

August 14, 2024

El Paso County
Planning Board

RE: 9210 Morgan Rd, Colorado Springs, CO 80908

Dear El Paso County Planning Board:

As part of my representation of Lillywood Show Stables in this special use application process, I was asked to investigate further the use of 9210 Morgan Rd. for commercial purposes prior to 1999.

My investigation, including interviews with numerous people, many of whom have submitted letters of support regarding this issue, confirmed that the prior owner of 9210 Morgan Rd, Karen Stone, utilized the property and the equestrian facilities for commercial purposes, under the name, The Stone Ranch, LLC during 1997 – 1999 and beyond.

Karen Stone was a well-known trainer in the Hunter/Jumper show community in Colorado during that time and it is common knowledge that she offered both commercial riding lessons and boarded horses for compensation at 9210 Morgan Road during 1997, 1998, 1999 and beyond, including up to the time they sold the facility in 2012. Additionally, she was in the business of brokering horses for sale and boarded those horses and showed those horses at the facilities at 9210 Morgan Road. I am also personally aware that the purchasers of the ranch in 2012 also operated it as a commercial facility, providing lessons on endurance riding and boarding horses for clients.

As confirmation of the commercial nature of the business that Karen Stone operated under, The Stone Ranch LLC, I have attached the Articles of Incorporation for the Stone Ranch LLC, filed with the State of Colorado in 1996 and an update form filed in April of 1998, confirming the principal place of business as “9210 Morgan Road, Black Forest, CO 80908.”

Thank you for your attention to this important matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'Matthew Barnett', with a long horizontal line extending to the right from the end of the signature.

Matthew Barnett

ARTICLES OF ORGANIZATION
OF
THE STONE RANCH LLC

In order to form a limited liability company under the Colorado Limited Liability Company Act, C.R.S. Section 7-80-101, et seq., the undersigned organizer states as follows:

1. The **name** of the limited liability company is The Stone Ranch LLC (the "Company").
2. The Company's **principal place of business** is 1294 South Josephine Street, Denver, Colorado 80210.
3. The period of **duration** of the Company will be fifty years from the date of filing with the Colorado Secretary of State.
4. The **name and business address of the registered agent** for service of process required by C.R.S. Section 7-80-301 is William J. Bourke, Clanahan, Tanner, Downing & Knowlton, P.C., 1600 Broadway, Suite 2400, Denver, Colorado 80202-4924.
5. **Management** of the Company is vested in one or more managers.
6. The Company initially will have one manager. The **name and business address of the initial manager** who is to serve as manager of the Company until the first annual meeting of members or until her successor is elected and qualified is Karen M. Stone, 1294 South Josephine Street, Denver, Colorado 80210.
7. Any corporate member of the Company may act for all Company membership purposes through its President and no party dealing with the Company will be required to determine the authority of such President to act on behalf of such member for Company purposes.

Executed as of this 23rd day of April, 1996.

Organizer

William J. Bourke

William J. Bourke
Clanahan, Tanner, Downing & Knowlton, P.C.
1600 Broadway, Suite 2400
Denver, Colorado 80202-4924.

961056169 0 \$50.00
SECRETARY OF STATE
04-24-96 13:55

I, William J. Bourke, hereby consent to serve as registered agent for The Stone Ranch LLC.

William J. Bourke
William J. Bourke, Registered Agent

STATE OF COLORADO
BIENNIAL REPORT OF
A CORPORATION OR LIMITED LIABILITY COMPANY

FEE \$ 25.00
ON OR BEFORE
DATE DUE 06/30/1998
REPORT YEAR 1998

READ INSTRUCTIONS ON REVERSE SIDE BEFORE COMPLETING
SUBMIT SIGNED FORM WITH FILING FEE

THIS FORM MUST BE TYPED

MAILING DATE 04/01/1998

INFORMATION BELOW IS ON FILE IN THIS OFFICE - DO NOT CHANGE PRE-PRINTED INFORMATION
CORPORATE NAME REGISTERED AGENT, REGISTERED OFFICE, CITY, STATE & ZIP

