Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Re-submittal Form

Case Name/ Number: RCU2020-00009

Case Manager: Alan Sielaff

Re-submitted Items:

- [X] Development Plan/ Site Plan
- [ ] Plat
- [X] Parking/ Landscape Plan
- [ ] Engineering Documents
- [ ] Subdivision Improvements Agreement
- [ ] Other: Tri-County, Bennett Fire, and public comment response

* **All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: ~~Addressing~~, Building Safety, Neighborhood Services,

Engineering, Environmental, ~~Parks~~, Planner, ~~ROW, SIA - Finance, SIA - Attorney~~

Achieve Law Group, LLC
146 West 11th Avenue
Denver, CO 80204
P: (303) 465-1000
F: (303) 484-7678
Achievelawgroup.com

Jerome A. DeHerrera
(303) 725-2769
JDH@achievelawgroup.com

Summary of Modifications to the C.U.P. Application:

LIENZO CHARRO EL PARAÍSO EQUESTRIAN RIDING ACADEMY 50000 E. 56th AVENUE, BENNETT, CO

In response to Adams County's comments to the initial submission and comments from neighbors, the application has been modified in significant ways. The most significant modification is that the applicant for the permit is now the non-profit corporation, Lienzo Charro El Paraíso, Inc. ("LCEP" or "Applicant"), instead of the property owner, Lino Cardenas. After discussing the continued concerns from a few neighbors and the County's enforcement division, Mr. Cardenas and the Board of Directors of LCEP agreed that the non-profit corporation would a better applicant and operator for the riding academy. This switch also makes sense from an operations perspective because the non-profit corporation is coordinating and overseeing the riding lessons for the two youth teams who are currently participating. We believe the non-profit corporation will provide greater oversight and controls to ensure that the program meets all the applicable regulations and commitments in the conditional use application.

In addition, the application has been revised to address all of the specific comments raised by Adams County, the referral agencies, and the neighbors who provided comments. The resubmission also clarifies program details that were not explained in the original submission. These clarifications include the commitment that there will be no horse board on the property, music will only be played during Escaramuza practices (no music will be played during the boys' charro team practices), and the music will be played at a level that doesn't impact neighbors. The resubmission also clarifies that the team practices will vary between three to five sessions per week.

Finally, the applicant is also submitting a visual presentation that summarizes the conditional use application, as well as a copy of the presentation that was provided during the public meeting for neighbors. The applicant is also providing letters of support from participants and their family members.

Responses to Comments: (describing revision and page of response):

PLN05: Riding Academy Review

1. Riding Academy use proposes to utilize existing personal equestrian arena structure. Will riding lessons be confined to the arena, or will any elements of lessons also be conducted outside of the structure elsewhere on the property?

All riding academy activities will take place in the arena and the parking area adjacent to the arena. The response to this question is incorporated into the submission at page five.

2. Please provide an estimate of the maximum total number of people that may be on-site during a training session. This is to include residents, students, trainers, and family of students.

The maximum total number of people that may be on-site during the training session is twenty people in addition to the people participating in the riding lessons and the inhabitants who live on the property. A detailed response is provided in the submission beginning on page 4.

3. Please include additional detail of operations, including use and volume of music and explanation of anticipated participants and visitors (referenced in #2 above) in operational narrative for the proposal. Additional information was included in the traffic generation letter and in the neighborhood meeting summary that was useful to understand the full scope of the proposed use.

Additional details of operations are provided beginning on page 4 as well as in the power-point presentation that supports the resubmission. As explained in the revised submission, music is only used during Escaramuza practices and it is not used during boys charro training sessions. Music during Escaramuza training will not exceed the permissible level of 80 decibels as measured at the nearest right-of-way (56th Avenue at the northern property line). Indeed, based on the Applicant's measurements, the music will never come close to level. During two occasions, the Applicant measured the level of proposed music and it could not be heard at 56th Avenue.

4. Please refine operations narrative to include definite limitations to use and operations. Uncertainty in terms of frequency of use, level of music, and number of participants has been identified in referral comments.

