TJRanch LLC

RURAL HOME OCCUPATION — SPECIAL USE APPLICATION

Horse Boarding Only | El Paso County, Colorado | Revised November 2026

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, LDC §5.2.29(C)
Related Enforcement	CE26-1171

1. Letter of Intent

To: El Paso County Planning and Community Development

TJRanch LLC requests Special Use approval under §5.2.29(C) of the El Paso County Land Development Code for a small-scale, full-care horse-boarding operation on an existing 5.94-acre rural residential parcel. The application authorizes boarding and daily equine care using existing improvements; it does not propose new buildings, grading, excavation, expanded parking, or additional land disturbance.

The operation will be limited to eight (8) horses total, including one (1) owner-owned horse. At full capacity, no more than seven (7) horses would be boarded for clients. Services are feeding, stall cleaning, blanketing, ordinary care and managed turnout. Outfitting, guided trail rides, backcountry excursions, riding events and public recreational programming are excluded. The existing front pasture is reserved for the owners' personal use and is not part of commercial boarding.

Visitor hours are 7:00 a.m.–8:00 p.m. weekdays and 7:00 a.m.–9:00 p.m. weekends. Access is via the existing Mount Herman Road driveway. Visitor parking is south of the barn, limited to eight cars simultaneously; no roadside parking or permanent trailer storage is proposed.

2. Existing Improvements and Site Configuration

Horse barn	**Existing 2025 enclosed barn; 40 ft × 72 ft; 2,880 sq. ft.; individual 12 ft × 16 ft stall runouts; minimum 37 ft setback from west property line at closest point, increasing southward.**
Riding arena	Existing outdoor arena immediately south of barn; 80 ft × 120 ft (9,600 sq. ft.); established approximately 2023.
Corral	Existing corral constructed March 2023; location and boundary depicted on accompanying site plan.
Front pasture	Existing approximately 200 ft × 300 ft front pasture; private personal use only, not boarding-client turnout.
Stable surface	Existing crushed asphalt around barn installed 2025; stable operational area less than one acre. Sand placed in existing stall runouts in January 2026.

Private buildings	Existing residence with attached garage (estimated 2,109 sq. ft. footprint); private shop (1,200 sq. ft.); two sheds (approx. 308 and 215 sq. ft.); chicken coop (approx. 112 sq. ft.); greenhouse (approx. 260 sq. ft.).
New development	None proposed. Proposed additional land disturbance: 0.00 acres.

The barn is fully enclosed with doors and individual stall runouts; it is not proposed as an open-sided barn. Building locations and the equestrian-use boundaries are shown on the accompanying annotated site plan. Approximate private accessory-building dimensions are based on owner records and roof measurements.

3. Livestock, Barns, Corrals and Stables — §5.2.32

The existing barn, corral, runouts and arena are identified separately on the site plan. The boarding operation is capped at eight horses in total. The barn's nearest identified western property-line setback is 37 feet. The existing enclosed barn is not open-sided; individual stall runouts connect directly to the barn. The applicant will maintain secure fencing and horse containment, routine cleaning, controlled turnout and safe separation between equine and vehicle circulation.

Corral and runout setback distances, including the County's requested 25-foot property-line and 35-foot adjoining-residence separation measurements, are to be established from the site plan and field measurements. No additional corrals or stall runouts are proposed. The front pasture is a separate personal-use area.

Manure is collected in a two-cubic-yard Apex Waste Solutions dumpster near the barn, located approximately 150 feet from the nearest property line. Collection is currently scheduled every two weeks and will increase to weekly service when the facility reaches full capacity. The disposal-container location will be shown on the site plan and positioned to meet the County's specified 100-foot property-line separation, subject to verification of its actual placement. Manure will be contained to prevent off-site runoff, accumulation and nuisance impacts.

4. Special Use Review Criteria — §5.3.2

Compatibility and Master Plan conformity

The property is within the Tri-Lakes key area, mapped as Large-lot Residential/Rural placetype and Minimal Change–Developed area of change, as identified in County review comments. The proposal maintains the existing rural residential pattern: one existing home on a 5.94-acre parcel, accessory agricultural/equestrian improvements, no subdivision, no additional dwelling units and no new construction. Horse boarding at a limited scale is compatible with the area's longstanding equestrian character, while preserving open space and the existing low-density development pattern.

