

Achieve Law Group

May 20, 2020

Jill Jennings Golich, Director
Adams Community & Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8204

Re: Conditional Use Permit Application for an Equestrian Riding Stable and Academy to be located at 50000 E. 56th Ave., Bennett CO

Director Golich:

On behalf of Lino Cardenas, the owner of the real property and improvements located at 50000 E. 56th Avenue, Bennett, CO ("Property"), I am submitting this application for a conditional use permit for an equestrian riding stable and academy. Enclosed are the following documents:

Client authorization letter;

Application;

Copy of application fee payment: \$1,000.00 (which has been mailed);

Written explanation of the Project;

Site Plan showing the proposed land use;

Proof of ownership of Property;

Proof of Water and Sewer Services;

Proof of Utilities;

Legal description of the Property;

Certificate of taxes paid.

Certification of Notice to Mineral Estate Owners (to be mailed once the time and date of the initial public hearing is confirmed); and

Certificate of Surface Development (to be submitted prior to the initial public hearing).

I look forward to working with the Community and Economic Development Department on this application.

Sincerely,



Jerome A. DeHerrera, Esq.

146 W. 11th Avenue, Denver CO 80204
JDH@achielawgroup.com
(303) 725-2769



CONDITIONAL USE PERMIT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pgs. 3-4) included in this packet for more information on each submittal item.

All submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF. For hard copies, each document shall be labeled or tabbed with the corresponding checklist number.

1. Development Application Form (pg. 5)
2. Application Fees (see pg. 2)
3. Written Explanation of the Project
4. Site Plan Showing Proposed Development
5. Proof of Ownership (warranty deed or title policy)
6. Proof of Water and Sewer Services
7. Proof of Utilities (e.g. electric, gas)
8. Legal Description
9. Certificate of Taxes Paid
10. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 7)
11. Certificate of Surface Development (pg. 8-10)

Supplemental Items (if applicable) *Contact County staff for supplemental forms

1. Traffic Impact Study
2. Neighborhood Meeting Summary
3. Solid waste transfer station*
4. Solid waste composting facility*
5. Scrap tire recycling facility*
6. Inert fill*



Application Fees	Amount	Due
Conditional Use Permit	\$1,000 (\$300 per additional residential request/ \$500 per additional non-residential)	With application submittal
Tri-County Health *made payable to Tri-County Health	\$245	With application submittal

Conditional Use-Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (USB or CD) and one (1) hard copy of each document. **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Written Explanation:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site.

4. Site Plan:

- A detailed drawing of existing and proposed improvements.
- Including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

5. Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder.
- A title commitment is prepared by a professional title company.

6. Proof of Water:

- A written statement from the appropriate water district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

Proof of Sewer:

- A written statement from the appropriate sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

7. Proof of Utilities (Gas, Electric, etc):

- A written statement from the appropriate utility provider indicating that they will provide service to the property.
- Copy of a current bill from the service provider.

8. Legal Description:

- Geographical description used to locate and identify a property.
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property.

9. Proof of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or <http://adcogov.org/index.aspx?NID=812>

10. Certificate of Notice to Mineral Estate Owners/ Certificate of Surface Development:

- The State of Colorado requires notification to mineral rights owners of applications for surface development (i.e. zoning, plats, etc.)
- Mineral or Surface right owners may be found in the title commitment for the subject property

- You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, or other documents

SUPPLEMENTAL:

1. Preliminary Traffic Impact Study:

- This shall include, but not limited to:
 - Trip generation estimates from the development,
 - Current traffic counts,
 - Projected future traffic counts to include background traffic projections and future traffic projections from the development.
 - A description of the traffic impacts that the development will have on the surrounding area.

Final Traffic Study:

- Shall have all of the information contained in a Preliminary Traffic Impact Study and it shall also include recommendations on how to mitigate the traffic impacts that are caused by the development. (See chapter 8 for full description of requirements).

2. Neighborhood Meeting Summary:

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor
Parcel Number

Existing
Zoning:

Existing Land
Use:

Proposed Land
Use:

Have you attended a Conceptual Review? YES ☐ NO ☐

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

Lino Cardenas
50000E. 56th Avenue
Bennett, CO 80204

May 6, 2020

Adams County
Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8201

To Whom it May Concern:

I am the owner of 50000 E. 56th Avenue, Bennett, CO and I hereby authorize my attorney, Jerome A. DeHerrera of Achieve Law Group LLC, to apply for a conditional use permit for a riding stable and academy on this property.

Please contact me if you have any questions.


Lino Cardenas

Achieve Law Group, LLC

LINO CARDENAS CONDITIONAL USE PERMIT APPLICATION

FOR AN EQUESTRIAN RIDING STABLE AND ACADEMY

INTRODUCTION AND BACKGROUND:

Lino Cardenas purchased the real property and improvements located at 50000 East 56th Avenue, Bennet, CO 80102 ("Property") in 2008. The Property is approximately 41 acres and is zoned A-3. The Property contains the family dwelling for the Cardenas family, a farm employee dwelling, and an additional accessory dwelling unit. The Property also includes a detached garage, two grain silos, a pole barn, and additional farm utility buildings (a storage building, a Quonset metal storage building, a lean-to barn, and chicken coops).

Mr. Cardenas intends to use existing facilities to provide lessons and instruction for equestrian riding and showing in traditional Mexican Charrería and Escaramuza. The lessons will be provided during weekends and evenings during the week. The lessons and instructions will be provided by Mr. Cardenas as well two trainers, Jorge Moreno Rendon and Mariana Villa, who are affiliated with the non-profit corporation: Lienzo Charro El Paraíso, Inc.¹ Mr. Cardenas is a champion Charro who has been performing traditional Charro events for more than thirty-years. He is recognized as one of Colorado's leading Charros. He has been instrumental in supporting the National Western Stock Show's Mexican Rodeo Extravaganza and he has performed in the rodeo several times. Mr. Rendon is a medical doctor who has been providing instruction and training in Charreada for eleven years. Ms. Villa is also a medical doctor and she has been providing instruction and training in Escaramuza for nine years. Attached below are pictures showing Charrería and Escaramuza lessons and trainings.

Although Mr. Cardenas seeks a permit for both a riding stable and academy, his current intent is to only provide lessons and instruction at his facility. He does not intend to board horses on his property at this time. Students who will receive lessons and instruction will be responsible for bringing their own horses on-site. Lessons will be provided in the Mexican Rodeo arena that has already been constructed on his property. Mr. Cardenas is in the process of obtaining the required building permits for the arena for purposes of personal equestrian use.

At this time, Mr. Cardenas is not pursuing a commercial equestrian permit for his property. He will not host competitions at his property and his use of the arena will comply with the requirements for a riding stable and academy, as well as the performance standards for a personal equestrian arena. Mr. Cardenas will comply with the personal equestrian arena standards as follows: there will be no commercial activities (other than the charreada and escaramuza lessons); there will be no sales of food or alcohol; the number of guests will not exceed 20 people (excluding participants in the lessons and the people living on the property); and livestock will not be brought onto the Property for purposes of a rodeo.

¹ Lienzo Charro El Paraíso, Inc. is a non-profit corporation that rents from Mr. Cardenas the Charreada arena located at 47335 East 72nd Avenue, Bennett, CO. El Paraíso will be submitting an application for a conditional use permit for a commercial equestrian arena on that property.

CHARRERÍA & ESCARAMUZA:

Charrería and Escaramuza are highly technical and artistic equestrian sports. They are one of the most important cultural traditions in the Southwestern United States and Mexico. In 2016, UNESCO recognized Charrería on the Representative List of the Intangible Cultural Heritage of Humanity. See <https://ich.unesco.org/en/RL/charrerria-equestrian-tradition-in-mexico-01108>.

The history of Charrería dates back to the time when Mexico and the Southwestern United States were part of the Spanish Empire. During the colonial time, wealthy Spanish landowners hired, trained and outfitted groups of Charros to manage their large ranches and herds of cattle and sheep. The Charros were highly trained, well educated, and outfitted with elaborate clothing, saddles, and equipment. Modern Charrería follows in those traditions and is best described as a mix of rodeo skills and dressage, with riders showing traditional competitive roping and ranch skills while training their horses to perform exquisite movements. Escaramuza is the artistic sport practiced by women who train and ride their horses in choreographed and synchronized maneuvers. The women ride side-saddle and wear traditional Mexican consumes and accessories.

CONDITIONAL USE PERMIT CRITERIA:

Criteria One: The conditional use is permitted within in the applicable zone district because the property is zoned A-3 and a “riding stable and academy” is identified as a permissible conditional use in the zone district. See Zone District Regulations Use Chart and Dimension Requirements.

Criteria Two: The conditional use is consistent with the purposes of these standards and regulations governing land uses in the A-3 zone district. As an identified permissible conditional use, the proposed riding stable academy is presumptively compatible with other land uses authorized or permitted in the zone district. The location, design, and configuration of the proposed land use is consistent and compatible with existing adjacent uses and the surrounding natural environment. For example, the property is located within the rural area of Bennett and is surrounded by agricultural properties. Both adjacent properties (to the east and west) are lots of a similar size to the Property, are also Zoned A-3, and have similar equestrian facilities and uses.

