

Cesar Fletes
12460 Falcon Hwy
Peyton, CO 80831
12-16-25

12460 Falcon Highway Special Use for Size Exempt Structure
Project # AL2530
Parcel # 4300000269
RR-5

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To whom it may concern,

I intend to build a 60'x120' riding arena. My property is 35 acres, but it will be built close to the existing buildings. I am asking for a special use on the size and approval as an AG building.

In accordance with the criteria, this building will have a matching facade to the rest of the building on my property to maintain a uniform look and keep harmony with the neighborhood. This being, stucco (color: Misty by Omega), Georgetown Ledge & Field by Sunset Stone. This building should not be an issue, as it stays within the allowable uses of the surrounding land. This is due to the diverse uses around the property, such as shops & equipment yards for contractors, breweries, churches, schools, equestrian centers, etc.

This building will not add any unnecessary traffic to the public roadways. Also, it will not add any more strain on utilities without being accounted for. We have already been in contact with the local electric company to accommodate the required loads to power this building. All remaining services, such as water, drainage, and heating, are already on the property with the appropriate sizes.

As mentioned previously, this building will not add unnecessary traffic volume to the roadways as it is for private use. The only traffic related to this building is one or two livestock trailers once a year which is the same traffic now. Also, as seen on the site plan, there is one concrete access onto the property from the main highway, and the

gate to the property is farther back, helping relieve congestion when those trailers come in.

The proposed arena will comply with all local, state, and federal rules, codes, and regulations. The height of the building is capped at 22', 13' less than code permitting. It is also placed more than 350' from the east property line, more than double the recommended distance to see over the building. This is planned to keep the neighbors' view of Pikes Peak clear. As mentioned before, all necessary services are already on the property, keeping the pollution minimal. Exterior lighting has been designed as downward-facing lights to minimize the light pollution.

I believe this building will not only not add any public health and safety risks, but it will reduce them. This building will help us keep our animals in an enclosed and controlled environment, therefore, reducing the spread of farm-borne diseases and parasites.

Drainage from the proposed construction and arena will not adversely impact neighboring or downstream properties. Roof drains will be directed away from the foundation and designed to prevent erosion. The proposed building location is outside of the regulatory floodplain per FEMA FIRM number 08041C0561G, effective on 12/7/2018.

A Traffic Impact Study is not required as this application qualifies for the exemption in ECM Appendix B.1.2.D and all 7 criteria have been met.

- (1) Daily vehicle trip-end generation is less than 100, or the peak hour trip generation is less than 10;
- (2) There are no additional proposed minor or major roadway intersections or major collectors, arterials, or State Highways.
- (3) The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak-hour trips or 100 daily trip ends;
- (4) The change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property;
- (5) Acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained;
- (6) No roadway or intersection in the immediate vicinity has a history of safety or accident problems; and
- (7) There is no change of land use with access to a State Highway

To my knowledge, this building will conform to all county regulations and ordinances. This is not the only building of its kind in the area. According to the El Paso Master Plan, this parcel is placetype: Large-Lot Residential. These types of properties tend to be used for equestrian and other livestock activities, which is what I plan to do with the addition of this building. Also on page 21 of the master plan about change, my property falls under the category: Minimal Change: Undeveloped, meaning there is not significant change in the area for some time due "to the lack of development and presence of significant natural area" (Your El Paso Master Plan - Land Use Pg. 21).I appreciate your consideration. I plan to do this with all parties in accordance.

Thank you,

Cesar Fletes