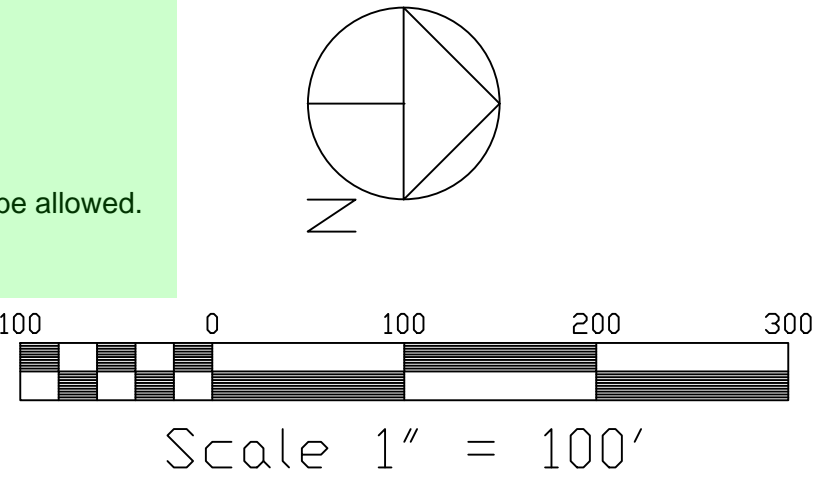


The approval includes the approval of an alternative landscape plan pursuant to Section 6.2.2.A.4 of the Land Development Code as well as an alternative lighting plan pursuant to Section 6.2.3.E of the Land Development Code.

PCD Notes:

- Hours of operation not to exceed 45 hours per week pursuant to the Special Use approval Conditions (AL1928) and as described in the applicant's letter of intent.
- Agritainment use not to exceed 1/2 acre pursuant to the Special Use approval (AL1928) and as depicted on the site plan.
- There shall be no more than 50 participants at any time except for from September 1st through November 1st where 100 persons may be allowed.
- There shall be no more than two (2) scheduled events to occur on the same date.



Owner:
Randy Childers
16810 S Peyton Highway
Colorado Springs, CO 80928-9415

Legal Description:
The East 495' of the Northeast Quarter of Section 8, Township 17 South, Range 63 West of the 9th P.M., El Paso County, Colorado, and containing 27.13 acres

Units of measurement: US Survey Feet

Address: 16810 S Peyton Highway

Assessors Parcel No: 37000-00-045

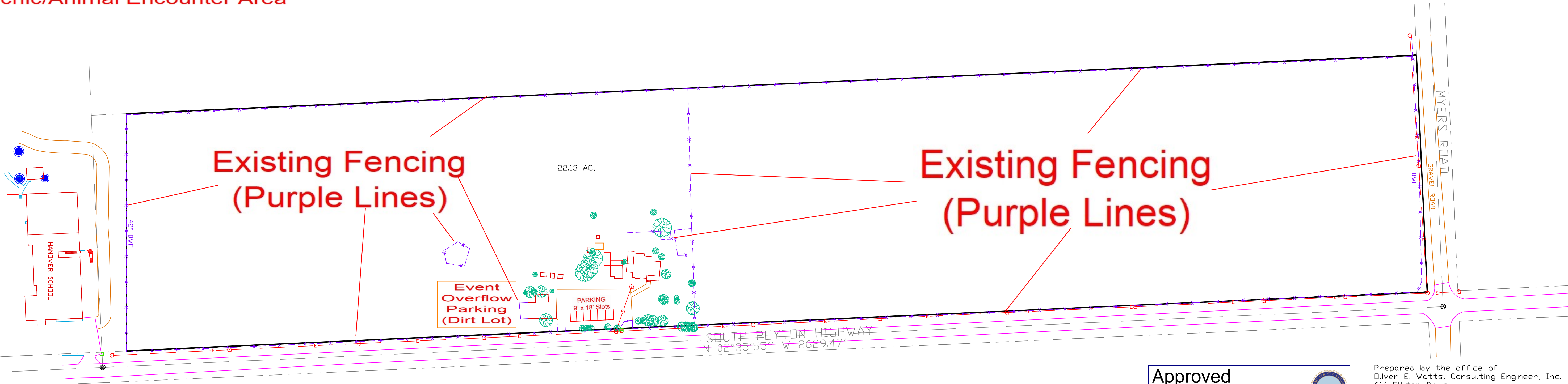
Zone: RR-5
Setbacks:
Front, side and rear = 25'
Minimum lot width at front setback = 200'
Minimum area = 5 acres
Max lot coverage = 25%
Max building height = 30'

