

EL PASO COUNTY

LAND USE DEPARTMENT

27 EAST VERMIJO

COLORADO SPRINGS, COLORADO 80903

December 3, 1984

Mr. Blakemore McCarty
Attorney at Law
6 Elm Avenue
Colorado Springs, Colorado 80906

RE: B.A.R. Cattle Company - Rezoning (P-84-38)
B.A.R. Cattle Company - Special Use (AL-84-31) ←

This is to inform you that the A-2 (Agricultural) District zone change and request for the Special Use approval for a commercial stable in the A-2 (Agricultural) District for B.A.R. Cattle Company were heard and approved by the Board of County Commissioners on November 29, 1984.

The following condition was placed upon the Special Use approval:

1. That, should any of the parcels within the 95 acres be sold or split, the Special Use approval be limited to the parcel containing the commercial stable, to be defined by the development plan and a legal description.

We would note that the Special Use application was modified to reflect the development plan and approval was granted for only those 55 acres identified on the development plan. Should future expansion outside those boundaries be considered, please contact the Land Use Department.

If I can be of further assistance, please contact me at 471-5742.

Sincerely,

Mark Gebhart
Mark Gebhart
Senior Planner

cc: B.A.R. Cattle Company
1860 Old Stage Road
Colorado Springs, Colorado 80906



EL PASO COUNTY
LAND USE DEPARTMENT

27 EAST VERMILJO
COLORADO SPRINGS, COLORADO 80903

October 24, 1984

Mr. Blakemore McCarty
Attorney at Law
6 Elm Avenue
Colorado Springs, Colorado 80906

RE: B.A.R. Cattle Company - Rezoning (P-84-38)
B.A.R. Cattle Company - Special Use (AL-84-31)

This is to inform you that the above-referenced requests were heard and approved by the El Paso County Planning Commission on October 15, 1984.

The following condition was placed upon this approval of the zone change:

1. That this application note be forwarded to the Board of County Commissioners until the applicant submits a new legal description for this request.

The Special Use approval carried the following conditions:

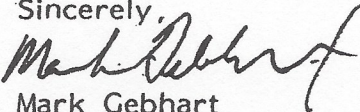
1. That this application not be forwarded to the Board of County Commissioners until the applicant submits a new legal description for the request; and concerns of the State Highway Department with respect to access are resolved.
2. That, should any of the parcels within the 95 acres be sold or split, the Special Use approval be limited to the parcel containing the commercial stable, to be defined by the development plan and a legal description.

Mr. Blakemore McCarty
October 24, 1984
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These items have been tentatively scheduled to be heard by the Board of County Commissioners on November 29, 1984. In order for them to remain on that Agenda it will be necessary that the first condition applied to each approval be satisfied prior to November 16, 1984.

Should you have any questions or if I can be of further assistance, please contact me at 471-5742.

Sincerely,



Mark Gebhart
Senior Planner

.cc: Merv Casey
Department of Transportation

BLAKEMORE McCARTY
LAWYER
6 ELM AVENUE · BROADMOOR
COLORADO SPRINGS, COLORADO 80906

TELEPHONE 473-3070
AREA CODE 303

September 12, 1984

El Paso County Planning Commission
County Office Building
Colorado Springs, Colorado 80903

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

Gentlemen:

The following letter is intended to serve as a Letter of Intent to be filed along with the Petition for Special Use filed this date, which Petition requests permission to operate a commercial stable in an "A-2" Agricultural District zone.

(1) The owner of the property is B.A.R. Cattle Company, a Texas corporation authorized to do business in the State of Colorado (attached is a copy of its Colorado Certificate of Authority). Its address is 1860 Old Stage Road, Colorado Springs, Colorado 80906, and its telephone numbers are area code 303, numbers 382-5241, 382-7554 and 473-4432.

The consultants for the owner are Blakemore McCarty, Attorney at Law, who is also the Assistant Secretary of the corporation, whose address is 6 Elm Avenue, Colorado Springs, Colorado 80906, and whose telephone number is area code 303, number 473-3070, and David Frisch, United Planning and Engineering, whose address is 5040 Corporate Plaza Drive, Colorado Springs, Colorado 80919, and whose telephone number is area code 303, number 599-5982.

(2) The property is located in Sections 15 and 22, Township 17 South, Range 65 West of the 6th P.M., El Paso County, Colorado, West of Interstate Highway 25,

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near "Midway", Colorado. There is also additional land of 640 acres under lease.

Historically, the property was comprised of five separate and distinct legal descriptions, as follows:

Parcel A: United Planning & Engineering description designated "Parcel A Between the 20.615 Acre Tract and Interstate 25 Right-Of-Way".

Parcel B: United Planning & Engineering description designated as "Parcel B - North of 35 Acre Tract and West of the 20.615 Acre Tract".

Parcel C: United Planning & Engineering description designated "Parcel C - Parcel Lying West of the 35 Acre Tract".

Parcel D: Warranty Deed dated February 7, 1984, from Timothy T. Ward, to B.A.R. Cattle Company.

Parcel E: Warranty Deed dated February 7, 1984, from Anned Morimoto Firestone, to B.A.R. Cattle Company.

The perimeter of the entire property, being a composite of said five legal descriptions, is outlined in red on the map annexed hereto, said map using the same alphabetical designations for descriptions, which descriptions are also attached hereto, as hereinabove set forth.

(3) It is requested that Petitioner be permitted to operate a commercial stable on said premises.

The reason for this request is to eliminate any possible questions of the owner insofar as its operation of its property is concerned. The questions center around definitions of "private" stable as compared to "commercial" stable, as contained in the El Paso County zoning resolutions. Petitioner definitely wishes to operate the premises as a "commercial" stable.

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 as is customary at all ranches. It is also contemplated that there will be horse shows from time to time, at which shows horses will be displayed and judged. It is not intended that admission fees be charged at these events, but as is customary in the ranching community, entrance fees may be requested and prizes awarded therefrom.

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

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

(a) On the South thirty-five acres, designated as Parcel E, there is a residence, an indoor arena, an outdoor arena, two large barns for horses, a hay barn, a shed, a peacock shelter and pen, a "VIP" barn, a barn to house the personal horses of Bonnie Ann Rickel, and a garage for vehicles. Also, in the near future there is contemplated that a garage be erected for a fire truck.

(b) On the North 20.615 acres, designated as Parcel D, there is a residence and a barn.

(c) On the remaining land, designated as Parcels A, B and C, there are no structures at all -- only necessary fencing and corrals.

The roads in and around the properties above described are as shown on a portion of a zoning map attached hereto.

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(5) Justifications for the Special Use Petition are as hereinabove set forth.

(6) A copy of this Petition and Letter of Intent are being sent to adjacent owners by certified mail, return receipt requested, together with a covering letters, 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 Aldine E. Ward, ranching.

(b) On the South, Dale S. Anderson, ranching and gravel mining.

(c) On the West, the State of Colorado, ranching (this land is a "school" section owned by the State of Colorado and is 640 acres in size, and leased to the Petitioner herein as ranch land).

(d) On the East, Robert Mapes, Picketwire Corporation, industrial.

Sincerely yours,

BLAKEMORE McCARTY

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Enclosures