

Miranda Benson2

---

**From:** Dave Ellis <dai69@reagan.com>  
**Sent:** Monday, September 4, 2023 5:21 AM  
**To:** PCD Hearings  
**Subject:** File AL2217 Input - Comments on Lack of Equestrian Caution Signs on Canterbury Estates Roads  
**Attachments:** The only Equestrian Caution Sign on Over Five Miles of Canterbury Estates Roads.jpg; File AL2217 Ltr explaining Canterbury Estates Entrances - Interior Roads - CPP LLC Dangers and Violations.docx

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

To Whom It May Concern,

Please include the attached documents and this cover letter email in your file AL 2217 in opposition to the Special Use request by Colorado Pumpkin Patch LLC to have up to 325 vehicles on their property.

Thank you.

David Ellis  
18185 Appaloosa Rd.  
Monument, CO 80132  
cell 719-726-1564

To: [PCDhearings@erlpasoco.com](mailto:PCDhearings@erlpasoco.com)

Re: Comments on File Number AL2217

Need to Disapprove Colorado Pumpkin Patch LLC Special Use Request for Up to 325 Vehicles on Property Due to Canterbury Estates Entrances, Interior Roads + Lengths, and the Lack of Equestrian Caution Signs

1. There are four entrances to the Canterbury Estates equestrian neighborhood, established in 1969, which encompasses more than a square mile in northern El Paso County Colorado and is zoned RR-5, Rural Residential. These entrances are:

- a. Hwy 105 and Canterbury Dr.
- b. Roller Coaster Rd. and Shahara Rd.
- c. Roller Coaster Rd./Higby Rd. Intersection and Shahara Rd.
- d. Hwy 105 and Appaloosa Rd.

2. Canterbury Estates is comprised of 134 properties of 5 acres or more in size, and property owners are permitted to keep one horse for each one and a quarter acres of property they own. Therefore a 5 acre property owner may keep four horses and some Canterbury owners do keep four horses, some owners keep fewer horses.

3. Canterbury property and horse owners regularly ride their horses on the interior roads of our large neighborhood and the length of these interior roads totals 5.35 statute miles. All the roads are maintained by El Paso County and are dirt/gravel except the northern 0.7 miles of Canterbury Dr. These roads are:

Road Name	Road Length
Shahara Rd.	1.35 miles
Saddlewood Rd.	1.2 miles
Appaloosa Rd.	1.0 miles
Canterbury Dr.	0.95 miles
Mohawk Way	0.4 miles
Charros Loop	0.15 miles
Arabian Way	0.1 miles

Pinto Way	0.1 miles
Shetland Way	0.1 miles

4. There is only ONE Equestrian Horse Riding Caution Sign on our Canterbury neighborhood roads. That one sign is on the west end of Shahara Rd. approximately 125 feet inside the Roller Coaster Rd. and Shahara Rd. entrance to Canterbury Estates. Drivers of vehicles entering Canterbury Estates from any of the other three entrances never have the opportunity to see a Horse Riding Caution Sign and regularly exceed the 25 mph speed limit.

5. In recent years El Paso County has allowed the operation of a commercial amusement park run by Colorado Pumpkin Patch LLC on 40 acres of RR-5 zoned land that is not part of Canterbury Estates but surrounded on three sides by Canterbury Estates properties. The address of this property is 18065 Saddlewood Rd., Monument, CO 80132 and its property schedule identifier is 6116000001. Most importantly, vehicle access to the Colorado Pumpkin Patch LLC property can only be had through the four entrances to Canterbury Estates and thereafter on the interior roads of Canterbury where residents ride their horses, walk, jog, and ride their bicycles for exercise. Many thousands of cars enter Canterbury Estates interior roads searching for the Saddlewood Rd. entrance to Colorado Pumpkin Patch LLC. As Saddlewood Rd. is a completely interior Canterbury road with no direct connection to the Canterbury entrances on the perimeter roads of Highway 105, Roller Coaster Road, and Higby Road, traffic chaos on the Canterbury Estates interior residential roads is a regular occurrence when the Colorado Pumpkin Patch LLC amusement park is in operation from 9 a.m. to 5 p.m. six days a week. Thousands of visiting vehicle drivers are totally unfamiliar with the Canterbury neighborhood and dangerously ignorant of Canterbury equestrian activities. There have been numerous extremely close calls between drivers of visiting vehicles trying to find the 18065 Saddlewood Rd. address and our resident owners, their children and their horses. This luck, having dodged an accident involving serious injury or death, will certainly run out if Colorado Pumpkin Patch LLC is allowed to continue its commercial amusement park operation and continue to have hundreds of visiting vehicles on its grounds at one time.

6. In recent months I have submitted two separate work requests to the El Paso County Road and Transportation Department requesting Equestrian Caution signs be installed on all roads inside the four entrances to Canterbury Estates and also

towards each end of Saddlewood Rd. On the second request I offered to secure payment for the cost to El Paso County to install these caution signs. Both of my requests were never answered by the county and no equestrian caution signs were installed.

7. Because of the county's failure to install equestrian caution signs in Canterbury Estates, it would be extremely dangerous to our neighborhoods residents and horses if the Planning Commission were to approve the Special Use Application of Colorado Pumpkin Patch LLC to permit up to 325 vehicles on their grounds at any one time. The current limit of 50 vehicles is bad enough for our Canterbury neighborhood and should not be increased.

David Ellis  
18185 Appaloosa Rd.  
Monument, CO 80132  
Cell 719-726-1564  
Dai69@reagan.com



**WARNING!**  
This Area is  
Protected by  
Neighborhood  
Watch and the  
El Paso County  
Sheriff's Office



EPSO DISPATCH 390-5555