Proposed Use(s):
Single family use (residence existing),
Agritainment

- LEGEND:
- FOUND 1/4 CORNER
 - TELEPHONE PEDESTAL
 - POWER POLE
 - WATER MANHOLE
 - ⊗ DECIDUOUS TREE
 - ✕✕ Existing Fences
 - Future Fencing (with Gates)

Any livestock not actively used during any teaching/animal encounters will be in their respective area.

Livestock actively used during any teaching/animal encounters will be in the Picnic/Animal Encounter Area



Approved
By: Craig Dossey, Executive Director
Date: 05/11/2021
El Paso County Planning & Community Development



Prepared by the office of:
Oliver E. Watts, Consulting Engineer, Inc.
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Celebrating 41 years in Business
PCD File No. PPR-21-015

DRAWN BY: D.E. WATTS DATE: 12-10-20 DWG. NO.: 20-5564-01 SURVEYED BY: DEV, ES, 12-10-20	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS:	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT 16810 SOUTH PEYTON HIGHWAY PART NE S8, T.17S., R.63W., 6TH P.M. EL PASO COUNTY, COLORADO	SHT. NAME 1 OF 1 SITE PLAN	SHT. NO. 1 OF 1
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Letter of Intent for
16810 S Peyton Hwy, Colorado Springs CO 80928
Randal and Rosalinda Childers
(719) 683-5233

We currently own the lot located at 16810 S Peyton Hwy, a 30 acre lot that is zoned RR-5. It is our intent to begin a children's agricultural ministry that will teach people basic self-sufficiency gardening tips, ideas and suggestions on how to improve their personal health through improved food sources, to raise and care for small animals that can help expand their options, expand knowledge of herbs and local flora for health, water gardening (to include koi ponds) for alternate fertilization choices, what can be accomplished even in desert like environments by demonstrating raised garden beds and even a pumpkin patch, and many other subjects as well.

The lot is located at the southwest corner of the intersection of Myers Rd and S Peyton Hwy. There is available power and phone lines brought to the location. The lot currently contains our primary residence, a barn, two sheds and a well shed that provides water to the property. We have added a 7' fenced area for a small petting zoo, that we plan to have completed by end of Spring, so that people can have direct interaction with small animals that could be considered pets, a farm stand as a point of sale for the various items and handmade crafts that we will produce.

We plan to be open from May through October from 10am to 3pm Monday and 10am to 6pm Tuesday through Saturdays. Monday and Tuesday, we will be having private teaching events for pre-schools, schools and churches. Closed on Sundays. Any teaching periods would be during the Monday and Tuesday periods.

During these teaching period, we will be making an animal encounter event located in the picnic area south of the chicken pen. This area has no specific measurements since it will be an open air encounter under the trees there. This has a total operating time of 45 hours each week, which compares to the original amount of time allowed in the approved Special Use AL1928.

There are no additional employees, but will be offering “volunteer hours” to the high school. Staff are the owners of Muddy Little Cowboy Ranch, LLC. We will be accepting teens from the high school next door for volunteer hours, but this will be on an occasional, as-needed basis.

