Include in LOI a section explaining how you will conform with the Livestock, Barn, Corral, and Stables standards. Highlight areas on site plan.
5.2.32. Livestock, Barns, Corrals, and Stables

TJRanch LLC

RURAL HOME OCCUPATION — SPECIAL USE APPLICATION

Horse Boarding Only | El Paso County, Colorado

Property	**2850 Mount Herman Road, Monument, CO 80132**
Owner / Applicant	Jonathan Perez / TJRanch LLC
Contact	TJRanch2025@gmail.com
Tax Schedule	7122001003
Legal Description	Tract 10, Panoramic Acres; Plat R01326
Zoning / Acreage	RR-5 / 5.94 acres
Requested Approval	Rural Home Occupation Special Use, §5.2.29(C)
Related Enforcement	CE26-1171

SUBMISSION DRAFT • 9 October 2026 • Existing engineering site plan submitted for Count

How many owner horses? May need to discuss well capacity with Colorado State Division of Water resources as LDC does not limit number of horses.

1. Letter of Intent

To: El Paso County Planning and Community Development

TJRanch LLC requests Special Use approval for a Rural Home Occupation under §5.2.29(C) of the El Paso County Land Development Code to operate a small-scale, full-care horse boarding business at 2850 Mount Herman Road, Monument, Colorado. The parcel comprises 5.94 acres, is zoned RR-5, and is legally described as Tract 10, Panoramic Acres.

The requested use is limited to horse boarding and associated daily care. The maximum number of horses on the property will be eight (8) total, including any horses owned by the applicant. Services include feeding, stall cleaning, blanketing, turnout, and ordinary horse care. Existing equestrian facilities include a barn with stalls and runouts, outdoor riding arena, and pasture. This application does not seek approval for outfitting, commercial guided trail rides, backcountry trips, or other separately regulated activities.

The applicant proposes business/visitor operating hours of 7:00 a.m. to 8:00 p.m. Monday through Friday and 7:00 a.m. to 9:00 p.m. Saturday and Sunday. Weekday customer traffic is anticipated to be very low, with comparatively more visits on weekends. The existing driveway from Mount H Road will provide access. Visitor parking will be confined to the south end of the barn, with n than eight (8) visitor cars parked on site simultaneously and no roadside parking.

Provide the location of disposal container/area on site plan. Must be 100ft from all property lines.

The applicant will maintain the existing rural-residential character of the parcel. The barn is r by the owner to be more than 30 feet from property boundaries; this figure is subject to verifi the County requests measured setbacks. Manure and waste are managed using a two-cubic Apex Waste Solutions dumpster placed by the barn and serviced every two weeks. Apex verbally confirmed acceptance of horse manure. The applicant will maintain sanitation and prevent excessive accumulation, runoff, odors, and off-site impacts.

A Colorado Geo-Solutions engineered holding-tank/OWTS site plan, dated June 2, 2026, is enclosed as the principal site-plan exhibit. The applicant reports that El Paso County Public Health approved

this plan. The applicant requests that Planning evaluate the existing plan as submitted and identify any additional annotations or documents necessary for zoning review.

The applicant respectfully requests approval of the horse-boarding use under §5.2.29(C), subject to reasonable conditions determined through County review.

See Special Use Checklist and include any missing information from this checklist; address each criteria point. (Letter of intent, Site plan Drawing for Commercial Use).

2. Statement Addressing Special Use Review Criteria (§5.3.2)

Compatibility with surrounding area and Master Plan

The requested operation is limited to eight horses and makes use of existing equestrian improvements on a 5.94-acre RR-5 parcel. Activities will be managed to maintain the rural character of the property. County staff is requested to confirm consistency with the applicable Master Plan designation and policies during referral review; no specific Master Plan designation is asserted here.

Elaborate on Master Plan conformity. See note 1. at bottom of document.

Access, parking, and traffic

Vehicles will use the existing driveway onto Mount Herman Road and park south of the barn. The maximum on-site visitor parking occupancy is eight cars at one time. Weekday traffic is expected to be very low; weekend traffic is expected to be higher. This is an occupancy limit, not a claim of eight total vehicle trips per day. If requested, the applicant will provide a numerical daily-trip estimate using actual visitation patterns.

Please see traffic comment at the end of the report. You can remove highlighted text and address that information here if you would like.

Utilities and public services

The existing residence and equestrian facilities are served by on-property infrastructure. The attached stamped wastewater engineering plan identifies the wastewater-related site elements and has reportedly received El Paso County Public Health approval. Final installation/inspection status is not represented by this application and may be documented upon request.

Specifically address Special Use Criteria and how it will be compatible with surrounding area. LDC 5.3.2. Include specifics and justifications on impacts.

Environmental protection and neighborhood impacts

Horse manure is managed in a contracted waste container by the barn, with removal every two weeks. Routine stall cleaning, appropriate horse containment, and on-property parking will reduce nuisance and safety impacts. Dumpster location and any applicable manure storage setback will be reviewed with Planning. No claim is made that a container is exempt from applicable manure regulations.

Health, safety, and conditions of approval

TJRanch will maintain gated access, horse containment, clear access for service vehicles, and orderly customer parking. The applicant will comply with applicable conditions of Special Use approval and coordinate separately regarding the existing fence-mounted sign identified by Code Enforcement.

Specify # of employees.

3. Proposed Operations and Management Plan

Use	Full-care horse boarding and related on-site equine care only
Maximum equine capacity	Eight (8) horses total, including owner horses
Operating hours — weekdays	Monday–Friday, 7:00 a.m.–8:00 p.m.
Operating hours — weekends	Saturday–Sunday, 7:00 a.m.–9:00 p.m.

