

El Paso County Planning Commission
September 12, 1984
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(5) Justifications for the Special Use Petition are as hereinabove set forth.

(a) A copy of this Petition and letter of intent are being sent to adjacent owners by certified return receipt requested, together with a covering letter, copies of which are annexed hereto, and the owners and the uses of the properties are as follows:

- (a) On the North, W.T. Ward and Aldene E. Ward, ranching.
- (b) On the South, Dale E. Anderson, ranching and gravel mining.

For on the West, the State of Colorado, ranching (this land is a "school" section owned by the State of Colorado and is used for school, and leased to the Petitioner herein as such land).

On the East, Rocky Mountain Corporation, Industrial.

BLANKENBERRY

Enclosure



(7) The method of operation of the premises, in general, will be for the breeding, raising and training of horses, and the training of students in horsemanship and equitation from time to time. Also, from time to time, purchases and sales will be made for the company at all ranches. It is also contemplated that there will be horse shows from time to time, at which show admission fees be charged at these events, but as is requested and prizes awarded therefor.

It is planned that the entire premises be under the general operational control of a resident who will be responsible for the horses and maintenance of the grounds and premises. That a horse trainer be in residence to train horses that may be owned by Petitioner. Petitioner also to train students from time to time in horsemanship and equitation.

(8) The existing structures on the premises are as follows:

(a) On the South thirty-five acre parcel E, there is a residence, an indoor riding arena, two large barns for horses, a shed, a paddock shelter and yard, a "VIP" house, the personal horses of Petitioner, and a truck. Also, in the next parcel there is a fire truck. It is contemplated that a garage be removed for a fire truck.

(b) On the North 10.5 acre parcel D, there is a residence and a barn. Designated as

(c) On the remaining land, designated as parcels A, B and C, there are no structures at all. Only necessarily fenced and corrals.

The town is and around the properties above described are shown on a portion of a plat map attached hereto.

near "Midway", Colorado. There is also additional land
of 500 acres under lease.
Historically, the property was conveyed
separate and distinct legal descriptions,
follows:
Parcel A: United Planning & Engineering
Association designated parcel A between the 0.613
Acres Tract and interests in Right-Of-Way.
Parcel B: United Planning & Engineering
Association designated parcel B - North 0.35
Acres Tract and west of the 2010's Area Tract.
Parcel C: United Planning & Engineering
Association designated parcel C - Parcel A and West
of the 2010's Area Tract.
Parcel D: Westmanly Deed dated January 7,
1954, from Timothy T. Ward, to B.A.R. Carter
& Company.
Parcel E: Westmanly Deed dated February 7,
1954, from James M. Peterson, to B.A.R. Carter
& Company.
The perimeter of the entire parcel, being
a composite of said parcels, is out-
lined in red on the map annexed hereto,
and same alphabetical designations are also attached hereto, as here-
inabove set forth.
(ii) It is requested that permission be permitted
to operate a commercial stable on said premises.
The reason for this request is to eliminate
any possible questions of the owner in
operation of its property is commercial stable as its
center of operations of private stable as com-
mercial stable. The question definitely
wishes to operate the premises as a commercial stable.

BLANCKMERE NEARBY

BLANCKMERE NEARBY

September 13, 1964

El Paso County Planning Commission
County Office Building
Colorado Springs, Colorado 80901

Re: B.A.R. Cattle Company
Petition for Special Use

Gentlemen:

The following letter is intended to set forth of intent to be filed along with the for Special Use filed this date, which petition for permission to operate a commercial district agricultural district zone.

(1) The owner of the property is B.A. Cattle Company, a Texas corporation authorized to do business in the State of Colorado (attached is a copy of its Colorado Certificate of Authority). The address is 1800 Old State Road, Colorado Springs, Colorado 80906 and the telephone numbers are area code 303, 383-2341, 383-7554 and 471-4431.

The consultants for the owner are ROBERTY, Attorney at Law, who is also the Secretary of the corporation, whose address is 177-1070, Avenue, Colorado Springs, Colorado 80905, and David P. Smith, United Planners and Engineers, whose address is 2800 Corporate Plaza Drive, Colorado Springs, Colorado 80910, and whose telephone number is 303, number 595-2581.

(2) The property is located in Section 15 and 17, Township 17 South, Range 65 West of the 6th P.M. El Paso County, Colorado, east of Interstate Highway 17.

A list of adjoining owners may be acquired from the County Assessor's office. If adjoining owners cannot be reached in person, applicant must send a Letter of Intent by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

The undersigned, being the adjoining property owner has read the above petition. I understand the petition and hereby indicate approval, disapproval or comments. I understand I may appear in person at the advertised public hearing to further express my comments.

ADJOINING PROPERTY OWNERS

OWNER Yes or No	FOR OR AGAINST	NAME AND ADDRESS	COMMENT
Yes		W.T. Ward and Aldine E. Route 3, Box 282 Pueblo, Colorado 81008	Ward North of subject property
Yes		Dale S. Anderson Post Office Box 1107 Alamosa, Colorado 81101	South of subject property
Yes		State Board of Land Commissioners 1313 Sherman, Ste. 620 Denver, Colorado 80203	West of subject property
Yes		Mr. Robert Mapes Picketwire Corporation Post Office Box 410 Walsenburg, Colorado 81089	East of subject property

(For additional space, attach a separate sheet of paper).

Above are the views of the adjoining property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). Each has indicated his preference as being for or against the Petition or has refused to do so and has been advised that an announced public hearing will be held on the Petition.

B.A.R. CATTLE COMPANY

By _____ Signature of Petitioner or Owner
 Signature of Petitioner or Owner
 BLAKEMORE McCARTY, Assistant Secretary

If petitioner is not the owner, actual owner must also sign.