Parking, as noted in the site plan, will be 9’x18’ slots in dimension, with 6 slots, which should be far more that any need for the foreseeable future. If there is any overflow, like on event days, then we can place them behind the barn along S Peyton Hwy, never more than 50 vehicles at any time, or 100 people during any event, and will be accessed by passing the barn on it’s west side. This will be an unimproved, dirt area that will be made available upon need, but without any specified dimensions because no parking slots will be denoted and drivers do not always obey directions. During any such event, the standard parking area will be reserved for buses or other such large vehicles.

There will be no waste water resulting from this Special Use. Septic requirements will be taken care of through the use of a porta-potty (with the ability to increase the number if that ever was needed). Water for the vegetable plants and animals is provided by a well located on the property (permit #320626), as noted in the site plan.

Children have been our whole life from ministering to missionary work to being a preschool educator to fostering children. We would like to be able to continue to educate children in El Paso Country on agricultural life. It would benefit many children and their families to be able to come to this location at very low or no charge.

We don't anticipate a significant increase in Average Daily Trips (ADT) of more than 8 per day. For the foreseeable future, most, if not all, of our ADT is anticipated to be from normal traffic in the area deciding to stop while making their normal travels.

Also, the land that will be utilized is land that we are already using. Estimation is approximate 1/2 acre for the teaching where any visitors will simply join us where we are at, with additional land used for parking. There is no anticipated expansion of current useage level, and no additional disturbance of land.

There is no negative impact to the South Central Plan. This Agritainment is not of significant size to even be considered low level development. The only potential impact to the South Central Plan is potentially to raise local awareness of the region which could only result in a net positive effect to any potential development of an anticipated possible Hanover Interchange in conjunction with a possible Front Range Toll Road. The location is outside of all foreseen land use requirements for the possible toll road and interchange as communicated within the South Central Plan.

As has been explained to us from EDARP, the purposes of an agritainment license is to allow for small scale public access and business without having to go through a full scale commercial licensing process.

Not all of our 30 acres will be used for the proposed plan for the agritainment. What we do for our personal use recently and in any future does not need to be addressed for the purposes of this agritainment special use variance. We do have a zipline that we've already placed for the use of our son and any friends that he may have over from time to time. We had originally planned on putting up some structures when we first took possession of the property years ago, but quickly changed our minds about those plans at the request of our neighbors when they pointed out that they might impede their view of Pikes Peak. We've expressed this to both Stephen and Tammy Smith on the few occasions they were willing to speak with us. Even when we first moved in, the Smith's asked us to temporarily relocate the Cinderella Carriage because they were having a wedding, and didn't want to risk it being in any of their wedding photos. We complied, and moved it back next to S Peyton Hwy after they were done.

Except for land that seems to be completely unused, we've noticed large livestock (horses and cattle) virtually everywhere in the area. The animals that we plan on having are rabbits, chickens and goats. I'm not sure how these would be of any noticeable impact to anyone standing more than 20' away from them. The Picnic Area/Animal Encounter Area that is intended for children to have a comfortable hands-on contact with animals will be an open air forum under trees. We will know well in advance of any significant number of children coming, and will at that time bring a couple animal types into the area for the purpose of their visit, and returned after they depart.

In accordance with the county's requirement to not disturb the local rural setting of the area as put forth by the South Cental plan,

as well as to not add to the potential disturbance of local wildlife behaviors, no additional lighting will be installed for use during non-operating hours.

There will be no activity during the hours of darkness when standard lighting requirements might be warranted. In addition, since the location of operation is not only far removed from any normal potential night time activities, it might actually serve to draw nocturnal predators to the location that might otherwise have been hindered by normal urban traffic.

There are a few motion activated security lights for select sites as well as the residential lighting that currently exists. The security lights work in conjunction with security cameras that were previously installed solely for the purpose of security of the home.

Furthermore, in keeping with the requirement to not disturb the local rural setting of the South Central plan, there are no plans to change the existing landscaping by altering existing trees or bushes in their natural state. No trees or bushes were removed for the purposes of any of the gardening or livestock. For this purpose, our “alternative landscape plan” is to not change anything beyond what might be deemed necessary for fire protection.