Vehicle access	Existing driveway from Mount Herman Road
Visitor parking	South end of barn; maximum eight (8) cars simultaneously
Traffic	Very low weekday traffic; higher weekend activity; daily trip count not yet quantified
Facilities	Barn with eight stalls and runouts; outdoor 80 ft × 120 ft riding arena; pasture turnout
Waste collection	Apex Waste Solutions; 2-yard dumpster, every two weeks; verbal acceptance of manure
Signage	Any existing fence-mounted sign addressed separately with Code Enforcement
Excluded activities	Outfitting, guided trail rides, backcountry excursions

Specify estimated amount.

4. Site Plan and Supporting Exhibits

The applicant submits the existing June 2, 2026 stamped Colorado Geo-Solutions plan as Exhibit A for initial County review. The parking area is south of the barn; waste-container placement is by the barn. These are owner-provided operational details and may require graphic annotations if requested by the planner. No revised survey, measured setbacks, or newly engineered site plan is represented as completed.

Temporary Sign standards:
(e)Temporary Signs.
- Do not require a permit.
- Shall not exceed 7 feet in height.
- Shall be constructed of cloth, canvas, vinyl, paper, plywood, fabric, plastic, and be of sufficient weight and durability to withstand wind gusts, storms, etc.
- Shall be securely affixed to the ground with posts and not affixed to a building, structure, or vehicle.
- Temporary signs shall be removed or replaced when deteriorated, torn, or weathered to a point that they can no longer be read.
- Any sign which is structurally unsafe, unsafely installed, or otherwise hazardous to physical safety shall be removed.
- Shall be displayed no more than 12 consecutive months.
- Temporary signs in developing commercial areas shall be removed when the commercial area is built out.

	(reference document; available separately)

Note: The AG2512 record and agricultural structure exemption are supporting background, not evidence of Special Use zoning approval. The Assessor record reports 5.94 acres, RR-5 zoning, Plat R01326 and Tract 10, Panoramic Acres. The County may request official parcel copies.

5. Items Reserved for County Review

- Confirm that the requested paid horse boarding operation is approvable as Rural Home Occupation Special Use under §5.2.29(C).

This can be removed or marked as complete once engineering comments/stormwater engineering comments are addressed.

• Determine whether the submitted stamped site plan is sufficient or requires limited zoning annotations (parking, dumpster, property-line dimensions, setbacks).

• Confirm applicability of equine facility, manure-container, and outdoor-use setbacks; obtain measurements if required.

• Advise whether a quantified traffic-trip estimate, parking dimensions, or additional drainage information is necessary.

• Confirm EDARP filing procedure, applicable fees, required signatures, and review schedule.

• Coordinate a reasonable compliance schedule for CE26-1171 while the application is processed.

6. Owner Certification / Signature

I certify that the statements describing the proposed horse-boarding operation reflect my intended operating limits, subject to review and approval by El Paso County.

Applicant signature: _____ Date: _____

Tiffany Perez, TJRanch LLC

Please include the following statement regarding traffic:
A Traffic Impact Study Exemption is requested under the Engineering Criteria Manual B.1.2.D. (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 on 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.

Please discuss whether or not any new development or disturbance is proposed on the property as a part of of this application.

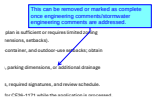
Please include a statement that no development, building, or storage of materials will be conducting within the FEMA floodplain crossing the northern part of this lot.

Please include a statement that stormwater runoff from the property will not adversely impact neighboring or downstream properties.

1. Master plan conformity specifications: See Chapter 3 in Master Plan for additional details on placetype, area of change, and key areas.
a. Placetype: Large-lot Residential/Rural
b. Area of change: Minimal change; Developed.
c. Key area: Tri-lakes.
d. Explain in LOI proving how the proposed use and home occupation will conform with the characteristics of the highlighted above.

V1_Letter of Intent_With Markup Summary.pdf Markup Summary

Callout (1)



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Author: Joseph Sandstrom
Date: 11/12/2026 7:34:42 AM
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This can be removed or marked as complete once engineering comments/stormwater engineering comments are addressed.

Highlight (1)



Subject: Highlight
Page Label: 4
Author: Joseph Sandstrom
Date: 11/10/2026 3:42:46 PM
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Advise whether a quantified traffic-trip estimate, parking dimensions, or additional drainage information is necessary.

Planner (1)



Subject: Planner
Page Label: 4
Author: TChambers
Date: 11/12/2026 3:46:41 PM
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1. Master plan conformity specifications: See Chapter 3 in Master Plan for additional details on placetype, area of change, and key areas.
a. Placetype: Large-lot Residential/Rural
b. Area of change: Minimal change; Developed.
c. Key area: Tri-lakes.
d. Explain in LOI proving how the proposed use and home occupation will conform with the characteristics of the highlighted above.

Text Box (4)



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Please include the following statement regarding traffic:
A Traffic Impact Study Exemption is requested under the Engineering Criteria Manual B.1.2.D. (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 on 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.



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Please discuss whether or not any new development or disturbance is proposed on the property as a part of of this application.



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Please include a statement that no development, building, or storage of materials will be conducting within the FEMA floodplain crossing the northern part of this lot.

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Author: Joseph Sandstrom
Date: 11/12/2026 7:56:30 AM
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Please include a statement that stormwater runoff from the property will not adversely impact neighboring or downstream properties.