

EL PASO COUNTY



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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 15, 2019



This letter is to inform you of the following petition which has been submitted to El Paso County:

AL-18-015

KENDALL

SPECIAL USE REIGNING HOPE COMMERCIAL STABLES

A request by Chuckie's Place d/b/a/ Reigning Hope (applicant), representing the property owners Craig and Susanne Hoffman, for approval of a commercial stable in the RR-5 (Residential Rural) zoning district. The property is located on the east side of Holmes Road approximately one-tenth (1/10) of a mile north of Vessey Road. (Parcel No. 52060-00-040) (Commissioner District 1) (Len Kendall)

Type of Hearing: Quasi-Judicial

For _____ Against _____ No Opinion _____
Comments: SEE ATTACHED

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on February 5, 2019. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- The item will also be heard by the El Paso County Board of County Commissioners on February 26, 2019. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site (www.elpasoco.com). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: www.epcdevplanreview.com
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2019-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Len Kendall
Len Kendall, Planner I

Your Name: PATRICK J MCGOWAN JR

Patrick J McGowan Jr
(signature)

Address: 14355 HOLMES RD COLORADO SPRINGS, CO 80908

Property Location: DIRECTLY SOUTH ADJACENT PROPERTY Phone 719-325-9440

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM

El Paso County Parcel Information

File Name:

Zone Map No.

PARCEL	NAME
5206000040	HOFFMAN CRAIG

Date:

ADDRESS	CITY	STATE
14090 HOLMES RD	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80908	3305



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd
 Colorado Springs, CO 80907
 (719) 520-6600



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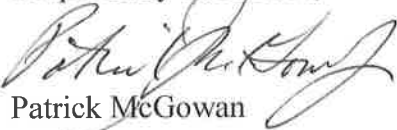
Reference: AL-18-015, Request for Variance of Special Use

The adjacent property is ZONED RR-2.5 or RR-5. The property has not been and should not be converted to a Commercial Property for the purposes of an unnecessary variance. The RR-5 zoning district is a 5 acre district intended to accommodate low-density, rural, single-family residential development. This property variance request should be rejected

Should this Variance be approved we, as neighbors, will be subjected an over-abundance of Horses on the very little that will be left of the less than 5-acre property for horses to safely and humanely be housed, fed, and utilized as therapy animals. As it is now, we have seen more than 8 horses at any given time on this small lot. Allowing the building of a Commercial facility will only increase the capacity of housing for even more horses, but also increase the fecal matter and associated dust, drainage, flies, and stench already persistent with the horses these owners already have on the property.

IAW Table 5-1.a of the El Paso County Land Development Board, Commercial Stables are not allowed as a Special Use property and should not be allowed under any circumstances in this residential neighborhood.

Respectfully Submitted,



Patrick McGowan



Kelly McGowan

14355 Holmes Rd

Colorado Springs, CO 80908