

**(Letter sent to neighbors via certified mail)**

August 27, 2022

Dear Neighbor:

**1. Introduction:**

This letter is being sent to you because Elizabeth (Beth) Olson and Susan Tiona are proposing a land use project in El Paso County at the referenced location (see Item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in Item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning and Community Development Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing at the public hearing for this proposal.

**2. For questions specific to this project, please contact the owners:**

Beth Olson  
4075 Wileys Road  
Peyton, CO 80831  
(719) 482-5214  
etiona11@gmail.com

**OR:**

Susan Tiona  
2119 Payton Circle  
Colorado Springs, CO 80915  
(970) 412-3413  
susan.tiona@gmail.com

**3. Site Address:** 4075 Wileys Road, Peyton CO, 80831

**Site Location:** El Paso County, Lots 5 & 6, Sagecrest Subdivision, 2<sup>nd</sup> Filing

**Property Size:** 10 acres

**Zoning:** RR-5

**4. Request and justification:**

Beth Olson recently bought the property at 4075 Wileys Road. This property currently has an 8-stall barn with 10 fenced acres, a round pen, and a riding arena. Beth is proposing to use the 8-stall barn for horse boarding, and also to provide horse training and riding lessons on the property. Beth also has her own horses, so the total number of horses on the property at any one time will be between 10 and 15. Beth has a degree from Lamar Community College in Horse Training and Management. In addition, she has owned horses since she

was 10 years old and wishes to put her college degree, training and experience, as well as her love of horses, to good use through this land use project request. The zoning for this property allows for private stables, but in order to use her stables for a commercial purpose as described above, a special use permit is required by the county. This property is ideal for the proposed use, since it is already set up for this purpose and will not negatively impact the neighborhood in any way. Manure build-up will be handled through a combination of spreading and hauling offsite in order to mitigate any chance of offensive odors. Boarders will be limited to being at the facility during normal waking hours. Beth anticipates that this special use project will actually enhance the neighborhood through improved aesthetic appeal of having an active and vibrant working hobby farm which will be well-maintained and appropriately utilized.

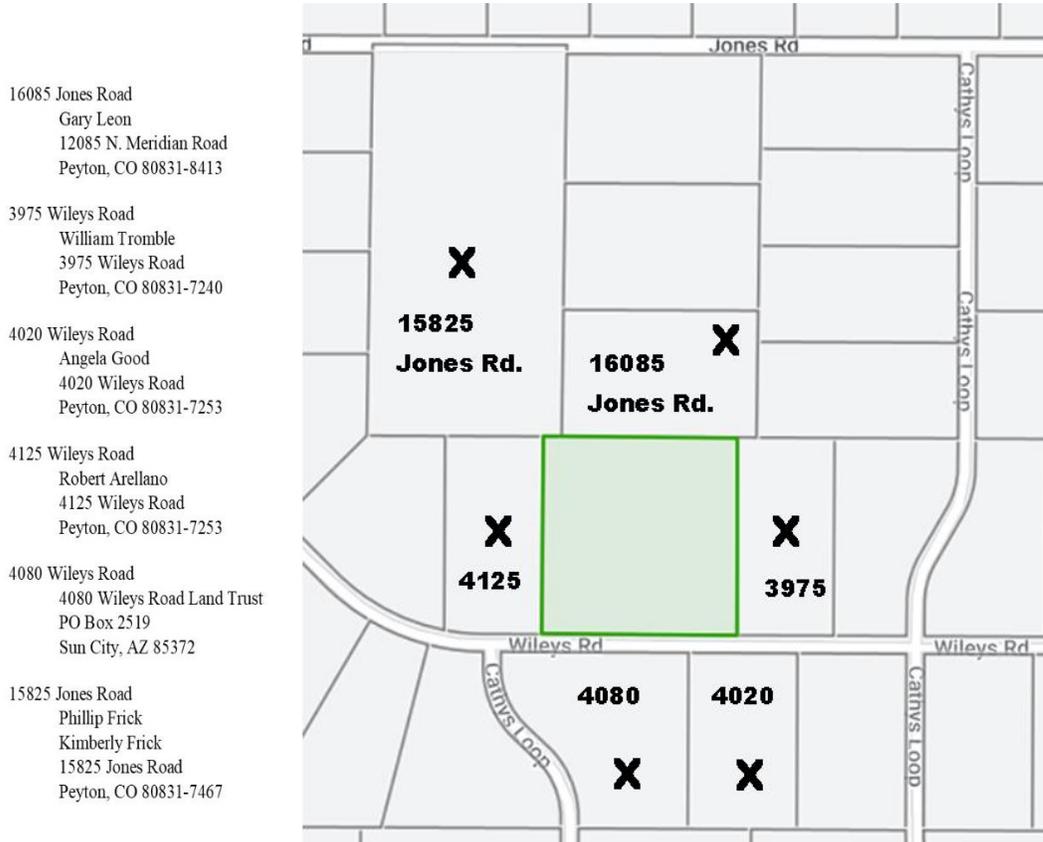
**5. Existing and proposed facilities, structures, roads, etc.:**

This property has a manufactured home (2156 square feet), an 8-stall barn (2406 square feet) and a shed/outbuilding (3040 square feet). There are no other proposed facilities, major structures or roads. The site map for this property is as follows (north is to the top):



6. **Waiver requests:** None

7. **Vicinity map showing adjacent property owners (north is to the top):**



If you have any questions, concerns or comments about this land use proposal, please feel free to contact either Beth or Susan as indicated in Item #2. Beth is very excited to be able to have this opportunity. Any and all comments are welcome!

Best regards,

Susan Tiona \_\_\_\_\_

Beth Olson \_\_\_\_\_

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