

To: El Paso County Planning and Development

Date: 3 July 2020

Sub: Letter of intent for special land use at 1670 Spring Valley Drive for Equine Refuge

To Whom it May Concern,

We are writing to indicate our intent for the special use of the property located at 1670 Spring Valley Dr. Colorado Springs, CO 80921. We became aware of a Violation of Zoning and Land use through a correspondence we received in US mail. We were unaware that permissions and applications were necessary in order to operate our equine rescue and rehab facility on the aforementioned property. Thus, I am writing to express my intent and request special use to do so.

We purchased lots 5 and 6 LOT 5 & 6 BLK 3 PLEASANT VIEW ESTATES FIL NO 2 in 2015 and combined the lots through the El Paso County Assessor Office. Combined, this property is 11.15 acres. We had a barn built and fencing installed for personal equine use covering about 6 acres on the property. Initially, we housed a few of our own horses and Gina rehabbed a few horses for clients on site as needed. As her mobile equine rehab business grew, the more she became aware of the need for a rehab facility for injured performance horses in jeopardy of facing auction at the kill pen. We determined that our property was ideal for a rescue in terms of space, accommodations and location. In 2018, Gina established Elite Equine Rescue, an IRS accredited non-profit organization that operates on donations, fundraising, grants and boarding/rehab income from clients. She has been operating Elite Equine Rescue on this property since that time unaware of the need to attain special use approval.

She has limited the rescue to accommodate the number of horses in the past due to limited stalls and shelter. We stall the horses with acute injuries that need daily veterinary supportive care. The remaining horses are safely secured in three pastures and we separate those that are recovering from the rest of the horses in pens. Additionally, the horses that are well-enough for reconditioning are trained in either the on-site round-pen or outdoor arena. Our plan is to build an additional 36' x 34' (1224 sq ft) stable and seven 24'x12' (288 sq ft) walk-in shelters that will allow us to accommodate a total of up to 30 horses on premises. Additionally, we plan to build a 110'x60' (6600 sq ft) indoor arena with a 25' setback from the northern property line. Attached to the west side of the arena will be the aforementioned 36' x 34' stable. The land disturbance for these structures will not impact drainage for any neighboring or downstream properties.

This special use is generally consistent with the subdivision's Master Plan and will be in harmony with the character of the neighborhood in that we will have one dwelling and all of the new structures will have limited visibility from the roads or neighboring homes due to natural ridges and trees that obscure or block their view. It will also generally be compatible with the existing and allowable land uses in the surrounding area. There are several horse properties in the vicinity and Fox Run Park is within ½ mile of our property and people bring their horses there from all around the region to ride.

The impact of this special use does not overburden or exceed the capacity of public facilities and services. Academy Water District has agreed that it can provide water for up to 30 horses on our

property. Mountain View Electric Association has objection to supporting our use and Westcott Fire Dept has no issues.

We use the services of Colorado Manure Hauling to remove waste 2 times per month to reduce odor and flies. Additionally, the manure is stockpiled over 100' from any property line. We will also avoid grazing horses or have any construction over the onsite wastewater treatment system, soil treatment area or secondary soil treatment areas. Water usage will not significantly change from current use and no sewage treatment is required for the horses and a porta-potty will be located on premises for volunteers and clients.

Our special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access. We currently have 10-15 active volunteers who help provide daily feeding, watering and mucking. On a typical day, one or two volunteers perform morning chores and one or two perform evening chores. In addition to these volunteers, 3-5 boarding/Rehab clients might visit on any given day. This creates about 10-14 trips per day on average with a maximum of 20-25 trips.

The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution. It will not be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and it will conform to all other applicable County rules, regulations or ordinances.

Please let us know if there is anything further that we can provide to assist in gaining approval for this special use request. Feel free to call at your convenience to discuss the issue in further detail at (808)291-5328.

Sincerely,

David and Gina Hluska