Criteria Three: The conditional use will comply with the requirements of the County’s development standards and regulations including, but not limited to, all applicable performance standards. There are no variance requests in the application.

Criteria Four: The proposal is “compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed riding stable and academy will not result

in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.”

The proposed use is compatible with the surrounding area and is harmonious with the character of the neighborhood. The property is surrounded by other agriculture properties that are of a similar size, similar land-use, and with the same A-3 zoning. The property is adjacent to two property owners. The adjacent property owners each have small farms with horse and livestock facilities on their properties. Accordingly, the proposed land use will not significantly impact the adjoining land uses. Prior discussions with the adjacent property owners confirm that they don’t believe the use of the property for a riding stable and academy will significantly impact their use and enjoyment of their properties.

Criteria Five: The conditional use permit has addressed all off-site impacts.

The Cardenas Family will address and mitigate all off-site impacts identified by Adams County.

Criteria Six: The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.

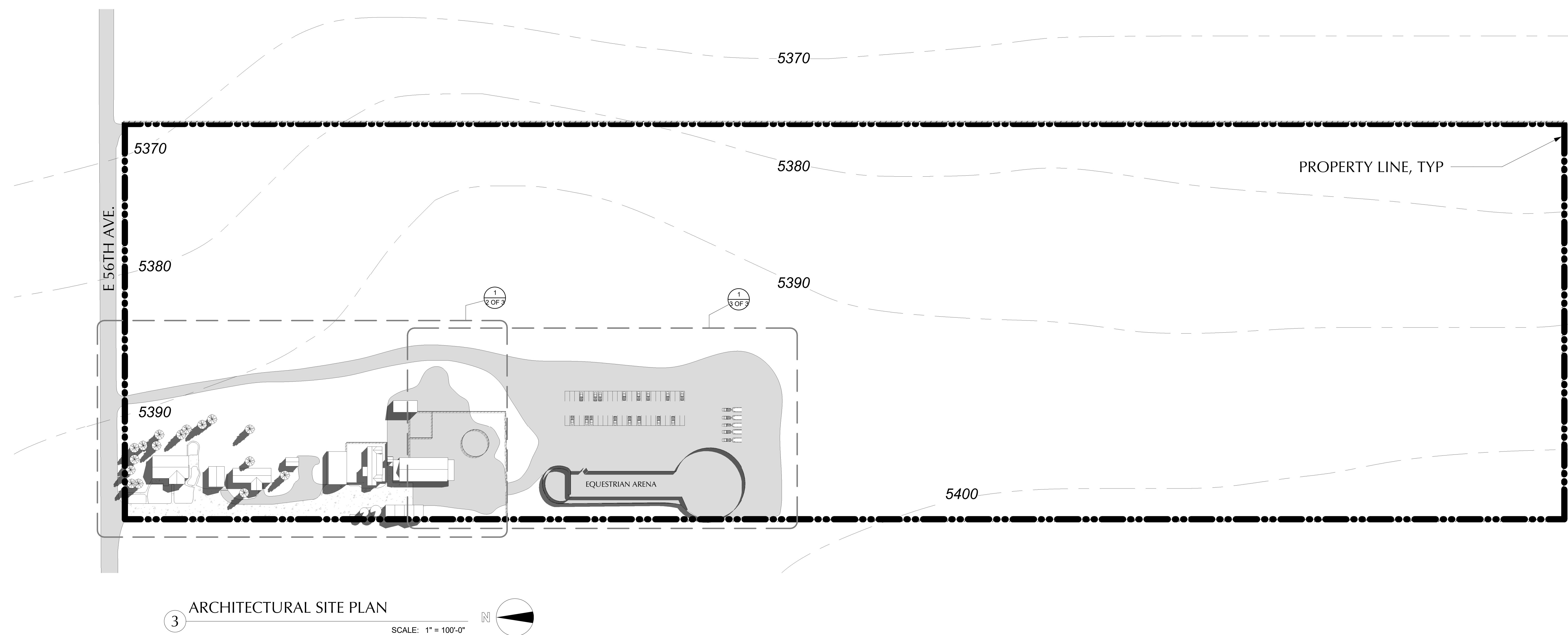
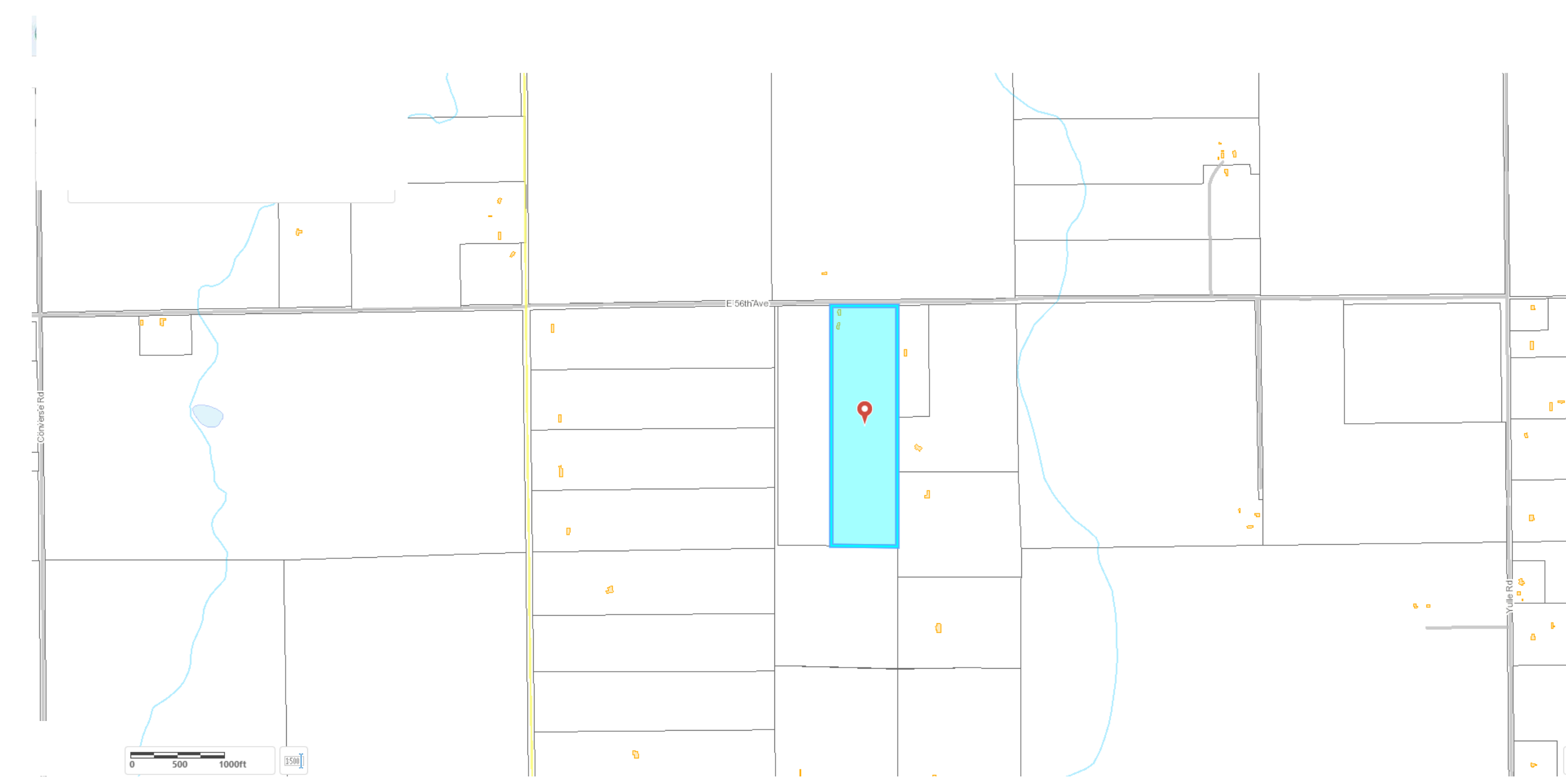
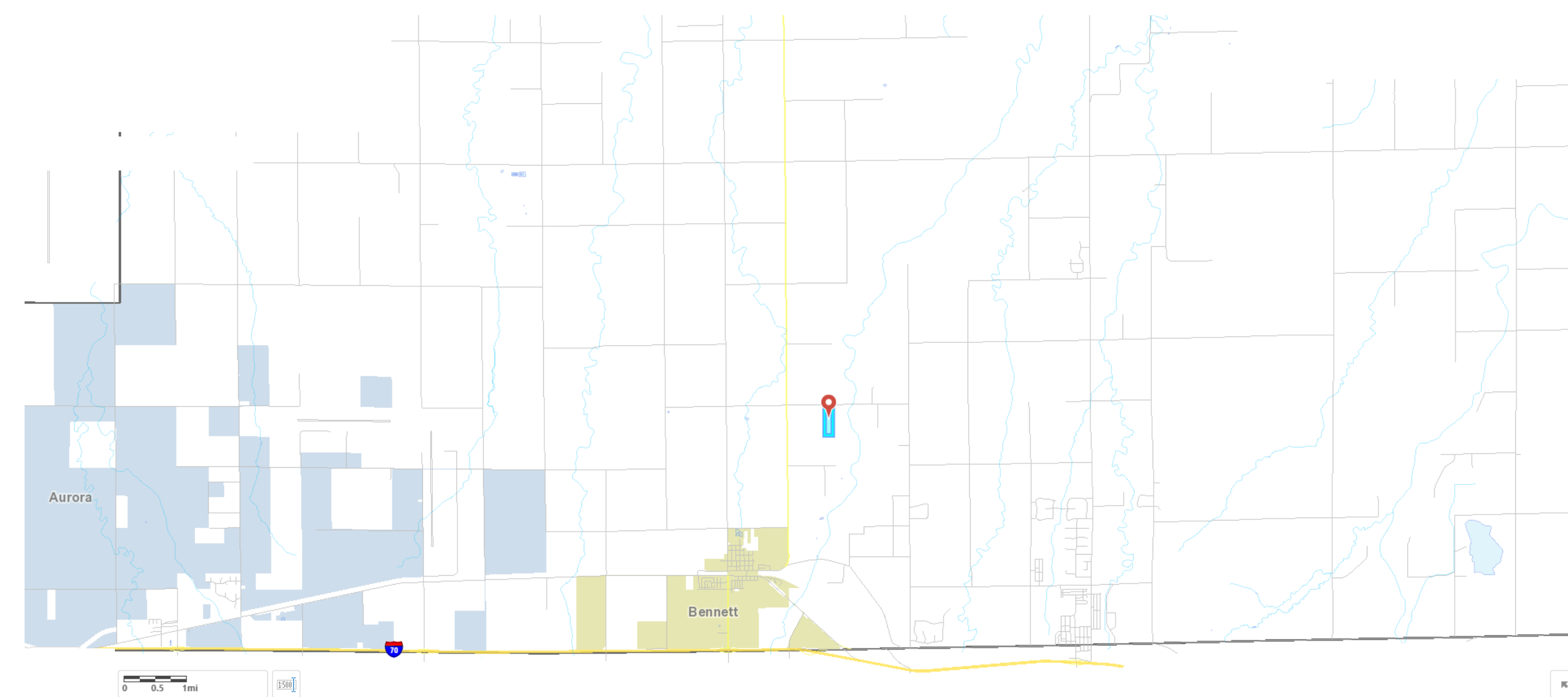
The site is large enough and is appropriate for the proposed riding stable and academy. As shown on the attached site plan, the property contains abundant land to comfortably accommodate the anticipated parking needs for participants in the academy. The property also has sufficient access from 56th Avenue. Finally, the property is appropriate because there are no known environmental constraints.

