

**Resubmittal Letter Addressing Outstanding Agency Comments
Fawnwood Ranch, LTD.
Equine Boarding**

Property Owner:

William Fuller
11555 Goodson Road
Colorado Springs, CO 80908

Applicant:

Fawnwood Ranch, LTD
Owners William Fuller and Megan Miller
11555 Goodson Road
Colorado Springs, CO 80908

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Current Planning

The vicinity map should be zoomed out so that there are recognized street names on it, including Goodson Rd. A screenshot from land.elpasoco.com of a larger area will be good.

Applicant Response: The requested modifications to the Vicinity Map document have been made and the revised document has been uploaded to the EPC portal.

The closest structures to the parcel boundaries should have the setbacks shown on the Site Plan Drawing. Corrals have specific setback requirements. Residence setback is 25 feet from all property lines.

There must be a note on the plan stating ADA compliance (Americans with Disabilities Act). There must also be a route on the site plan depicting the ADA access. The note should read:

The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.”

Applicant Response: The requested modifications to the Site Map have been made and the revised document has been uploaded to the EPC portal.

See Redlined Documents:

Letter of Intent
Site Plan Drawing

Applicant Response: The requested modifications to the above documents have been made and the revised documents have been uploaded to the EPC portal.

Engineering Department

See Redlined Documents:
Letter of Intent
Site Plan Drawing

Applicant Response: The requested modifications to the above documents have been made and the revised documents have been uploaded to the EPC portal.

ELPASO COUNTY HEALTH DEPARTMENT

There are records of two approved, permitted on-site wastewater treatment systems (OWTS) for this property. The OWTS component locations are on file at El Paso County Public Health and accessible through the El Paso County Assessor's Office website property search page. Please make sure that components of the OWTS are protected from vehicular traffic, horses, and other means of compaction.

Applicant Response: OWTS systems are protected from vehicular and heavy equipment traffic and exposed to minimal animal traffic and other means of compaction.

Please reserve secondary sites for both systems on the property for the possibility of a repair, addition, or replacement of the existing soil treatment areas.

Applicant Response: Secondary sites are available adjacent to existing systems.

ELPASO COUNTY CONSERVATION DISTRICT

Comments: With 30 horses on 40 acres overgrazing becomes a very definite problem.

Applicant Response: 30 horses is an absolute maximum declared to account for a logistical overlap between clients leaving and new clients arriving or personal or client guests. Our target for typical maximum capacity is 20-25 boarded and pastured horses, including those owned by myself and my wife. Additionally, up to nine of the horses boarded on the property at any time will be stall/barn boarded with time and location limited turnout. Pastured horses are regularly rotated between three divided pastures and given supplementary, free-choice hay as required by conditions. No more than 15 horses will be on long-term pasture board at any one time.