

1. Please identify the number of animals anticipated for this use

2. Please add that you comply with the following to your letter of intent for the special use

4. There should be no more than 50 participants at any time except for from September 1 through November 1 where 100 persons may be allowed.

5. There shall be no more than 2 scheduled events to occur on the same date.

80928

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

Your special use approval has conditions that limit your operation as identified in the Special Use letter of intent. the letter of intent for the special use AL1928 says that any teaching periods will be during the hours you plan to be open:

We plan to be open from April through September from 9am to 6pm Tuesdays through Saturdays. Any teaching periods would be during these hours, but none are scheduled ahead of time. There are no additional employees. Staff are the owners of Muddy Little Cowboy Ranch, LLC. We will be accepting teens from the high

This implies that you will be operating 6 days a week rather than 5 days a week as previously described. adding additional days/hours will require a new special use approval. Increasing total number of days in operation is considered an expansion, which would require a new special use.

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 6pm Wednesday 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 these hours. 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 than 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.

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 #), 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

usage 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 Petting Zoo area that is intended for children to have a comfortable hands-on contact with animals only permanently houses two chickens. We will know well in advance of any significant number of children coming, and will at that time bring a couple other animal types into the enclosure for the purpose of their visit, and returned after they depart.

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 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

Letter of Intent_V1.pdf Markup Summary

Sophie Kiepe (4)


Subject: Image
Page Label: 1
Author: Sophie Kiepe
Date: 3/30/2021 10:06:49 AM
Status:
Color: 
Layer:
Space:

Letter of Intent for
3/30/2021 10:06:49 AM
1/17/1983-2-24
We currently own the lot located at 14810 S Peyton Hwy, a 10 acre lot that is zoned R10-C. It is our intent to begin a child agricultural nursery that will teach people basic self-sufficiency gardening tips, ideas and suggestions on how to improve their personal health through improved food sources, to use and care in small animals that can help expand their options, expand knowledge and skills.

Subject: Image
Page Label: 1
Author: Sophie Kiepe
Date: 3/30/2021 10:19:14 AM
Status:
Color: 
Layer:
Space:


(719) 683-5233
We currently own the lot located at 14810 S Peyton Hwy, a 10 acre lot that is zoned R10-C. It is our intent to begin a child agricultural nursery that will teach people basic self-sufficiency gardening tips, ideas and suggestions on how to improve their personal health through improved food sources, to use and care in small animals that can help expand their options, expand knowledge and skills.

The lot is located at the southwest corner of the intersection of 14810 S Peyton Hwy. There is a visible power line across the lot. The lot currently contains no structures.

Subject: Stormwater Drainage
Page Label: 1
Author: Sophie Kiepe
Date: 3/30/2021 10:57:17 AM
Status:
Color: 
Layer:
Space:

10/9/20
We currently own the lot located at 14810 S Peyton Hwy, a 10 acre lot that is zoned R10-C. It is our intent to begin a child agricultural nursery that will teach people basic self-sufficiency gardening tips, ideas and suggestions on how to improve their personal health through improved food sources, to use and care in small animals that can help expand their options, expand knowledge and skills.

1. Please identify the number of animals anticipated for this use
2. Please add that you comply with the following to your letter of intent per the special use approval's conditions:

Subject: Stormwater Drainage
Page Label: 1
Author: Sophie Kiepe
Date: 3/30/2021 11:06:11 AM
Status:
Color: 
Layer:
Space:

10/9/20
We currently own the lot located at 14810 S Peyton Hwy, a 10 acre lot that is zoned R10-C. It is our intent to begin a child agricultural nursery that will teach people basic self-sufficiency gardening tips, ideas and suggestions on how to improve their personal health through improved food sources, to use and care in small animals that can help expand their options, expand knowledge and skills.

10/9/20
We currently own the lot located at 14810 S Peyton Hwy, a 10 acre lot that is zoned R10-C. It is our intent to begin a child agricultural nursery that will teach people basic self-sufficiency gardening tips, ideas and suggestions on how to improve their personal health through improved food sources, to use and care in small animals that can help expand their options, expand knowledge and skills.

Your special use approval has conditions that limit your operation as identified in the Special Use letter of intent. The letter of intent for the special use AL1928 says that any teaching periods will be during the hours you plan to be open:

This implies that you will be operating 6 days a week rather than 5 days a week as previously described. Adding additional days/hours will require a new special use approval. Increasing total number of days in operation is considered an expansion, which would require a new special use.