

Per the County GIS aerials it appears that land disturbance (west of the barn) was done in addition to the 50,000 sq. ft. barn. I assume that this additional disturbance will be (if not already done) re-vegetated. Please address this in the letter of intent.

is the round pen and indoor arena new or existing? or is this all within the 50,000 sq. ft. barn? Please clarify.

LETTER OF INTENT

Brian Holloway, 3250 Slocum Rd. 602-350-5109.
I have built a barn that is 50,000 sft. with (Existing) 32- 12x12 stalls a 50' Round Pen, AN indoor ARENA that is 100' x 229' 7/8- (for 151E). This barn sits on my 30 acre parcel, the purpose of the barn is to train & ride horses year round it has electric, there is no sewer, or water run in barn. At the time I built the barn I had 18 horses, today there is no livestock on property. I use a 400 gallon tank on a trailer to use to water, and for dust suppression. The reason for such a large barn is for the many disciplines of the equine, be it barrels, poles, cutting, roping, English pleasure, western pleasure, dressage, or just to saddle up and do trails.

Include site location, and current zoning. Follow the criteria below. The Letter of Intent needs to outline how/why you meet all of the criteria. State in the letter of Intent that this building will not be used for commercial/public use.

- (C) Criteria. In approving a special use, the following criteria may be considered:
- The special use is generally consistent with the applicable Master Plan;
 - The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;
 - The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;
 - The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;
 - The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
 - The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or
 - The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

Please address traffic in the letter of intent indicating the average daily trips (ADT) that the proposed use will generate.

Please confirm that drainage from this development does not adversely affect the surrounding or downstream properties.