Since this is for the purposes of teaching, and not large scale agricultural production, like some “real farmers” in the area, there is no increase in the water usage that is already done.

What we are attempting to provide is not only for children and their families in the immediate area, but for all of the surrounding areas of El Paso County.

Finally, we are still working with the youth group that we started. We currently have about 20 teens that attend.

Thank you for your time and consideration.

Randal and Rosalinda Childers

Muddy Little Cowboy Ranch

Alternate Lighting Proposal

In accordance with the county's requirement to not disturb the "local rural setting" of the area as put forth by the South Central plan, as well as to not add to the potential disturbance of local wildlife behaviors, no additional lighting will be installed for use during non-operating hours.

There will be no activity during the hours of darkness when standard lighting requirements might be warranted. In addition, since the location of operation is not only far removed from any normal potential night time activities, it might actually serve to draw nocturnal predators to the location that might otherwise have been hindered by normal urban traffic.

There are a few motion activated security lights for select sites as well as the residential lighting that currently exists. The security lights work in conjunction with security cameras that were previously installed solely for the purpose of security of the home.

Muddy Little Cowboy Ranch

Proposed Signage Plan

There will be two (2) signs that will be 2'x3' in size located at the entrance driveway. "Sign 1" will state days and hours of operation and when we plan to be open. "Sign 2" will state available activities.

There will be one (1) small warning sign letting people know about the potential for snakes ("Sign 3").

There will be two (2) small caution signs at the goat pens warning about horned goats (“Sign 4” and “Sign 5”).

There will be one (1) small sign requesting sanitizing hands after handling animals and their feed (“Sign 6”).

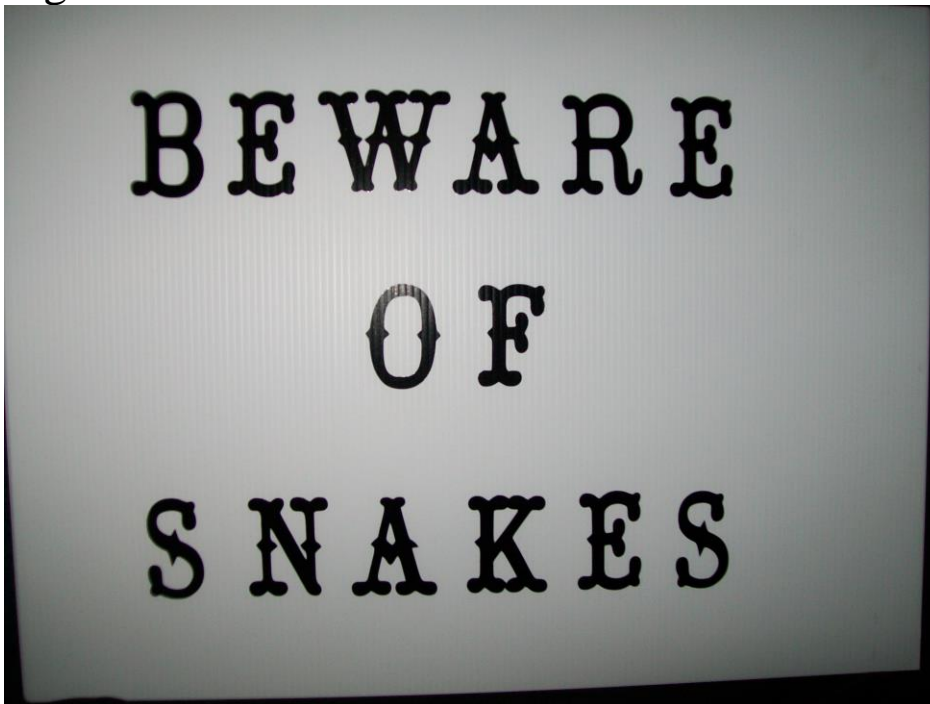
Sign 1:



Sign 2:



Sign 3:



Sign 4 & 5:

(probably look like the following)



Sign 6:

