

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,

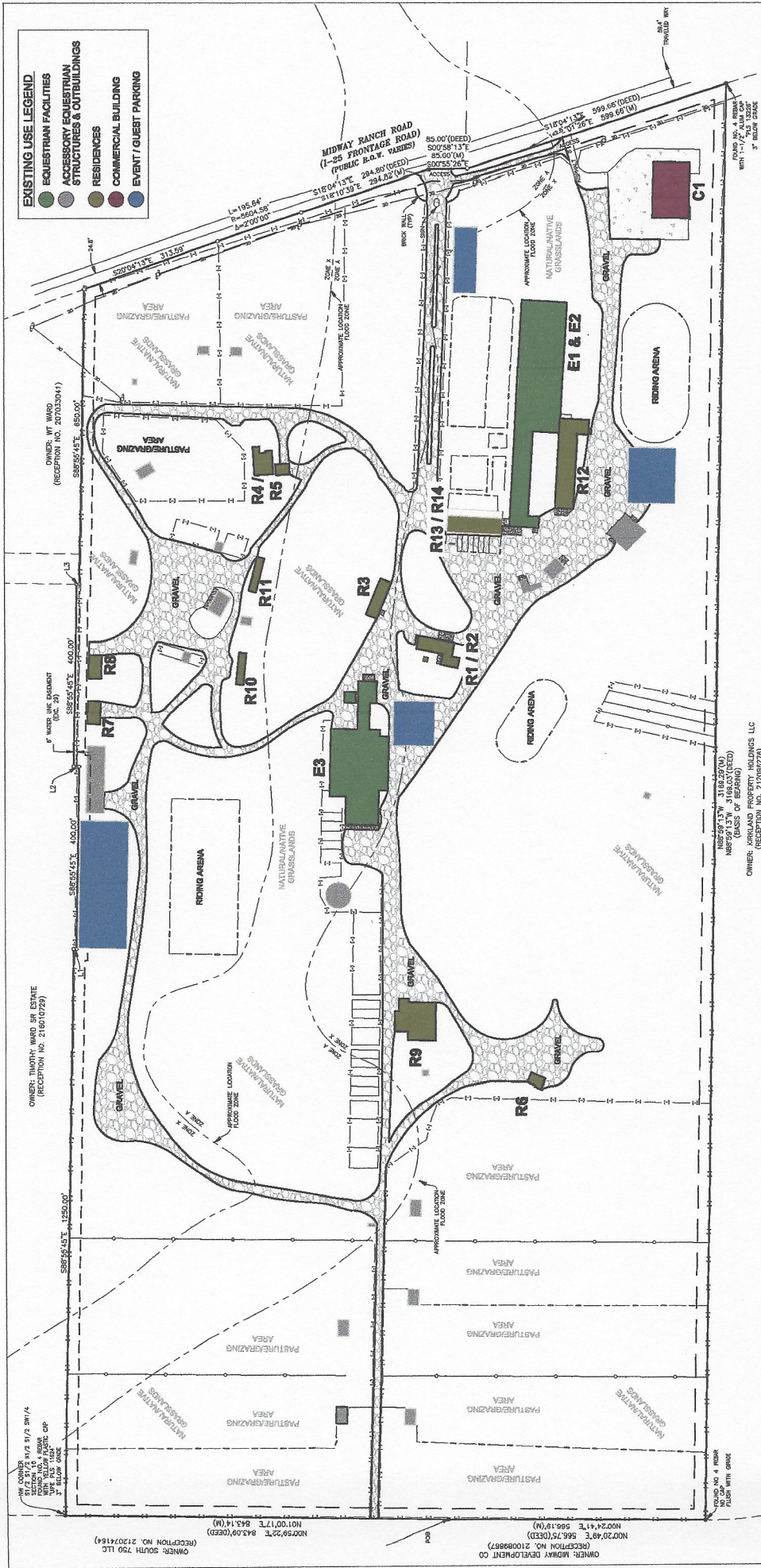
A handwritten signature in blue ink that reads "Les Gruen". The signature is written in a cursive, flowing style.

attch: Cactus Creek Site Plan



# CACTUS CREEK RANCH

EL PASO COUNTY, COLORADO



## BUILDING SUMMARY

BUILDING	USE	YEAR BUILT
E1	INDOOR ARENA	1984
E2	OUTDOOR ARENA	1984
E3	TRAINING & WARDEN CORRIDORY	1985
C1	VEHICLE / RV & TRUCK REPAIR GARAGE	2009

BUILDING	USE	YEAR BUILT
R1	MANAGERS HOME	1973
R2	MANAGERS HOME BASEMENT	1973
R3	OWNERS APARTMENT	PRE-1989
R4	GREEN HOUSE - MAIN	1922
R5	GREEN HOUSE - BASEMENT	1922

BUILDING	USE	YEAR BUILT
R6	RANCH HANDS HOUSE	1982
R7	WEST DOUBLE WIDE TRAILER	1999
R8	EAST DOUBLE WIDE TRAILER	1999
R9	VETERINARY SERVICES AND APARTMENT	1985

BUILDING	USE	YEAR BUILT
R10	WEST SINGLE WIDE TRAILER	PRE-1989
R11	EAST SINGLE WIDE TRAILER	PRE-1989
R12	SOUTH BARN APARTMENT	1984
R13	NORTH BARN APARTMENT - A	1984
R14	NORTH BARN APARTMENT - B	1984



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

Sundance Investments  
900 Castleton Road, Suite 115  
Castle Rock, CO 80109-7548

Group XIX Land and Cattle  
1520 S. Beverly Glen Boulevard, Apt. 407  
Los Angeles, CA 90024



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

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 City, State, ZIP+4 **Fountain, CO 80817**

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

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Restricted Delivery Fee (Endorsement Required)	\$0.00
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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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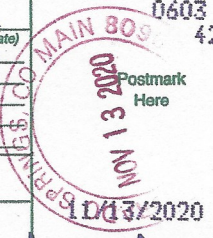
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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Sent To: Sundance Investments  
 Street and Apt. No. or PO Box No.: 900 Castleton Road, Suite 115  
 City, State, ZIP+4®: Castle Rock, CO 80109-7548

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



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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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 Street and Apt. No. or PO Box No.: 1520 S. Beverly Glen Blvd., Apt. 407  
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