Traffic, access and parking

The existing driveway will remain the sole access. No new intersections or roadway improvements are proposed. On-site visitor parking is limited to eight cars at one time, south of the barn; no roadside parking or permanent trailer storage is permitted. The applicant estimates approximately two boarding-related vehicle trips per typical weekday (one arrival and one departure), with somewhat higher weekend visitation; this is a preliminary operating estimate rather than a traffic count.

A Traffic Impact Study exemption is requested under Engineering Criteria Manual §B.1.2.D. The anticipated use generates fewer than 100 daily vehicle trip ends and fewer than 10 peak-hour trips; no new roadway intersections or State Highway access are proposed, and the boarding activity is

not expected to introduce a material change in vehicle types or interfere with existing roadway operations. The applicant requests County confirmation of the remaining roadway-level criteria, including level of service and documented safety history, which cannot be independently established from the applicant's operating information.

Utilities, well and wastewater

The existing residence and equestrian facilities use on-site infrastructure. The June 2, 2026 Colorado Geo-Solutions engineered OWTS/holding-tank plan is included as the wastewater exhibit; the applicant reports El Paso County Public Health approval. The applicant will coordinate with the Colorado Division of Water Resources as necessary to confirm the well permit authorizes the proposed livestock watering and boarding use. No change in well authorization is asserted by this application.

Stormwater, disturbance and floodplain

No new development, building, grading, excavation, or additional land disturbance is proposed. The existing crushed-asphalt stable area is less than one acre; its limits are delineated on the accompanying site plan. Existing drainage patterns will be maintained, and stable surfaces and waste handling will be managed so that stormwater runoff does not adversely impact adjacent or downstream properties. No development, construction, or material storage is proposed within the mapped FEMA floodplain crossing the northern portion of the parcel.

Health, safety and neighborhood impacts

The property will maintain gated access, horse containment, regular stall cleaning, controlled manure storage and clear access for emergency and service vehicles. Commercial activities will remain limited to boarding and ordinary care within established operating hours. No public riding events, outfitting or guided excursions are proposed. Signage, if any, will be maintained in accordance with applicable County sign requirements and handled separately as necessary.

5. Proposed Operations and Management Plan

Use	Full-care horse boarding and related daily on-site care only
Horse limit	Eight total: one owner-owned horse and up to seven client-boarded horses
Hours	Mon–Fri 7:00 a.m.–8:00 p.m.; Sat–Sun 7:00 a.m.–9:00 p.m.
Access / parking	Existing Mount Herman Road driveway; maximum eight visitor cars on site simultaneously; south of barn
Trailer policy	No permanent trailer parking or storage
Estimated weekday traffic	Approximately two boarding-related vehicle trip ends per typical weekday; weekend traffic may be higher
Employees	Zero employees; owner-operated; no salaries paid
Waste collection	Apex Waste Solutions, 2-yard dumpster; approximately 150 ft from nearest property line; currently serviced every two weeks, increasing to weekly at full capacity
Excluded uses	Outfitting, guided trail rides, backcountry trips, public riding events
Development / disturbance	No new construction or disturbance proposed

6. Site Plan and Supporting Exhibits

Exhibit A — June 2, 2026 Colorado Geo-Solutions stamped OWTS/holding-tank site plan (3 sheets), together with the applicant's updated annotated existing-conditions site plan showing structures, equestrian areas, parking, existing disturbance limits and relevant setback annotations.

Exhibit B — Apex Waste Solutions service agreement (service summary).

Exhibit C — Agricultural structure exemption / EDARP project AG2512 (historical background; not Special Use approval).

Exhibit D — El Paso County Assessor parcel and building information.

Exhibit E — Existing barn and shop plans, and supporting building measurements.

7. Owner Certification / Signature

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

Applicant signature: _____ Date: _____

Tiffany Perez, TJRanch LLC