Parking:

The Cardenas Family has designated a parking area that will accommodate participants and their horse trailers on a gravel road-base surface. Participants may enter the Property either through the western (main) or eastern access gate. As shown on the site map, the parking area provides a large circular driveway that will facilitate easy entry and exit for trucks with horse trailers. As shown on the site plan, the parking area is spacious and could hold more parking spots than will be needed for the riding stable and academy operations. As drawn on the site plan, there is ample on-site parking for both cars and truck and trailer combinations.

Charrería & Escaramuza Lessons and Training:





CARDENAS RESIDENCE
50000 E 56TH AVE
BENNETT CO

DATE:
12.11.19
REVISIONS:

DRAWN BY:
JM

REVIEWED BY:
JM

DRAWING TITLE:
ARCH SITE PLAN

SHEET #:



1 ENLARGED SITE PLAN BUILDING LAYOUT
SCALE: 1/32" = 1'-0"

SITE PLAN GRAPHIC LEGEND

	NATIVE VEGETATION
	GRAVEL
	CONCRETE

FLOOR PLAN KEYNOTES

#	COMMENT
1	NEW RESTROOM
2	4' CMU WALL
3	SEMI-CIRCULAR METAL STORAGE SHED
4	CONCRETE DRIVEWAY
5	MAIN ENTRY DRIVEWAY
6	METAL SILO BUILDING
7	GABLE ROOF METAL STORAGE SHED
8	GABLE ROOF METAL HOARSE BARN
9	HOUSE ONE STORY WOOD STRUCTURE W/GABLE ROOF
10	GABLE ROOF WOOD SHED
11	GARDEN ENCLOSED BY CONC WALKWAY
12	EXISTING GRAVEL ENTRY
13	CONCRETE WALKWAY, TYP
14	CIRCULAR WOOD FENCE WITH GATE
15	WOOD FENCE
16	EQUESTERIAN ARENA W/WOOD FENCE PERIMETER
17	WOOD GATE
18	TREE(S), TYP
21	STEEL LEAN-TO STRUCTURE
22	PERIMETER FENCE

CARDENAS RESIDENCE

50000 E 56TH AVE
BENNETT CO

DATE:
12.11.19

REVISIONS:

DRAWN BY:

JM

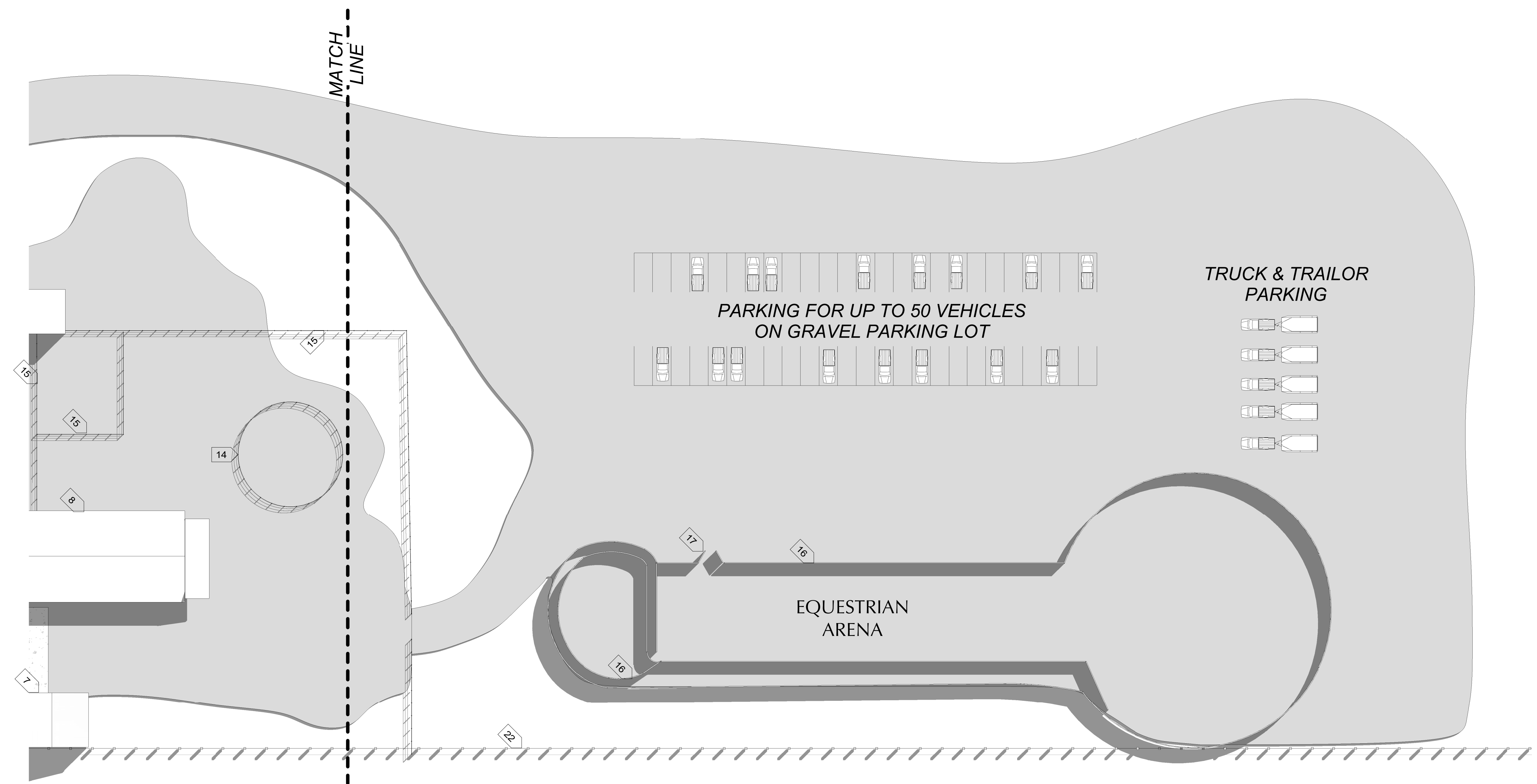
REVIEWED BY:

JM

DRAWING TITLE:
FIRST FLOOR PLAN

SHEET #:

2 OF 3



1 ENLARGED SITE PLAN ARENA
SCALE: 1/32" = 1'-0"



SITE PLAN GRAPHIC LEGEND	
	NATIVE VEGETATION
	GRAVEL
	CONCRETE

#	COMMENT
1	NEW RESTROOM
2	4' CMU WALL
3	SEMI-CIRCULAR METAL STORAGE SHED
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18	TREE(S), TYP
21	STEEL LEAN-TO STRUCTURE
22	PERIMETER FENCE

CARDENAS RESIDENCE
50000 E 56TH AVE
BENNETT CO

DATE:
12.11.19
REVISIONS:

DRAWN BY:
JM
REVIEWED BY:
JM

DRAWING TITLE:
3 OF 3
SHEET #:

SPECIAL WARRANTY DEED

THIS DEED, dated this 19th day of December, 2008, between The First National Bank of Strasburg n/k/a Guaranty Bank and Trust Company of the County of Denver and State of Colorado, grantor(s) and Lino Cardenas whose legal address is 56330 East 41st Ave, Strasburg, CO 80136, of the County of Arapahoe and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has/have granted, bargained, sold and conveyed, and by these presents do(es) grant, bargain, sell, convey and confirm unto the grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Adams and State of Colorado, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

also known by street and number as: 50000 East 56th Avenue, Bennett, CO 80102
assessor's schedule or parcel number: 1815 14 1 00 004

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs and assigns forever. The grantor(s), for its heirs, personal representatives, successors and assigns, do(es) covenant and agree that its shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee(s), his and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

IN WITNESS WHEREOF, the grantor(s) has/have executed this deed on the date set forth above.

The First National Bank of Strasburg n/k/a
Guaranty Bank and Trust Company

BY:

Gregg L. Brown, Senior Vice President

STATE OF Colorado

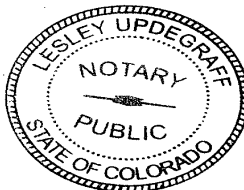
COUNTY OF Denver

I, Lesley Updegraff, a Notary Public of the County and State first above written, do hereby certify that the foregoing instrument was acknowledged before me this 19th day of December, 2008, by Gregg L. Brown, Senior Vice President of The First National Bank of Strasburg n/k/a Guaranty Bank and Trust Company.

Witness my hand and official seal,

Lesley Updegraff
, Notary Public

My Commission Expires: 7/9/09



Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

After Recording Return to:

56380 E 41 AVE
STRASBURG CO. 80136

Doc Fee \$23.00

High Plains Sanitation Services
Septic Tank Pumping & Inspections
55562 E CR 46
Strasburg, CO 80136
303-622-4126 * highplainssan@gmail.com

NAME

Lido Cardinas

DATE

4-4-20

ADDRESS

50000 E 50th Ave
Bennett

SOLD BY

CASH

C.O.D.

CHARGE

QTY.

DESCRIPTION

AMOUNT

1000g Main House

\$275.00

1000g Trailer House

\$220.00

Paid CK #9599

TAX

RECEIVED BY

TOTAL

\$495.00

15371

THANK YOU

All claims and returned goods MUST be accompanied by this bill.

COLORADO DIVISION OF WATER RESOURCES
 300 Columbine Bldg., 1845 Sherman St., Denver, Colorado 80203

7-A-5
RECEIVED
 AUG 08 '74
 WATER RESOURCES
 STATE ENGINEER
 C.M.N.

PERMIT APPLICATION FORM

Application must be complete where applicable. Type or print in BLACK INK. No overstrikes or erasures unless initialed. Proper fee must be submitted with the application.

(X) A PERMIT TO USE GROUND WATER
 (X) A PERMIT TO CONSTRUCT A WELL
 FOR: (X) A PERMIT TO INSTALL A PUMP

() REPLACEMENT FOR NO. _____

() OTHER _____

(1) APPLICANT - mailing addressNAME William & Valeria PinzenschamSTREET 7700 Hwy. # 2CITY Commerce City CO

(State)

(Zip)

TELEPHONE NO. 288-7470**(2) LOCATION OF PROPOSED WELL**County AdamsNW ¼ of the NE ¼, Section 14Twp. 3 S., Rng. 63 W., 6 P.M.**(3) WATER USE AND WELL DATA**Proposed maximum pumping rate (gpm) 15Average annual amount of ground water to be appropriated (acre-feet): 2

Number of acres to be irrigated: _____

Proposed total depth (feet): 500

Aquifer ground water is to be obtained from:

Arapahoe DawsonOwner's well designation 1**GROUND WATER TO BE USED FOR:**

- () HOUSEHOLD USE ONLY - no irrigation (0)
 (X) DOMESTIC (1) () INDUSTRIAL (5)
 (X) LIVESTOCK (2) () IRRIGATION (6)
 () COMMERCIAL (4) () MUNICIPAL (8)
 () OTHER (9) _____

(4) DRILLERName Crandall Drilling & Trenching Inc.Street P O Box 471City Strasburg Colorado 80136

(State)

(Zip)

Telephone No. 622-5462 Lic. No. 308

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 54666 / _____Basin NKB-2 Dist. _____**CONDITIONS OF APPROVAL**

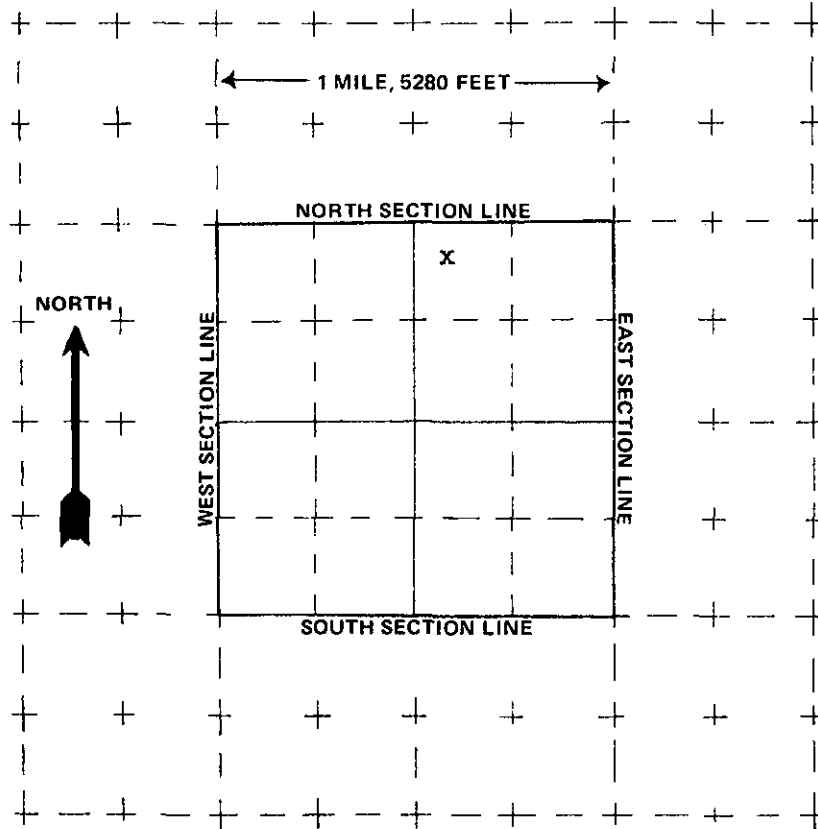
This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

APPLICATION APPROVEDI.D. 1 W.D. 01 COUNTY 01PERMIT NUMBER 75998DATE ISSUED AUG 12 1974EXPIRATION DATE AUG 12 1976

[Signature]
 DEPUTY (STATE ENGINEER)

BY Leonard C. Merer

(5) **THE LOCATION OF THE PROPOSED WELL** and the area on which the water will be used must be indicated on the diagram below. Use the CENTER SECTION (1 section, 640 acres) for the well location.



The scale of the diagram is 2 inches = 1 mile
Each small square represents 40 acres.

WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep
1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm)
A family of 5 will require approximately 1 acre-foot of water per year.
1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.
1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

(6) **THE WELL MUST BE LOCATED BELOW** by distances from section lines.

220 ft. from north sec. line
(north or south)

1920 ft. from east sec. line
(east or west)

LOT _____ BLOCK _____ FILING # _____

SUBDIVISION _____

(7) **TRACT ON WHICH WELL WILL BE LOCATED**

No. of acres 120 . Will this be
the only well on this tract? yes at this time

(8) **PROPOSED CASING PROGRAM**

Plain Casing

4 1/2 in. from 0 ft. to 350 ft.

Perforated casing

4 1/2 in. from 350 ft. to 500 ft.

in. from ft. to ft.

(9) **FOR REPLACEMENT WELLS** give distance and direction from old well and plans for plugging it:

(10) **LAND ON WHICH GROUND WATER WILL BE USED:**

Owner(s): William & Valeria Pinzenscham No. of acres: 120

Legal description: N 1/2 of the N 1/2 of the West 1/2 of the east 1/2 of section 14, township 3, range 63

(11) **DETAILED DESCRIPTION** of the use of ground water: Household use and domestic wells must indicate type of disposal system to be used.

household, lawn, garden, and livestock

(12) **OTHER WATER RIGHTS** used on this land, including wells.

Type of right
none

Used for (purpose)

Legal Description of land on which used

(13) **THE APPLICANT(S) STATE(S) THAT THE INFORMATION SET FORTH HEREON IS TRUE TO THE BEST OF HIS KNOWLEDGE.**

X Valeria C. Pinzenscham
SIGNATURE OF APPLICANT(S)

308
81279

COLORADO DIVISION OF WATER RESOURCES

300 Columbine Bldg., 1845 Sherman St.
Denver, Colorado 80203

THIS FORM MUST BE SUBMITTED
WITHIN 60 DAYS OF COMPLETION
OF THE WORK DESCRIBED HERE-
ON. TYPE OR PRINT IN BLACK
INK.

WELL COMPLETION AND PUMP INSTALLATION REPORT

PERMIT NUMBER 75998

RECEIVED
OCT 08 '75
WATER RESOURCES
STATE ENGINEER
COLD.

WELL OWNER William Pinzenscham

NW 1/4 of the NE 1/4 of Sec. 14

ADDRESS 7700 Hwy. #2, Commerce City CO

T. 3 S. R. 63 W. 9 6 P.M.

DATE COMPLETED 4-22, 19 75

HOLE DIAMETER

7 in. from 0 to 225 ft.

6 in. from 225 to 365 ft.

 in. from to ft.

DRILLING METHOD rotary

CASING RECORD: Plain Casing

Size 4 1/2 & kind steel from 0 to 265 ft.

Size & kind from 295 to 305 ft.

Size & kind from 335 to 350 ft.

Perforated Casing

Size 4 1/2 & kind milslot from 265 to 295 ft.

Size & kind from 305 to 335 ft.

Size & kind from 350 to 360 ft.

GROUTING RECORD

Material cement

Intervals 0 to 225

Placement Method halliburton

GRAVEL PACK: Size

Interval

TEST DATA

Date Tested 6-8-75, 19 75

Static Water Level Prior to Test 100 ft.

Type of Test Pump bailed

Length of Test 2 hrs.

Sustained Yield (Metered) 19

Final Pumping Water Level 189

WELL LOG

From	To	Type and Color of Material	Water Loc.
0	2	topsoil	
2	8	clay	
8	60	sand	
60	90	shale & coal	
90	100	sandstone	
100	102	rock	
102	185	shale	
185	201	sandstone	
201	211	shale	
211	226	sandstone	
226	265	shale	
265	295	sandstone	x
295	305	shale	x
305	335	sandstone	
335	350	shale	
350	360	sandstone	x
360	365	shale	
TOTAL DEPTH <u>365</u>			

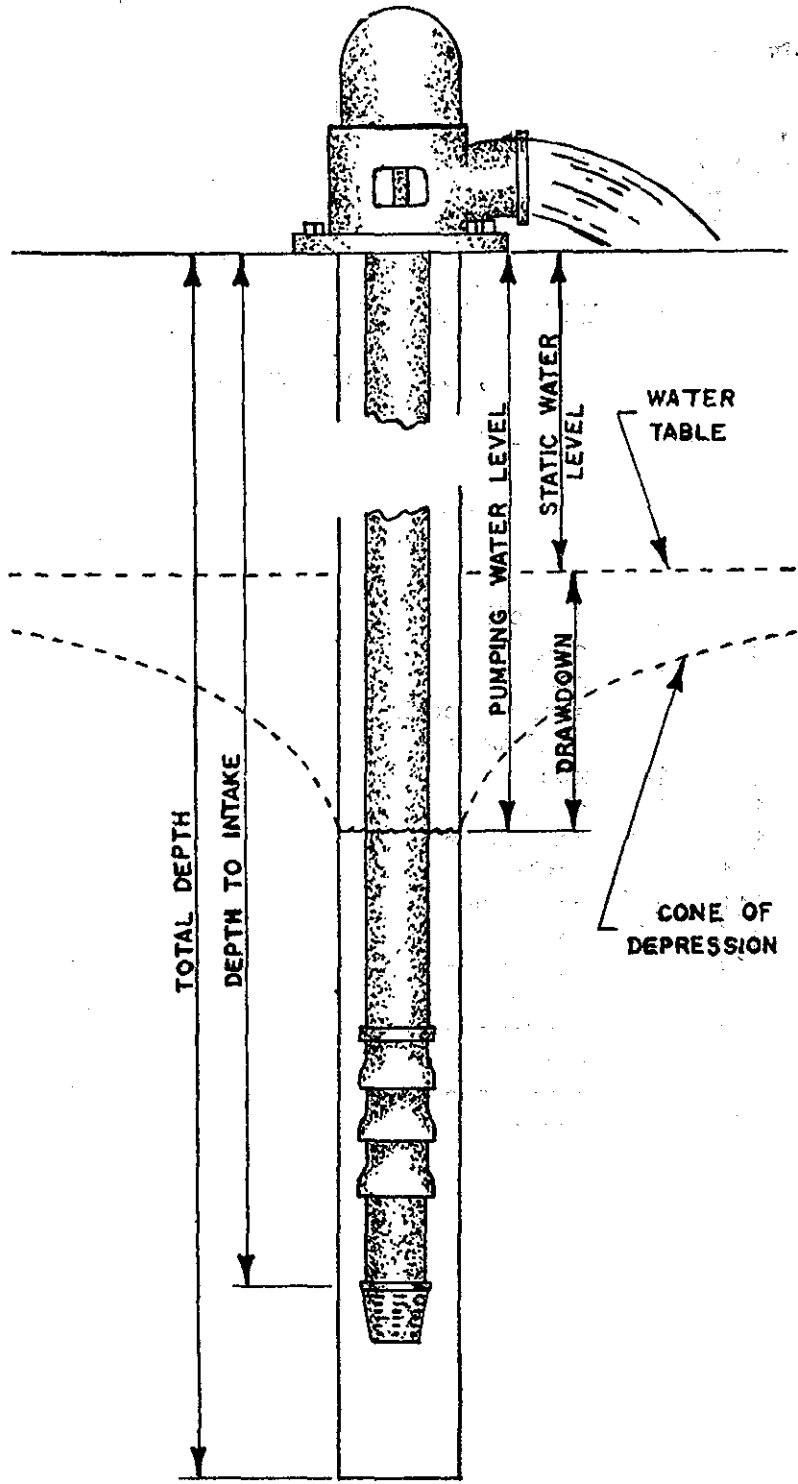
Use additional pages necessary to complete log.

PUMP INSTALLATION REPORT

Pump Make Sta-Rite
 Type sub.
 Powered by electric HP 1 1/2
 Pump Serial No. not known
 Motor Serial No. _____
 Date Installed 6-3-75
 Pump Intake Depth 215
 Remarks _____

WELL TEST DATA WITH PERMANENT PUMP

Date Tested 6-3-75
 Static Water Level Prior to Test 98'
 Length of Test 4 Hours
 Sustained yield (Metered) 18 GPM
 Pumping Water Level 190'
 Remarks _____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature Barry Canaday License No. 308

State of Colorado, County of Adams SS

Subscribed and sworn to before me this 7th day of October, 19 75.

My Commission expires: 6-16, 19 77.

Notary Public Janet J. Craft

THIS FORM MUST BE
SUBMITTED PRIOR TO
THE EXPIRATION OF THE
PERMIT. TYPE OR
PRINT IN BLACK INK.

COLORADO DIVISION OF WATER RESOURCES SA

101 Columbine Bldg., 1845 Sherman St.
Denver, Colorado 80203

X STATEMENT OF BENEFICIAL USE OF GROUND WATER
AMENDMENT OF EXISTING RECORD

PERMIT NUMBER 75998

RECEIVED

FEB 18 '76

WATER RESOURCES
STATE ENGINEER
COLO.

STATE OF COLORADO

COUNTY OF _____ } SS.

THE AFFIANT(S) William Pinzensham

whose address is (2700 Hwy. #2 Commerce City W.P.A) RT. 1, Box 112c Bennett, Colo. 80102

being duly sworn upon oath, deposes and says that he (they) is (are) the owner(s) of the well described hereon; the well is

located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 3 S,
(N. or S.)

