July 19, 2019

Joshua and Rachelle Yutzy,

We welcome the opportunity to submit a proposal for obtaining a special use permit for horse

training, horse riding lessons, and boarding horses at 14650 Eastonville Rd Elbert, CO 80106.

We understand the need for a special use permit, and we are willing to move as quickly as

necessary to ensure a smooth and easy process and believe we are well suited to do so. This

letter summarizes our proposal.

**1. Intent**

To provide horse training and riding lessons for El Paso County and surrounding areas. We at

Ducy’s Horse Training believe in keeping the core values and western tradition alive and well in

Colorado. We believe 14650 Eastonville Rd is the best place to do so.

**2. Scope Of Business**

Ducy’s Horse Training is a relatively small operation consisting of minor traffic and little to no

noise. Ducy’s Horse Training has approximately 15-20 horses at any given time, with

approximately 7-10 horses in full time training. Riding lessons occur on a weekly basis with 1-2

lessons per hour during weekdays, and 5-6 lessons per hour during weekend hours.

Approximate business hours are from 10:00 AM-6:00 PM Tuesday through Sunday. Monday

hours are between 8:00 AM to 5:00 PM and only feeding and cleaning occurs during these

hours.

**3. Traffic, Noise And Cleanliness**

Ducy’s Horse Training has approximately three (3) cars per hour during weekdays and

weekends with ample parking room. There are never any manure piles due to all manure

spread out in the pasture for organic fertilization. Very little noise occurs due to only one riding

arena with no stands, bleachers, or loudspeakers and there is no intent of ever installing such

fixtures. No rodeos, horse shows, or public events occur on the property.

**4. Facility Maintenance**

All facilities and property grounds are maintained on a regular basis. Including but not limited to:

Painting, roofing, mowing of grounds, and fence maintenance.

**5. Summary**

We at Ducy’s Horse Training believe we can have a lasting positive impact on not only Elbert

Colorado, but other surrounding areas as well. By giving children and adults alike the

opportunity to experience the western culture, we are teaching the community responsibility,

ethics, and integrity that will last for generations. We welcome the opportunity to continue to be

an ethical business in El Paso County.

Respectfully,

Wendy Ducy (Chief Executive Officer) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Kevin Ducy (Vice President) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_