

April 23, 2026

To Whom It May Concern:

This letter is to inform you that an application for a proposed land-use project occurring in your area has been received by Planning & Community Development (PCD). Please note that PCD will send additional notification prior to any future decision regarding this proposal. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: VA264, 11485 Old Pueblo Road Retail Sales

Project Description: A Variance of Use request to allow a mixed-use thrift store and Business Event Center in the A-5 (Agricultural) zoning district. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Fountain Faith Fellowship
11485 Old Pueblo Road
Fountain, CO 80917

Applicant/Representative:

M.V.E., Inc.
1903 Lelaray Street, Suite 300
Colorado Springs, CO 80909
719-635-5736
ChuckC@mvecivil.com

Tax ID/Parcel No.: 5617000005

Zoning District: A-5 (Agricultural)

Location of Project: 11485 Old Pueblo Road

Land Size: 5.00 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/208698>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,

A handwritten signature in black ink that reads "Miranda Benson". The signature is written in a cursive, flowing style.


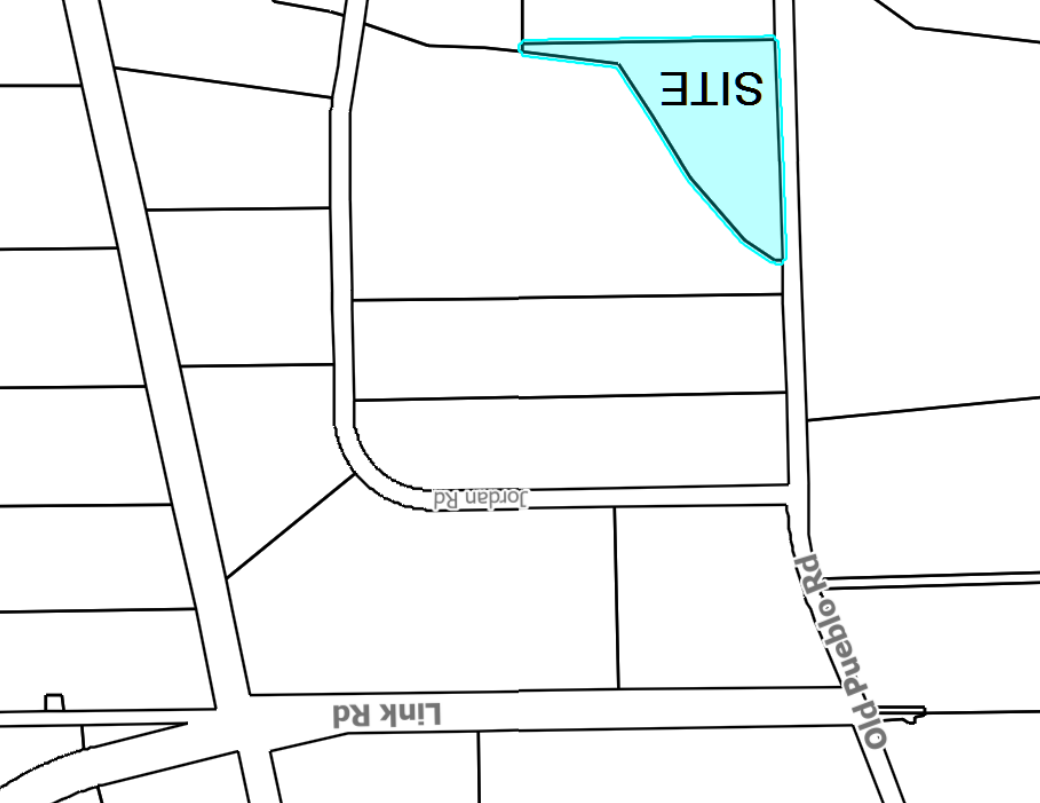
Miranda Benson- Planner

El Paso County Planning & Community Development

(719) 520-7940 MirandaBenson2@elpasoco.com

Planning and Community Development
 2880 International Cir. Suite 110
 Colorado Springs, CO 80910

NOTICE OF LAND-USE APPLICATION

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	<p style="text-align: center;">EL PASO COUNTY PARCEL INFORMATION</p> <p>FILE NO.: VA264</p> <p>PARCEL NO.: 5617000005</p> <p>OWNER: Fountain Faith Fellowship</p> <p>ADDRESS: 11485 Old Pueblo Road</p>	