

To: El Paso County Planning and Development

Date: 27 August 2020

Sub: Letter of intent for Site Development Plan

To Whom it May Concern,

We are writing to indicate our intent for site development at the property located at 1670 Spring Valley Dr., Colorado Springs, CO 80921. To meet our intent to operate an equine rescue on our property, El Paso County has now approved projects for Special Use (AL206), Agricultural Structures (AF2024), Access Permit (AP20536) and Commercial Site Plan (COM2024). A project to vacate an internal property line and adjust a drainage easement (VR203) should be complete soon. This Site Development Plan request is to build a barn and arena as indicated in our approved Special Use project.

**Background:** We purchased lots 5 and 6 LOT 5 & 6 BLK 3 PLEASANT VIEW ESTATES FIL NO 2 in 2015 and combined the lots through the El Paso County Assessor Office. Combined, this property is 11.15 acres. We had a barn built and fencing installed for personal equine use covering about 6 acres on the property. Initially, we housed a few of our own horses and Gina rehabbed a few horses for clients on site as needed. As her mobile equine rehab business grew, the more she became aware of the need for a rehab facility for injured performance horses in jeopardy of facing auction at the kill pen. We determined that our property was ideal for a rescue in terms of space, accommodations and location. In 2018, Gina established Elite Equine Rescue, an IRS accredited non-profit organization that operates on donations, fundraising, grants and boarding/rehab income from clients. To legally operate the rescue on this RR-5 zoned property and to install and use horse shelters, the previously mentioned projects were pursued and approved.

**Request/Justification:** The final step to meet the intent spelled out in the Special Use project mentioned above is a site development plan to build a barn/stable and indoor arena. We currently have a 48' x 36' (1,728 sq ft) barn and are approved through the projects mentioned above to have up to seven 24'x12' (288 sq ft) walk-in shelters (4 are currently in place). The plan is to build an additional 36' x 36' (1,224 sq ft) stable that will allow us to accommodate a total of total of up to 30 horses on premises. Additionally, we plan to build a 120'x60' (7,200 sq ft) indoor arena connected to the aforementioned stable. This structure will have a 25' setback from the northern property line. The arena will be a totally open floor plan (no internal walls) and the stable will have six partial wall stalls with sliding doors and a walkway.

The new structures will be placed in the existing footprint of an outdoor riding arena. There will be negligible land disturbance (some minor leveling) or mature plant/tree disturbance to accommodate these new structures and any disturbance will not impact drainage for any neighboring or downstream properties. The area where the structures will be placed is surrounded by forest (mostly Ponderosa Pine and Scrub Oak). In lieu of installing additional landscaping, we request that the Planning and Community Development Director approve an alternative landscape request to permit the existing mature landscape on our parcel to fulfill the landscape requirements of the Land Development Code. We feel that it would be difficult to establish new plantings around the proposed structures that are already in the middle of a densely wooded area without damage to the existing tree coverage on site. We do not intend to add any trees, shrubs, plants or lawn to the forest in concert with this project.

These structures will have very limited visibility from the roads or neighboring homes due to natural ridges and surrounding forest that obscure or block their view. The new structures are generally consistent with the subdivision's Master Plan and will be in harmony with the character of the neighborhood in that we will have one dwelling and these new structures will have limited visibility from

the roads or neighboring homes due to natural ridges and forest that surround the location and obscure or block their view. Barns and arenas are also compatible with the existing and allowable land uses in the surrounding area. There are several horse properties in the vicinity and Fox Run Park is within ½ mile of our property and people bring their horses there from all around the region to ride. We will not add any parking to the property and do not intend to add any external lighting.

The impact of this special use does not overburden or exceed the capacity of public facilities and services. Academy Water District has agreed that it can provide water for up to 30 horses on our property. Mountain View Electric Association has no objection to supporting our use and Westcott Fire Department has no issues. All of this is addressed in the previously approved projects listed above.

Depending on approval of this project and financing, we intend to construct the stable and arena in the Fall/early winter of 2020.

Please let us know if there is anything further that we can provide to assist in gaining approval for this request. Feel free to call at your convenience to discuss the issue in further detail at (808)291-5328.

Sincerely,

David and Gina Hluska