

7/22/2024

El Paso County Colorado Planning and Community Development

Code Enforcement Commission
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Dear Members of the El Paso County Colorado Planning and Community Development,

I hope this letter finds you well. I am writing to formally assert the nonconforming use status of the property located at 12610 Latigo Place Elbert, Colorado 80106, which we recently acquired in March of 2021. The property has been part of an established equestrian neighborhood since its purchase by the previous owners in 1977. We would like to request the Special Use Variance approval. The facility has not been added to or changed since the original owners prior to 2007 El Paso County zoning changes. Future facility changes are not planned.

Butch and Charlene Morgan, were the original property owners of the property at 12610 Latigo Place Elbert, Co 80106. The property was originally utilized as a commercial stable and equestrian facility, hosting mostly team ropings and rodeo clinics. This usage was established originally at its conception in 1977, and has been maintained consistently until the new owners took over in 2021.

Throughout its history, the property has consistently served as a sport equestrian and boarding facility for horses. This use was legally established prior to the adoption of the current zoning regulations, aligning with the provisions set forth in Section 5.6 of the zoning code.

According to Section 5.6.1 of the code, nonconforming uses and structures legally established before the adoption of the code are permitted to continue, provided they are not extended, expanded, or changed in character. Our intent is to maintain the property's use as a commercial stable without altering its historical purpose or footprint.

We are committed to complying with all relevant provisions of the code and any requirements necessary to ensure the lawful continuation of this nonconforming use. Please let us know if there are any specific procedures or additional information needed from our side to support our claim.

Thank you for your attention to this matter. We look forward to your confirmation of our understanding and acknowledgment of the property's legal nonconforming use status as an equestrian facility.

If there are any specific questions or documents that would assist in confirming the history of the property's usage as a commercial stable, please do not hesitate to contact

me at 719-375-9858 or at shanekelley@peyton.k12.co.us . I am more than willing to provide any additional information that may be helpful to your review process.

Thank you for your attention to this matter. I trust that this information will contribute positively to your assessment of the property's compliance with county regulations.

Sincerely,

Carrie Black and Shane Kelley

A handwritten signature in black ink that reads "Shane Kelley". The signature is written in a cursive style with a long, sweeping underline.

07/22/2024