Range 63 W, 6 P.M. at distances of 220 feet from the north section line
(E. or W.) (North or South)

and 1920 feet from the seat section line; the total depth of the well is 365 feet; water from this well
(East or West)

was first applied to a beneficial use for the purpose(s) described herein on the 3 day of june, 1975;

the maximum sustained pumping rate of the well is 18 gallons per minute, the pumping rate claimed hereby is 15

gallons per minute; the average annual amount of water to be diverted is 2 acre-feet; for which claim is hereby

made for domestic & livestock purpose(s); the legal description of the land on which the water

from this well is to be used is N $\frac{1}{2}$ of the N $\frac{1}{2}$ of the W $\frac{1}{2}$ of the E $\frac{1}{2}$ of section 14, T 3 S, R 63 W

which totals 120 acres and which is illustrated on the map on the reverse side of this form; that this well was completed in compliance with the permit approved therefor; this statement of beneficial use of ground water is filed in compliance with law; he (they) has (have) read the statements made hereon; knows the content thereof; and that the same are true of his (their) knowledge.

Signature(s) William R. Pinzensham

Subscribed and sworn to before me on this 17th day of

February, 1976

My Commission expires: My Commission Expires June 8, 1977
(Seal)

Veronica Brockman
Notary Public

ACCEPTED FOR FILING IN THE OFFICE OF THE STATE ENGINEER OF

COLORADO ON THIS _____ DAY OF _____, 19____.

STATE ENGINEER

WHITE COPY FOR DIVISION OF WATER RESOURCES
PINK COPY FOR WELL OWNER

FOR OFFICE USE ONLY

Prior. Date _____, 19____

Well Use 3

$\frac{1}{4}$, $\frac{1}{4}$, $\frac{1}{4}$, Sec. _____

T. _____, R. _____, P.M.

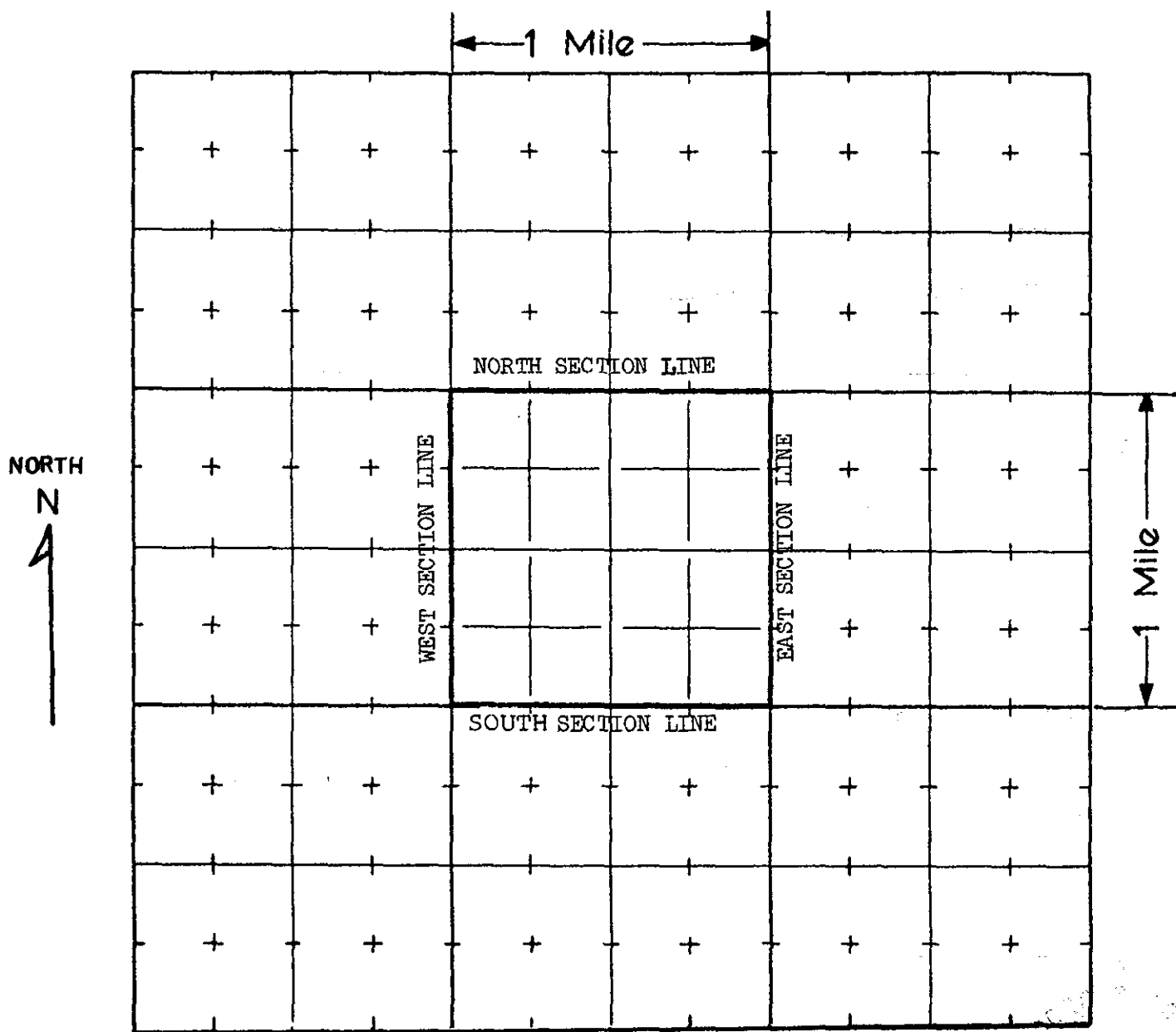
Yield Div-1 W.D. 01

Co. 01

Index Basin 2 MP. -7

THE LOCATION OF THE WELL MUST BE SHOWN AND THE AREA ON WHICH THE WATER IS USED MUST BE SHADED OR CROSS-HATCHED ON THE DIAGRAM BELOW.

This diagram represents nine (9) sections. Use the **CENTER SQUARE** (one section) to indicate the location of the well, if possible.



THE SCALE OF THE DIAGRAM IS TWO INCHES EQUALS ONE-MILE

Meter Serial No. _____ ☐ Flow Meter ☐ Electric Meter ☐ Fuel Meter

Owner of land on which
water is being used _____

WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep.

1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm).

1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.

1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

100 gpm pumped continuously for one year produces 160 acre-feet.



**Community & Economic Development
Development Services**
Permit Number BDP15-0276 as of 11/26/2019

4430 South Adams County Parkway, Suite W2000B
Brighton CO 80601-8218
(720) 523-6800

Permit Information

GENERAL

Received: 02/09/2015
Location: 50000 E 56TH AVE
Parcel(s): 0181514100004, M0000833
Description: RES-STORAGE BUILDING (a)
Permit Fees: \$168.00

BUILDING

Type of Work Other
Class of Work New
Building Use Residential
Census Code 34 - Res. Add and Alter Only
Existing Zoning A-3
BDL 14-00937
Plan Review Fee Required Yes
Plan Review Performed Yes
Electricity Utility Provider Intermountain REA
Water and Sanitation District undefined
Impervious Area Affected Yes

CONSTRUCTION/OCCUPANCY

Type of Construction 1 V-B
Occupancy Group 1 U

SPECS

Number of Stories 1
Total Size of Building 640
Fire Sprinkler Installed No

Contractor

No Contractor Information Available

Inspections

Inspection: 300 Building Final Inspection
Scheduled Date: 02/10/2015
Result: Cancelled
Comments:

Inspection: 300 Building Final Inspection
Scheduled Date: 02/13/2015
Result: Failed
Comments: Date: 2/13/2015
no plans on site need county stamped plans on site

Inspection: 300 Building Final Inspection
Scheduled Date: 04/07/2015
Result: Scheduled
Comments:

Inspection: 300 Building Final Inspection
Scheduled Date: 04/08/2015
Result: Passed
Comments:

Achieve Law Group

Real Property Legal Description

for

50000 E. 56th Avenue, Bennett, CO:

**SECT,TWN,RNG:14-3-63 DESC: PARCEL A PT OF THE W2 NE4 OF SEC 14 DESC AS
FOLS BEG AT THE N4 COR SD SEC 14 TH S 30 FT TH E 635/12 FT TO THE POB TH
CONT E 685/48 FT TH S 1274/44 FT TH S 1321/52 FT TH W 682/31 FT TH N 2586/17
FT TO THE POB 40/716A**

146 W. 11th Avenue, Denver CO 80204

JDH@achielawgroup.com

(303) 725-2769

Account	As of Date	Parcel Number	Owner
R0155790	12/18/2019	0181514100004	CARDENAS LINO
Legal:	SECT,TWN,RNG:14-3-63 DESC: PARCEL A PT OF THE W2 NE4 OF SEC 14 DESC AS FOLS BEG AT THE N4 COR SD SEC 14 TH S 30 FT TH E 635/12 FT TO THE POB TH CONT E 685/48 FT TH S 1274/44 FT TH S 1321/52 FT TH W 682/31 FT TH N 2586/17 FT TO THE POB 40/716A		
Situs Address:	50000 E 56TH AVE		
Year		Tax	Total Due
Total		\$0.00	\$0.00

Achieve Law Group, LLC

Traffic Generation Analysis: C.U.P. for Riding Stable & Academy

Subject Property: 50000 E. 56th Avenue, Bennett, Adams County, CO (Assessor Parcel #0181514100004)

Size and Zoning of Subject Property: 40.7 acres, A-3.