The operations narrative has been revised to include definitive limitations as to use and operations. For example, the resubmission makes clear that there will be no boarding of horses as part of the conditional use permit. In addition, the training sessions will not go past 7:30 p.m. in the weekday evenings and during the weekends the practices will not begin before 8:00 a.m. Definitive limitations to use and operations are provided beginning on page 4.

5. Will any lighting be utilized for evening activities?

No lighting will be used during any of the training activities.

6. Provided site plan does not label setback distances from the equestrian arena to the adjacent property line. Accessory structures in the A-3 zone require a 10 ft. setback from the side property line, or 1 ft. for every 10 ft. in height, whichever is greater (Section 3-10-08-04-02). If unable or unwilling to meet standard, proposal will fail to meet approval criteria related to conformance with standards and regulations.

The Revised Site Plan provides setback distances from the equestrian arena to the adjacent western property line. The Applicant and property owner agree that the most western point of the circular portion at the southern part of the equestrian arena will be moved to the east (by 4 feet) so that it meets the County's 10-foot setback requirement for accessory structures in the A-3 zone.

7. Application states proposed use will meet all accessory use requirements of the performance standards in Section 4-06-02-01-05 EQUESTRIAN ARENA, PERSONAL, except for utilization for a commercial purpose, which is the equestrian training academy, and more than 20 participants. Performance standards allow these with a Conditional Use Permit.

> a. Significant public comment and referral agency comment has expressed concerns related to past use of the arena, concerns that generally can be characterized as not adhering to performance standard #6, No Offensive Impacts. Responses to these comments is needed to explain how proposal is different from previous use on property and how the proposed use avoids these impacts.

As explained in the revised submission, the proposed activities in this conditional use application are significantly different than the previous unpermitted uses. The Cardenas family along with the other families who participate in the Escaramuza and Charro performances have created a non-profit corporation to conduct the riding academy operations. Accordingly, the Board of

Directors of the non-profit will be responsible for ensuring compliance with the terms of the conditional use permit and all applicable legal requirements.

In addition, as stated in the application, the proposed use of the equestrian arena for a riding academy is very different than the prior uses that were the subject of neighborhood complaints. The application seeks permission to conduct training sessions for the two youth teams who are participating – these activities are far different than the large performances that caused complaints from neighbors. Practice sessions are not open to the public and will be limited to a maximum of twenty people in addition to the participants (similar to another recently approved riding academy and stable approved by Adams County). The size, nature, and impacts of the proposed activities are much different than those prior events that caused complaints.

Additionally, in an effort to accommodate neighbors and ensure that permissible noise levels will not be exceeded, the Applicant will send a flyer to the neighbors with a description of the riding academy program along with two contract numbers for questions, concerns, and to report complaints. The Applicant will be prepared to address any questions, concerns, or complaints. The Applicant will also provide a record of any complaints to the County's enforcement office on a quarterly basis.

8. Stables must meet performance standards in Section 4-03-02-02-04. Please include all necessary measurements of the standards included below on a revised site plan to ensure conformance to the stable on the property, #8 on the site plan keynotes.

The Applicant will not board horses as part of the proposed conditional use permit. Thus, the conditional use application does not propose any use of the existing stable and barn on the property. Accordingly, the performance standards in Section 4-03-02-02-04 for stables do not apply to this application.

9. Parking Standards, Section 4-12, do not require paved asphalt or concrete for agricultural uses. Proposed parking is shown to be provided on gravel area for up to 50 vehicles. Please provide anticipated number of vehicles and truck/trailers that would utilize site for proposed use. Traffic generation letter discusses anticipated that only 12 vehicles would be needed. Parking area on site plan should be reduced to minimal size to reflect only needed parking spaces for the proposed use. Crushed gravel or recycled asphalt specifically is recommended and should be labeled on the site plan accordingly.

The Applicant's site plan has been modified to show the proposed parking area with space for ten truck and trailer combinations. Applicant believes this size of a parking area will be sufficient for the likely number of truck and trailer combinations and passenger cars that will be on-site during training sessions. The Applicant will use crushed gravel for the surface of the parking area. A revised discussion of parking is provided on page 14 of the submission. In the discussion, the Applicant and Property Owner agreed to the recommendations of the Bennett Watkins Fire Department to widen the entry gate and access road and place crushed gravel on the road and parking area.