<p>19961052005 DPC STATE/COUNTRY OF INC CO BOURKE WILLIAM J RAIN FOREST ENTERPRISES CORPORATION % CLANAHAN, TANNER, DOWNING 1600 BROADWAY 24TH FLOOR DENVER CO 80202</p>	<p>FOR OFFICE USE ONLY</p> <p>19981095267 M \$ 25.00 SECRETARY OF STATE 05-22-1998 07:59:14 FIRST REPORT OR CORRECTIONS IN THIS COLUMN</p>
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Return completed reports to:
Department of State
Corporate Report Section
1560 Broadway, Suite 200
Denver, CO 80202

TYPE NEW AGENT NAME Karen M. Stone
SIGNATURE OF NEW REGISTERED AGENT <i>Karen M. Stone</i>
MUST HAVE A STREET ADDRESS 9210 Morgan Rd.
CITY STATE ZIP Black Forest CO 80908

OFFICERS NAME AND ADDRESS	TITLE
Karen McKelvy Stone 9210 Morgan Road Black Forest, CO 80909	P, T
Dodd Stone 9210 Morgan Road Black Forest, CO 80909	V, S

DIRECTORS OR LIMITED LIABILITY COMPANY MANAGERS	(If you have less than 3 shareholders, you may list less than 3 directors)
STONE KAREN MCKELVY 1294 S JOSEPHINE ST DENVER CO 80210	9210 Morgan Road Black Forest, CO 80908
STONE DODD 1294 S JOSEPHINE ST DENVER CO 80210	9210 Morgan Road Black Forest, CO 80908

Address of Principal Place of Business

Street 9210 Morgan Road
City Black Forest State CO Zip 80908

SIGNATURE

Under penalties of perjury and as an authorized officer, I declare that this biennial report and, if applicable, the statement of change of registered office and/or agent, has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete.

BY *Karen M. Stone* Authorized Agent
TITLE President DATE May 20 19 98

NOTE: DO NOT USE IN 1998 IF THIS IS YOUR FIRST REPORT!!! SEE INSTRUCTIONS ON REVERSE. IF THERE ARE NO CHANGES SINCE YOUR LAST REPORT, MARK THIS BOX, SIGN ABOVE AND RETURN WITH THE FEE AND BY THE DATE DUE INDICATED ABOVE (UPPER LEFT HAND CORNER). IF YOU ARE FILING AFTER THE DATE DUE ABOVE, CONTACT THIS OFFICE FOR THE PROPER FEE. (303) 894-2251

SEE INSTRUCTIONS ON BACK

July 24, 2024

El Paso County
Planning Board

Dear El Paso County Planning Board,

My name Karen Useman Patton and I am the owner of Lillywood Show Stables, located at 9210 Morgan Rd., Colorado Springs, CO 80908. This letter concerns my personal knowledge that the equestrian facilities located at 9210 Morgan Rd. were utilized for commercial purposes prior to 1999.

Specifically, I am aware that my initial trainer, Lorelei Gentils, took equestrian lessons from Karen Stone at the facility located at 9210 Morgan Rd during 1998 and 1999. During 1998 I tried a new horse at the Morgan Rd facility that was being boarded and brokered by Karen Stone. My parents ended up buying that horse for me in 1998 and we considered boarding it at Karen Stone's facility. Ultimately due to our relationship with Lorelei Gentils who trained at another facility we decided not to board my new horse at that location.

However, during 1998 and 1999 I took a number of private riding lessons from Karen Stone at the indoor facility located at 9210 Morgan Rd. I was also aware that besides Lorelei and me, she had multiple other private lesson clients.

Karen Stone's husband Dodd also ran his blacksmithing business from that location and shoed our horses during that time period.

When we had the opportunity to purchase 9210 Morgan Rd, I was very excited to move Lillywood Show Stables and my training business to this location because I knew it had a long history of being used as a commercial facility and it felt like my riding career had come full circle from the time I took lessons at this facility.

Sincerely,

Karen Useman Patton

9210 Morgan Rd
Colorado Springs, CO 80908
Cell:719-661-2105



August 8, 2024

El Paso County
Planning Board

Dear El Paso County Planning Board,

My name is Julie Useman and this letter concerns my personal knowledge that the equestrian facilities located at 9210 Morgan Rd were used for commercial purposes, including marketing and selling hunter/jumper horses, the boarding of hunter/jumper horses and English riding lessons prior to 1999.

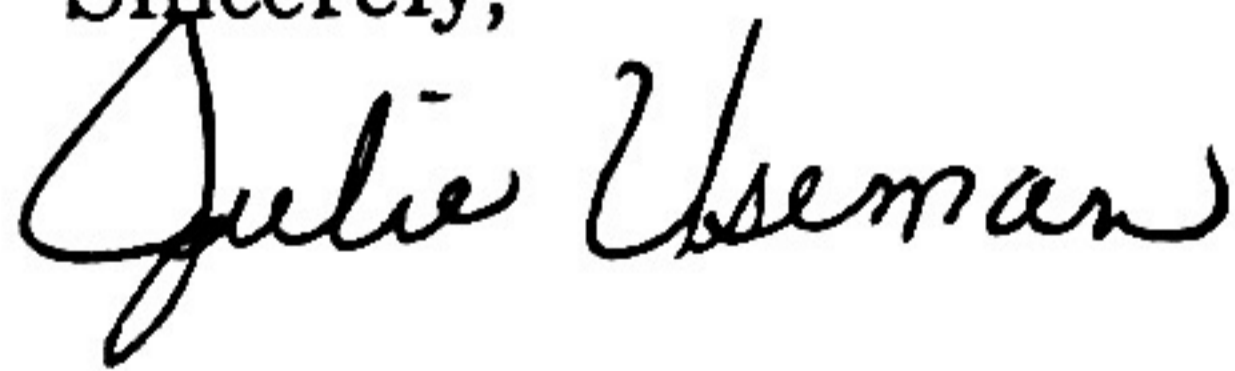
In 1998 we purchased a new horse as a children's hunter for our daughter Karen Useman, who, then age 10, was active in the hunter/jumper riding and show community. One of the trainers that we were familiar with at that time was Karen Stone who owned the facilities at 9210 Morgan Rd. and operated her training and boarding business under the name "The Stone Ranch" from that facility. Karen Stone also marketed and brokered horses for sale from her facilities at 9210 Morgan Rd. The purchase of the horse in 1998 was brokered by Karen Stone and we visited her facility at 9210 Morgan Rd to try and ultimately purchase the horse. Karen Stone was brokering the sale of the horse for one of her boarding clients.

After purchasing the horse, we also entered into discussions with Karen Stone about boarding our new horse at her stables at 9210 Morgan Rd., but ultimately decided not to due to our relationship with another trainer in the area.

Additionally, during 1998 and 1999 I paid for Karen Stone to give numerous riding lessons to my daughter in the indoor facility at 9210 Morgan Rd. During the time that I brought Karen to 9210 Morgan Rd. for lessons during 1998 and 1999, I was aware that Karen Stone was providing commercial lessons to other individuals as well.

Karen Stone's husband Dodd also ran his commercial blacksmithing and farrier services out of the shop at 9210 Morgan Rd during this time and his forge remains in a corner of the shop to this day. We used Dodd's services regularly during this time for numerous horses.

Sincerely,

A handwritten signature in cursive script that reads "Julie Useman".

Julie Useman

4261 Mountain Dance Dr.
Colorado Springs, CO 80908
Cell: 719-231-7800

May 22, 2024

El Paso County
Planning Board

Dear El Paso County Planning Board,

My name is Ron Tyrrell and I operate Tyrrell's Farrier Service out of Fountain, Colorado. I have been a farrier in the greater Colorado Springs area for over 40 years. As a farrier I regularly travel to commercial and private barns throughout El Paso County to provide farrier services to horses. In the course of conducting my business, I become very familiar with which barns are operated as private facilities and which barns are operated as commercial facilities.

I am writing to affirm that I am aware that from the mid 1990's (approximately 1996) through approximately 2012, the equine trainer, Karen Stone, ran a commercial lesson and boarding program out of the facilities located at 9210 Morgan Rd, Colorado Springs, CO. This is based on my own personal knowledge of making a significant number of trips to that facility during the mid-nineties to approximately 2012, to shoe horses that belonged to Karen Stone personally and to clients who were boarding their horses at 9210 Morgan Rd and taking lessons at that facility.