Applicant & Property Owner: Lino Cardenas

Date: June 30, 2020

Purpose: This traffic generation analysis is being provided in support of the conditional use permit application for a riding stable and academy submitted on behalf of Lino Cardenas for the property located at 50000 E. 56th Avenue, Bennett, CO ("Subject Property"). For questions or comments, please contact Jerome A. DeHerrera, Esq.

Access to the Subject Property: Visitors to the Subject Property will travel along State Highway 79 (the "Kiowa Bennett Road") and then turn east on 56th Avenue for approximately 0.6 miles to reach the entrance of the property on the south-side of 56th Avenue. The Kiowa Bennett Road is a state highway that is classified by the 2012 Adams County Master Transportation Plan as a "Regional Arterial" and a "Regional Strategic Corridor" that is designed to provide "high speed, unimpeded regional connections between multiple counties." 56th Avenue is classified as a "rural arterial" road by the 2012 Adams County Master Transportation Plan.

Existing Traffic: 56th Avenue is a rural arterial public road that provides access to properties zoned A-3. Because of its location in the rural area north of Bennett, 56th Avenue experiences limited traffic that is primarily generated by the property owners adjacent to the road. Based on the most recent statistics provided by Adams County, 56th Avenue east of the Kiowa-Bennett Road experiences the following vehicle trips during a 24-hour period:

104 daily east-bound trips;

82 daily west-bound trips; and

186 daily all-direction trips.

The number of daily trips on 56th Avenue in all-directions is lower than the average daily trips for other rural area roads. SOURCE: Adams County Transportation 2011-2012 24 Hour Rural Area Traffic Counts (11/6/2012), available at: <http://www.adcogov.org/traffic-operations> .

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Proposed Development: A Riding Stable & Academy that will make use of existing facilities and improvements on the Subject Property. All activities and parking will take place within the Subject Property. The proposed developments will permit horse boarding as well as instructions and lessons for equestrian performances. Because the Applicant does not intend to board horses, this traffic generational analysis is limited to the increased traffic generated by the anticipated use of the Subject Property for instructions and lessons.

Anticipated Traffic Generation: The Applicant's proposed schedule anticipates up to three (3) riding instruction sessions per week during an eight-month season (March through October), for a total of up to 96 instruction sessions over the course of a year.

Anticipated participants during each instruction session could total up to 30 riders (up to 15 on the Charro team plus up to 15 on the Escaramuza team) plus three instructors. Because many of the team participants are in the same family, the applicant anticipates that riders will carpool to the property according to a ratio of three (3) participants to one (1) vehicle. Participants in the instruction sessions will likely be accompanied by one or both parents, who will be driving and riding in the same vehicle. Accordingly, applicant anticipates up to an additional ten (10) vehicle trips per session for riders, plus two (2) additional vehicle trips for instructors (one instructor lives on-site), for a total of twelve (12) additional vehicle trips per instruction session. Because all trips to the property will include both an arrival and departure trip, the anticipated twelve (12) additional trips are multiplied by two to reflect the round-trip nature of the additional trips to the property for each instruction session: $12 \times 2 = 24$ total anticipated trips per instruction session.

Multiplying the twenty-four (24) additional vehicle trips per instruction session by ninety-six (96) instruction sessions over the course of the year provides a total annual additional vehicle trips of 2,304. Dividing that number by 365 days of the year provides an anticipated additional 6.3 daily trips caused by the proposed development.

Projected Trip Totals Per Instruction Session: 24 (includes arrival and departure trips).

Projected Total Trips Per Year: 2,304 (based on an anticipated 96 instruction sessions).

Projected Average Monthly Trips: 192.

Projected Average Weekly Trips: 48.

Projected Average Daily Trips: 6.3.

Percentage Increase in Daily Trips: Based on the most recent vehicle trip data provided by Adams County, these projected additional trips would represent a three percent increase in daily trips on 56th Avenue: $186 + 6.3 = 192.3$ total average daily trips; which represents a three percent increase: $192.3 / 186 = 1.03$.

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It is important to note that the 6.3 additional daily vehicle trips causes a three percentage point increase because of the small denominator of existing total daily trips. Even with this three percent increase in vehicle trips, the total daily vehicle trips in all directions on 56th Avenue is still under 200.

Expected Future Developments: The Subject Property along with all surrounding properties on both sides of 56th Avenue are zoned A-3. “The purpose of the Agricultural-3 District is to provide land primarily in holdings of at least thirty-five (35) acres for dryland or irrigated farming, pasturage, or other related food production uses.” ADSR 3-10-01. According to the 2012 Imagine Adams County Comprehensive Plan, “[t]he areas that have been identified as agricultural are those that are not expected to develop, except for limited areas of very low density residential at densities of 1 dwelling per 35 acres, for the foreseeable future. These areas are typically characterized by a lack of urban services.” According to the current zoning and future anticipated use of the properties surrounding the Subject Property along 56th Avenue, the expected future development for this area is minimal.

Expected Traffic Growth: Due to the A-3 zoning and the foreseeable future uses of the properties on both sides of 56th Avenue, the expected traffic growth on this portion of 56th Avenue is minimal.

Parking: Applicant proposes that all parking associated with the development will be located within the Subject Property. The Subject Property is 40.7 acres and has sufficient space for the Applicant’s parking needs. The Applicant’s proposed site for parking is located approximately 0.16 miles from 56th Avenue and is generally obscured from view on 56th Avenue by the Applicant’s residence and other farm buildings.

#

50000 E. 56th Avenue, Bennett CO

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

Pursuant to CRS 24-65.5-103, undersigned counsel has reviewed the public records that have been recorded with the Adams County Clerk & Recorder showing any potential ownership or other right to minerals in the west half of the north east quarter of Section 14, Township 3, Range 63. Counsel is prepared to and will provide notice to each of the identified mineral interest owners once Adams County confirms the date and time of the initial public hearing. Because CRS 24-65.5-103 requires the notice provide the time and place of the initial public hearing, counsel will send the notices after those details are confirmed.

CERTIFICATION OF SURFACE DEVELOPMENT NOTICE TO MINERAL ESTATE OWNERS

Pursuant to CRS 24-65.5-103(1)(B), undersigned counsel will submit a certification concerning qualifying surface development once we know whether any mineral estate owners will enter their appearance or object to the application.

Attested to on May 18, 2020:

A handwritten signature in blue ink, appearing to read 'JDH', with a long horizontal flourish extending to the right.

Jerome A. DeHerrera, Esq.

Achieve Law Group, LLC

Summary of Public Meeting for Conditional Use Permit Applications for Lino Cardenas and Lienzo Charro El Paraiso Nonprofit

The joint public meeting regarding the conditional use permit applications by Lino Cardenas for a Riding Stable and Academy at 50000 E. 56th Avenue (“Riding Academy Permit”) and a Commercial Equestrian Arena at 47335 E. 72nd Avenue (“Performance Arena Permit”) was held on June 20th, 2020 at 1 pm. Notice of the meeting, along with the following application materials: (1) meeting notice and participation information; (2) application summary, site plan and surrounding map for the Riding Academy Permit; (3) application summary, site plan, and surrounding map for the Performance Arena Permit; and (4) a combined questionnaire requesting feedback, was sent by mail on June 16, 2020. The notice and information was mailed to approximately 100 residents/property owners who live or own property within one-mile of either 50000 E. 56th Avenue or 47335 E. 72nd Avenue, Bennett, CO. The notice and information was sent to the names and addresses provided by the Adams County Planning department as living or owning property within one-mile of the two properties.

The public meeting was conducted electronically and by telephone through zoom. Two members of the invited public attended the meeting: Deb Merkle, 49950 E. 48th Avenue, Bennett, CO 80102, and “JR”. Ms. Merkle lives south of the property on 56th avenue. The other member of the public declined to identify himself or his address. The other four attendees at the meeting were the applicants and their attorney. The public meeting lasted approximately one hour and ended just before 2 p.m.

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The applicants' attorney Jerome DeHerrera led the presentation and delivered the enclosed Power-Point presentation and used google maps and the site plan for each property as visual aids. Angelica Cardenas, one of the applications also presented information during the meeting. Mr. DeHerrera discussed the legal and technical information of both permit applications while Ms. Cardenas explained the function and operations for the events that would occur on the properties. The information was well received by the members of the public. The presenters did have some technical difficulties during the meeting but were able to overcome those difficulties by using chat and telephone capabilities.