10. Operational Standards, Section 4-13, apply to all zone districts and uses. Noise/music has been identified as an ongoing issue at the property. Specific limitations are included in Section 4-13-03 and monitoring by the applicant may be required if future complaints are received.

Applicant is familiar with the noise/music performance standards provided in Section 4-13-03 and is confident that none of the proposed activities will exceed those standards. As stated above, music is only used during Escaramuza practices and such music is provided using a non-professional sound system that can be easily controlled to ensure that the noise level does not exceed the permissible standard. The sound level has been measured on two occasions and it could not be heard from the public right-of-way at 56th Avenue.

11. Landscaping Standards, Section 4-16, staff recommends that the applicant provide a landscape buffer yard along the west property line immediately adjacent to the equestrian arena, and along the east side of the parking area. Bufferyards are applied between more intense and less intense land uses. Type A buffer yards are applied between residential and agricultural uses and include a 5 ft. wide landscaped area with 1 tree per 80 linear feet of lot line. See Section 4-16-06 for full code requirements. Inclusion would help address potential offsite visual impacts. If the applicant is unable or unwilling to include landscaping improvements, please provide a response stating why landscaping is not feasible and describe other means to reduce impact on neighboring properties.

The Applicant and property owner will agree to provide a landscape bufferyard along the western property line adjacent to the equestrian arena that meets the requirements of "Bufferyard A: Five (5) foot minimum bufferyard width with one (1) tree per eighty (80 linear feet of lot line)." With regard to a bufferyard along the east side of the parking area, the Applicant will take the County's recommendation under consideration and will revisit the recommendation with the hope that it has the resources to install such a bufferyard at a future date.

12. Animal Keeping Standards, Section 4-22, detail operational requirements for non-commercial livestock keeping in residential and agricultural settings. While standards do not apply to horses kept for recreational purposes, operational standards are provided as follows for recommended guidance (Section 4-22-06):
On those properties where livestock and poultry, except chickens, are allowed, the following standards shall be observed:
1. *Manure:* All manure shall be removed periodically or incorporated into the soil on a regular basis so the manure does not draw flies, or other insects, or cause obnoxious odors.
2. *Drainage:* Adequate overflow drainage on drinking facilities shall be provided to prevent the saturation of soil on adjacent property. Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
3. *Feed:* Spillage and left-overs from livestock feedings must be removed or so disposed of as to prevent fly, bird, or rodent propagation, or creation of odors.
4. *Pens:* Any new shed, shelter, pen or enclosure for livestock shall not be closer than one hundred (100) feet to any off-property residence or place of business and shall be set back twenty-five (25) feet from the side lot line and fifty (50) feet from the front lot line.
5. *Insects and Rodents:* All sheds or other shelter for livestock shall be kept reasonably free of rodents and insects and shall be kept in good repair.
6. *Fenced:* In subdivided areas, all livestock shall be kept within a fenced area.
7. *Colorado Rules:* Adherence to the Colorado Confined Animal Feeding Regulations, promulgated by the Colorado Department of Public Health and Environment, Water Quality Control Commission.

RESPONSE: Applicant is aware of and understands the operational requirements for non-commercial livestock keeping in residential and agricultural settings. Applicant agrees that these standards do not apply to the proposed activities that are the subject of the conditional use application. Nevertheless, the Applicant and property owner will implement the best practices provided in the operational requirements. This will include removal and incorporation of manure into the soil on a regular basis. The property owner and Applicant will also implement other operational measures consistent with the requirements for non-commercial livestock keeping, including keeping the area free of rodents and insects. The Applicant points out that the proposed activities do not involve feeding operations nor the construction of any new sheds, shelters, pens or other enclosures for livestock. Additionally, the proposed activities will have no impact drainage impacts on adjoining properties and there are no adjacent rivers, streams, or other bodies of water that are subject to pollution from the proposed activities.

