

## **Letter of Intent – Variance of Use Request**

**Property Address:** 11450 Buckskin Ln, Colorado Springs, CO 80908

**Parcel Number:** 5221100004

**Parcel Size:** 14.32 acres

**Current Zoning:** RR-5

**Applicant/Owners:** Robert Curtis Kent & Jennifer Lovie White Kent

### **Executive Summary**

Property owners Robert Curtis Kent and Jennifer Lovie White Kent request approval for a Variance of Use for the operation of a private membership club in the unincorporated RR-5 (Residential Rural) district. The 14.32-acre property is located on the northeast corner of Burgess Road and Buckskin Lane addressed as 11450 Buckskin LN.

### **Request**

Approval for a single, specific variance of use by the property owners for the operation of a private membership club in the unincorporated RR-5 (Residential Rural) district.

### **Activity Description**

A private members club will provide a general gathering space for socialization, relaxing with friends, informal meetings, quiet work or study time, internet and Wi-Fi access, and other low-intensity community activities that make the club a flexible, multi-use gathering place.

### **El Paso County Master Plan**

Core Principle — Manage Growth with Compatible Uses

- The Master Plan emphasizes “managing growth to ensure a variety of compatible land uses that preserve all character areas of the County.”
- This supports introducing small-scale recreational/community use (like a private club) in a residential area, as long as it respects the surrounding character.
- Goal LU1 in the Master Plan calls for “ensuring compatibility with established character and infrastructure.”
- A private social club serving limited members, with limited hours and minimal traffic is likely to be more compatible (in scale and intensity) than a dense commercial use. ct.

### **Detailed Land Development Code Analysis**

Compliance with Criteria of Approval in Chapter 5 of the Land Development Code:

- The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County.
  - The operation provides a private social club meeting space and an additional multi-use gathering amenity for local residents without altering the quiet, low-density atmosphere of the neighborhood, adjacent from the El Paso County

operated Black Forest Section 16 Open Space forming a complementary recreation corridor that strengthens the area's identity as a place for healthy, outdoor-oriented rural living.

- A lack of alternative land is available for development in the surrounding area for similar activities making this location ideal for a variance.
  - Proposed hours of operation will be Sunday - Friday 10am to 6 pm & Saturday 9am-12pm with a private membership of 200-250 members. Based on local potential member research, there will be a low daily attendance of less than 25 members visiting per day
- The proposed use will meet air, water, odor or noise standards established by County, State or federal regulations during construction and upon completion of the project.
  - The low density operation of the proposed facility will not adversely affect wildlife or wetlands

### **Compatibility and Impacts**

- The proposed use is compatible with surrounding rural residential development, harmonious with the character of the neighborhood, and will not negatively affect neighborhood character.
- Adequate on-site parking and circulation will be provided in accordance with Table 6-2, El Paso County, Colorado - Land Development Code Chapter 6 - GENERAL DEVELOPMENT STANDARDS.
- The private members club will operate in 500 square feet of an existing partially improved pavilion. Appropriate building permits will be obtained to bring the structure up to code, providing health and life safety elements such as enclosed bathrooms, adequate lighting, etc.
- The facility will comply with County, State, and Federal standards related to air, water, odor, noise, and waste.
- No adverse impacts to wildlife, wetlands, or environmental resources are anticipated.

### **Infrastructure and Services**

- Adequate utilities, water, and wastewater systems will serve the site.
- Fire service is provided by Black Forest Fire and Rescue. Police service is provided by the El Paso County Sheriff's Department. Emergency services are available and sufficient to meet the proposed use.
- The site plan will ensure proper parking, access, and circulation for visitors and emergency vehicles.

**Mitigation and Management**

The use will be managed to ensure low noise levels, controlled traffic patterns, and compliance with all safety regulations. Lighting will be shielded to minimize impacts on adjacent properties. Landscaping and existing buffers will be maintained to preserve visual harmony with surrounding land uses.

**Conclusion**

Approval of this variance will enable the adaptive reuse of an existing pavilion while providing a valuable community benefit in the form of a private membership club. The proposed use meets the criteria outlined in the El Paso County Land Development Code, will not be detrimental to surrounding properties, and will enhance opportunities for health and recreation in the community.

Respectfully submitted,



Robert & Jennifer Kent, property owners



**COLORADO**

**Department of  
Regulatory Agencies**

Division of Real Estate

APPROVED BROKER CONTINUING EDUCATION COURSE  
**CERTIFICATE OF ACHIEVEMENT**

**Doug Barber**

719-338-3053

does hereby certify to the Colorado Real Estate Commission that



**Robert Kent**

(Student's Name)

has successfully completed the course titled:

**2026 Annual Commission Update**

Approval # 111587 for 4 hour(s) of continuing education credit as approved by the Colorado Real Estate Commission for the period between 1/1/2026 and 12/31/2026

FA.100101397

Student's License #

February 17, 2026 for  
Engel & Voelkers Pikes Peak

Student's Course Completion Date

Employing Broker Rule 2.5.C.3.a.iii.

Approved Delivery Platform(s):

- In-Person Classroom
- Live Online Virtual Classroom
- On-Demand Course

★ = Approved    ☒ = Not Approved

Authorized Provider Signature

Douglas H. Barber

Name of Authorized Signing Provider



Division of Real Estate  
Education Specialist

**FILE AND SAFEGUARD THIS CERTIFICATE**

The Colorado Division of Real Estate does not record completion of a course. Each licensee is required to keep records documenting proof of completion of continuing education for a period of four (4) years. (C.R.S. §12-10-217(1)(y))