

Letter of Intent

From:

Nicole R. Eisler

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Property location:

6902 Juniper Dr.

Colorado Springs, CO 80908

Schedule # 5217004001

Zoning: RR5

To whom it may concern,

I am submitting a special use application to build an indoor riding arena. This will be an agricultural building for private use.

The building will be 80'x200'.

This riding arena will be for personal use to ride, train and exercise my horses in a safe environment protected from weather.

- The special use is generally consistent with the applicable Master Plan;
- The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;

***Property is a large lot in a rural residential area. There are several horse properties in the area and indoor riding arenas are common in the community.

- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner.

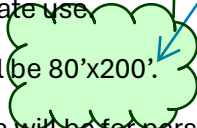
***This riding arena will be for private use and the building is 100% steel therefore has a low impact.

- The special use will not create unmitigated traffic, noise, or other impacts in the surrounding area, and has adequate, legal access;

Please add: due to the size of the building a special use is required. The indoor riding arena is an allowed use in the RR-5 zoning district.

Please include PCD file No. AL242.

Please state that the total disturbed land area is less than an acre, and the volume of soil disturbed is less than 500 cubic yards, and that it is not part of a larger common development plan, so a drainage report is not required for this project.



Traffic Impact Study (TIS) is not required for this project if the project meet all requirements from ECM Appendix B, section B.1.2.D. Please explain how each bullet point from the ECM Appendix B.1.2.D is satisfied. Please see the following screen shot.

https://library.municode.com/co/el_paso_county/codes/engineering_criteria_manual/?nodeId=ENCRMA_APXBT_RIMSTGU_B.1GE

***The riding arena will be for private use and will not increase traffic and the property has existing adequate, legal access.

- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;

***The riding arena is for private use will not produce any air, water, light, or noise pollution.

- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or

***The riding arena will be used privately for training and exercising horses. We are insured and equine activities will be at our own risk and will have no effect to the public health, safety and welfare.

- The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

***The riding arena will be for our personal use and will conform to all County rules, regulations or ordinances.

- Applicable overlay zoning

Place type - Large lot residential

Key area - Forested area

Area of change - Undeveloped

Please include a discussion on the existing floodplain within the property summarizing impacts to the floodplain and mitigation if applicable.

Thank you,

Nicole R. Eisler

Please provide a statement confirming the proposed use will not adversely impact adjacent properties or existing drainage patterns.

D. No TIS Required. No TIS is required if all of the criteria below are satisfied:

- Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.
- Pedestrian Traffic: Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new pedestrian traffic.
- Bicycle Traffic: Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new bicycle traffic.