

Site Development Plan Letter of Intent

Date: 03/01/2024

- 1) **Owner Name:** Jaclyn Stoerzbach and TJ Vytlacil
309-351-4917 and 314-226-5989
jaclyn@borgfarms.com and tjvytlacil@gmail.com
- 2) **Applicant name:** (same as owner)
- 3) **Property Address:** 14150 Herring Rd, Colorado Springs, CO 80908
- 4) File No: CE-22-1032 **PPR249**
Property Tax Schedule Number/parcel number: 5205101010
- 5) **Current Zoning:** RR-5 (No overlay zoning)
- 6) We are **requesting an approval of our site development plan** to accompany our approved special use permit.
- 7) The above proposed request complies with the proposed use within the standards of the LDC. —→ Please go into more depth such as meeting zoning standards, section 5.2.32 (Livestock, Barns, corrals, and stables)
- 8) **Utilities on the Property:** High Mountain View Electric), gas (through Black Hills Energy) and water (private well). There are no proposed additional utilities associated with this project. We maintain all horse corrals, shelters and stable in a clean and orderly manner. We pick up horse manure daily both in the barn and in the pastures. It is disposed of in an acceptable manner by the ECPH. We have one 4 yard dumpster that is serviced on Mondays and Thursdays but GFL (now Republic Services). All manure is taken off of the property. We do not generate any solid waste or hazardous substances or petroleum or excessive noise, vibration, dust, glare, drainage, erosion or other environmental impacts to surrounding lot or parcel owners.
- 9) **Traffic:** We do not generate more than 20 one-way vehicle trips per day. Our average traffic is about 6 outside vehicles per day visiting the property where we have ample parking off the street. We have 1 sign along the driveway that states "5pmh speed limit." —→ Please add the section of the ECM that is being met, ECM Appendix B.1.2.D
- 10) At this time, we intend to proceed with upgrading the existing barn to code. IN LIEU OF USING THE BARN for the commercial horse business, we plan to use existing detached 12ft x12ft horse shelters in the pasture for dedicated use by the

Include statement that there will be no changes to the drainage patterns or flows, due to no new structures or impervious areas.

Please go into more depth such as meeting zoning standards, section 5.2.32 (Livestock, Barns, corrals, and stables)

Please add the section of the ECM that is being met, ECM Appendix B.1.2.D

boarded horses. According to RBC105.2.1, paragraph 2, these structures do not require permitting of any kind.

Thank you for your time and consideration during this process.

Sincerely,
Jaclyn Stoerzbach and TJ Vytlačil

-Please include a statement about an alternative landscape plan due to natural features to the property