applications have been submitted with El Paso County Public Health prior to approval of the site development plan.
4. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

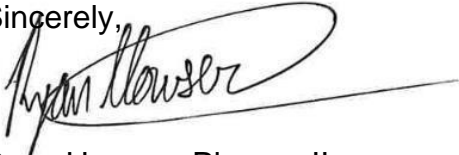
#### **NOTATIONS**

1. Variance of use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or variance of use conditions/standards are being violated, preceded by notice and public hearing.
3. If the variance of use is discontinued or abandoned for two (2) years or longer, the variance of use shall be deemed abandoned and of no further force and effect.
4. The applicant is aware that the existing well permit does not allow for all of the uses on the property. The applicant will need to seek approval of a revised well permit from the State Water Engineer allowing for all of the uses on the property.

This represents the Planning and Community Development Department's understanding of the action taken by the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Howser". The signature is written in a cursive style with a large, sweeping loop at the end that extends to the right.

Ryan Howser, Planner II

File No. VA-20-005