

April 19, 2019

County Commissioner Mark Waller  
El Paso County Colorado

Dear Commissioner Waller,

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 needed to ensure a smooth and easy process and believe we are well suited to do so. This letter summarizes our proposal.

### **1.Intent**

Please indicate whether or not there will be any new land development/disturbance on the site.

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

Ducey's Horse Training is a relatively small operation consisting of minor traffic and little to no noise. Ducey'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**

Ducey'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 Ducey'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 Ducey Chief Executive Officer \_\_\_\_\_

Kevin Ducey Vice President \_\_\_\_\_

Landscaping is required per the Land Development Code for all non-residential uses. Existing landscape can be shown on a plan and credited toward landscape requirements. The Planning Director has the authority to approve landscaping that does not meet the specific requirements of LDC Section 6.2.2 provided that the proposed landscaping meets the purpose of that section and/or promotes the concepts from the Landscape and Water Conservation Manual and provides an equivalent benefit to the community and the environment. If you want to request alternative landscaping, you need to detail that request in the Letter of Intent and provide a landscape plan with next submittal.