I now provide farrier services to clients at 9210 Morgan Rd where Lillywood Show Stables, under the guidance of Karen Patton, who since 2021 has operated an exactly similar business, (e.g., boarding and training) out of the facilities that Karen Stone used to utilize for the same purposes. I am also generally aware that between Karen Stone and Lillywood, the previous owners, John and J.J. Chapman, also operated a commercial business, including boarding and lessons/clinics out of the same facility at 9210 Morgan Rd from approximately 2012 until they sold the property in 2021. I

In my opinion as a farrier who works daily in the equine industry in El Paso County the facility at 9210 Morgan Rd, has been a commercial equine operation from approximately 1996 through the current date. If you have any questions regarding my knowledge on these facts, I can be reached at 719-492-4885.

Sincerely,

Ron Tyrrell



Owner – Tyrrell Farrier Services

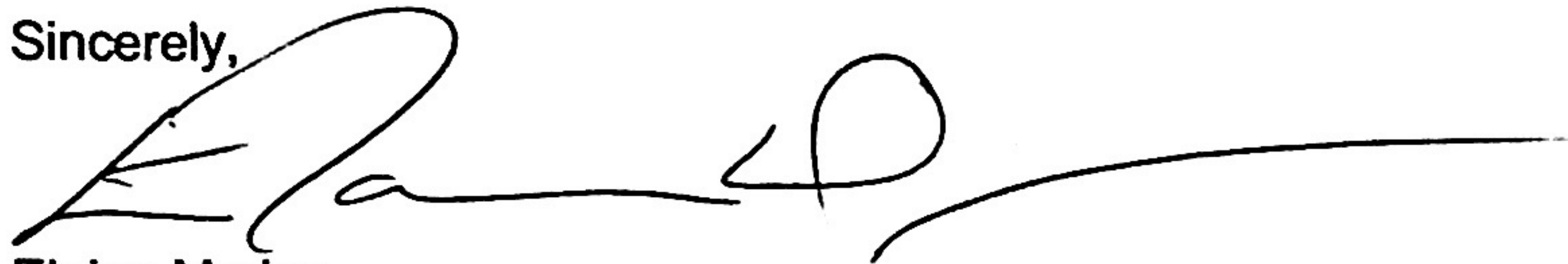
August 14, 2024

To Whom it May Concern,

My name is Elaine Marion and I am an equestrian dressage trainer from Franktown, Colorado. I am familiar with the property and equine facilities located at 9210 Morgan Rd, Colorado Springs, CO 80908. I am an active member of the Colorado equine community and the wife of the veterinarian, John Marion, DVM who has treated horses in El Paso and Douglas County since 1997.

During the years 1998 and 1999, I personally took and paid for riding lessons at 9210 Morgan Rd, from the owner of the property at that time, Karen Stone. In addition to the lessons that I received from Karen Stone, I am also personally aware that she had other lesson clients during that time period and also boarded client horses at her Morgan Road facilities.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elaine Marion', with a long horizontal flourish extending to the right.

Elaine Marion

1105 Castlewood Canyon Rd
Franktown, CO
720-584-4415

August 14, 2024

To Whom it May Concern,

My name is John Marion, DVM and I am a veterinarian who has been serving the equine community in El Paso County and Douglas County since 1997. As part of the regular duties of my profession I regularly visit equine facilities throughout Colorado to treat and diagnose horses. I am personally familiar with the property located at 9210 Morgan Rd, Colorado Springs, CO 80908 as well as its history as a commercial equine facility.

I am personally aware that in 1997 the property at 9210 Morgan Rd was owned by Karen Stone and operated under the name "The Stone Ranch." Beginning in approximately 1997 and continuing until Karen Stone sold the property in or around 2012, I personally treated numerous horses belonging to boarding clients of Karen Stone as well as Karen Stone's personal horses. It was well known in the equine community during this time that Karen Stone was running her boarding and lesson program from that location. I also have personal knowledge that she gave lessons to multiple clients during the years 1998 and 1999, including my wife Elaine Marion who took lessons from her during that time period.

Sincerely,


John Marion DVM

1105 Castlewood Canyon Rd
Franktown, CO
303-660-1492