Both members of the public asked questions during the meeting. Deb Merkle asked the following questions with regard to the property on 56th Avenue: "How many participants [will be at the arena] daily," "Would there be loud music during the training," and "If the music is too loud, what are the remedies?" Ms. Cardenas responded by explaining that, at most, there would only be three instruction sessions per week during the spring/summer and fall season and each session could have between 15 to 30 riders plus family members (i.e., parents who drove their kids), plus up to three instructors. Ms. Cardenas explained that during some of the instruction sessions there would be music at a low-level so that the horses can become accustomed to performing with music. Ms. Cardenas and Mr. DeHerrera explained that they would work with the neighbors to ensure the music was at a comfortable level and if the music is too loud, the remedy would be to lower the volume or turn the music off.

With regard to the property on 72nd Avenue, JR asked about the dirt berm that could be used for landscaping and he said that was his preferred landscaping design rather than fencing.

146 W. 11th Avenue, Denver CO 80204
JDH@achivelawgroup.com
(303) 725-2769

Achieve Law Group, LLC

He also asked “Where are the quests going to view the arena?” Mr. DeHerrera answered this question by explaining that visitors would view the performances from the south side of the arena and he used the site plan drawing to provide a visual response.

The meeting ended on a high note and both members of the public were appreciative for the information and thanked the Applicants for the presentation and for answering their questions. Both members of the public were asked if they had any further questions or concerns and they replied no. Both members of the public were invited to contact the applicants directly for more information and to schedule a tour of the properties and/or a demonstration of the proposed activities. Both members of the public said that they were interested in a tour and possible demonstration and would contact the Applicants.



THE CARDENAS FAMILY &

THE LIENZO CHARRO EL PARAÍSO NONPROFIT

June 20, 2020 Public Meeting
Bennett, Colorado

CONTACT INFO: JEROME DEHERRERA, ESQ.
(303) 465-1000 JDH@ACHIEVELAWGROUP.COM



THE CARDENAS FAMILY &

THE LIENZO CHARRO EL PARAÍSO NONPROFIT

TWO CONDITIONAL USE PERMITS:

- 1) HORSE BOARDING & LESSONS
- 2) HORSE ARENA

June 20, 2020 Public Meeting
Bennett, Colorado



HORSE STABLE & LESSONS: 50000 E.56TH AVE

FAMILY: LINO & ANDREA CARDENAS, 6 KIDS
OWN A CONCRETE CONSTRUCTION COMPANY
FAMILY LOVES AND RIDES HORSES
HAVE LIVED IN BENNETT FOR 12 YEARS
PROPERTY HAS 41 ACRES

PROPOSAL: USE EXISTING FACILITIES TO PROVIDE
LESSONS FOR CHARREADA & ESCARAMUZA TEAMS

June 20, 2020 Public Meeting
Bennett, Colorado



HORSE STABLE & LESSONS: 50000 E.56TH AVE

CHARREADA LESSONS:

TEAMS OF 10 TO 15 RIDERS
HORSEMANSHIP SKILLS
ROPING & STEER WRESTLING

ESCARAMUZA LESSONS:

TEAMS OF 10 TO 15 WOMEN RIDERS
WOMEN'S SIDE SADDLE
CHOREOGRAPHED MANUVERSE

June 20, 2020 Public Meeting
Bennett, Colorado



HORSE STABLE & LESSONS: 50000 E.56TH AVE

HISTORY & SIGNIFICANCE OF CHARREADA & ESCARAMUZA

IMPORTANT CULTURAL TRADITION IN MEXICO & SOUTHWEST

HISTORICALLY IMPORTANT GROUP DURING COLONIAL PERIOD

TOUGH, EDUCATED, ARTISTIC, STEWARDSHIP & PROTECTION

HIGHLY TECHNICAL & ARTISTIC

COMPETITIVE, REGULATED & GROWING

UNESCO RECOGNITION: INTANGIBLE CULTURAL HERITAGE OF HUMANITY

Important Modern Sport for Families & Youth

Getting Kids off Devices & Out of the City!!!!

Teaches Kids Horses, Teamwork and Cultural Traditions

June 20, 2020 Public Meeting
Bennett, Colorado



56TH AVE RIDING STABLE & LESSONS

PERMIT REQUIRED BECAUSE MORE THAN 20 PEOPLE ON-SITE
SEEKING PERMISSION TO HAVE UP TO 20 PEOPLE IN ADDITION TO
PARTICIPANTS

PARENTS, BROTHERS, SISTERS, AND FRIENDS

SAME STANDARD USED WITH OTHER RECENT APPLICATIONS

NO PLANS FOR BOARDING AT THIS TIME

June 20, 2020 Public Meeting
Bennett, Colorado



56TH AVE RIDING STABLE & LESSONS

INSTRUCTORS:

LINO CARDENAS: 30+ YEARS EXPERIENCE, HORSE TRAINER & CHAMPION CHARRO,

JORGE MORENO RENDON: 40+ YEARS EXPERIENCE, M.D.

MARIANA VILLA: 20+ YEARS EXPERIENCE, M.D.

SCHEDULE: SOME EVENINGS & WEEKENDS

ABOUT 3 HRS LONG

SPRING, SUMMER & FALL – NO WINTER LESSONS

TEAM LESSONS – NO PUBLIC MARKETING

June 20, 2020 Public Meeting
Bennett, Colorado

56TH AVE RIDING STABLE & LESSONS

NO NEW BUILDINGS OR FACILITIES

ALL ACTIVITY AND PARKING IS ON-SITE

SOME NEW TRAFFIC

BUT INFREQUENT & NOT EXTENSIVE

MAP SHOWING LOCATION OF PROPERTY

SITE PLAN VIEW, ARENA PICTURES & DRAWING

June 20, 2020 Public Meeting
Bennett, Colorado



56TH AVE RIDING STABLE & LESSONS

QUESTIONS?

COMMENTS?

SUGGESTIONS?

TOUR THE ARENA?

WATCH A DEMONSTRATION?

CONTACT INFO:

JEROME DEHERRERA, ESQ.

(303) 465-1000

JDH@ACHIEVELAWGROUP.COM

146 W. 11TH AVENUE

DENVER, CO 80204

June 20, 2020 Public Meeting
Bennett, Colorado



72ND AVE & CONVERSE ROAD COMMERCIAL HORSE ARENA

54 ACRE RANCH

COMMERCIAL ARENA TO HOST COMPETITIONS &
PERFORMANCES

COMMUNITY HAS VERY FEW PERMITTED ARENAS

Will be Operated & Managed by a Nonprofit:

Lienzo Charro El Paraíso = The Paradise Mexican Rodero Arena

Board of Directors, a General Counsel, Families & Volunteers

...like a family, but not just one family....

Funding & Revenue to Ensure:

FULL REGULATORY COMPLIANCE, SAFE OPERATIONS, & acting like a GOOD NEIGHBOR

June 20, 2020 Public Meeting
Bennett, Colorado

72ND AVE & CONVERSE ROAD COMMERCIAL HORSE ARENA

NO NEW CONSTRUCTION

BUT LANDSCAPING, FENCING, PARKING LOT & NEW ENTRYWAY

OPERATIONS: FAMILY EVENTS

SECURITY & CLEAN-UP

FOOD & BEVERAGES: WORKING WITH THE COUNTY

IF PERMITTED, LIMITED & CONTROL BEER SALES

Non-Profit Revenue: Admission Fees, Fundraising, & Food & Beverages
Annual Public Tax Filling: Form 990

June 20, 2020 Public Meeting
Bennett, Colorado



72ND AVE & CONVERSE ROAD COMMERCIAL HORSE ARENA

4 TO 6 COMPETITION PERFORMANCES PER YEAR

SATURDAYS FROM ABOUT 11 TO 5

TRAINING PRACTICES: EVENINGS & SATURDAY

NO OTHER OPERATIONS IN THE ARENA

QUIET THE REST OF THE TIME

MORE TRAFFIC BUT ONLY 4 TO 6 TIMES A YEAR

Season is from April through September

Open to the public

Likely to get 100 to 200 guests (300 limit): Mainly Family & Friends & hopefully neighbors

June 20, 2020 Public Meeting
Bennett, Colorado

72ND AVE & CONVERSE ROAD COMMERCIAL HORSE ARENA

Site Plan Drawing

Map of the Location & Area



June 20, 2020 Public Meeting
Bennett, Colorado

72ND AVE & CONVERSE ROAD COMMERCIAL HORSE ARENA

Questions?

COMMENTS?

Landscaping Preferences?

Fence or Dirt Berm?

Tour of the Property?

Watch a demonstration?

We will be respectful and good neighbors.

We won't disturb our neighbors or the area.

We will do whatever it takes to get & keep your support.

June 20, 2020 Public Meeting
Bennett, Colorado





GRACIAS FOR YOUR TIME!!

PLEASE CONTACT US:

JEROME DEHERRERA, ESQ.

(303) 465-1000

JDH@ACHIEVELAWGROUP.COM

146 W. 11TH AVENUE

DENVER, CO 80204



June 20, 2020 Public Meeting
Bennett, Colorado