Criteria: "staff review and public comment identifies …thus far have not been sufficiently demonstrated or addressed with this application."

3: "The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards."

4: "The conditional use 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. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.

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

8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

RESPONSE Criteria 3: The Applicant has made significant revisions to the application in order to better ensure that it will meet all requirements of these standards and regulations including, but not limited to, all applicable performance standards. As proposed, the Applicant believes that its operations will meet all applicable requirements and standards. The Applicant has committed to meeting all the requirements and standards raised by Adams County, and it has agreed to adopt nearly all additional discretionary recommendations.

RESPONSE Criteria 4: The Applicant firmly believes that the proposed activities are compatible and harmonious with the surrounding area and will not be detrimental to the health, safety, or welfare of the neighbors. The Applicant has thoughtfully responded to the concerns raised by a few of the neighbors. In addition to making commitments that will prevent and mitigate the concerns raised, the Applicant proactively reached out to the commenting neighbors in order to listen to their concerns and engage in a dialogue to satisfy those concerns. In some cases, the neighbors were willing to discuss their concerns, and in other cases, the neighbors would not engage in a dialogue. The Applicant also reached out and communicated with both he sheriff's office and the fire department and made modifications and commitments to address those concerns.

RESPONSE Criteria 5: The Applicant believes that it has addressed the concerns raised about off-site impacts from music that will be played during Escaramuza practices. The potential off-site impact from the generation of addition vehicle trips to and from the property are not significant, as shown in the traffic generation analysis and the reply comments from Adams County. The Applicant does not believe the proposed activities will cause other off-site impacts that are not already addressed.

RESPONSE Criteria 8: The Applicant has communicated directly with both the Sheriff's Department and the Bennett Watkins Fire Department. The Applicant has addressed the concerns raised by both agencies and has agreed to implement all the recommendations from the fire department. These are discussed in the submission beginning on page 12.

Revised Plans/Renderings:

Enclosed as Exhibit 4 in the re-submission.

List of Additional Changes Made to Submission:

Described above in the responses to the specific comments.

Achieve Law Group, LLC
146 West 11th Avenue
Denver, CO 80204
P: (303) 465-1000
F: (303) 484-7678
Achievelawgroup.com

Jerome A. DeHerrera
(303) 725-2769
JDH@achievelawgroup.com

Re-Submission of C.U.P. Application:

LIENZO CHARRO EL PARAÍSO
EQUESTRIAN RIDING ACADEMY
50000 E. 56th AVENUE, BENNETT, CO

Lienzo Charro El Paraíso, Inc. ("LCEP" or "Applicant") is a Colorado non-profit corporation with the mission of promoting the cultural and traditional values of Charreada and Escaramuza horsemanship for charitable and educational purposes. Charrería is the equivalent of the Western Rodeo with male riders relying on their horses to demonstrate roping and riding skills and to compete in traditional ranching events. Escaramuza is an artistic equestrian performance with teams of women side-saddle riders guiding their highly trained horses through synchronized maneuvers set to traditional mariachi music.

LCEP has entered into a lease agreement with Lino Cardenas to use his outdoor riding arena located at 50000 E. 56th Avenue ("Farm Property") for purposes of operating a riding academy that provides equestrian training and instruction. LCEP seeks a conditional use permit to operate the riding academy at the Farm Property. Because the Farm Property is zoned A-3, a conditional use permit for a Riding Stable and Academy is a permitted use under the Adams County Development Standards and Regulations.

The riding academy will provide instruction and training in Charrería and Escaramuza. The instruction and trainings will take place within the existing riding arena and no new construction is proposed. The proposed use will require the creation of a designated parking area with crushed gravel where the participants will park their trucks and trailers. The training sessions last approximately three hours and will take place on evenings and weekends (ending no later than 8 p.m.). There will never be more than five trainings sessions per week. Because the sessions will all take place outdoors, the equestrian season will generally take place during the months of April through November, depending on weather conditions.

Description of 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/charreria-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 costumes and accessories.

Background on LCEP:

Translated into English, the non-profit corporation's name means: The Paradise Mexican Rodeo Arena. El Paraíso was created in October of 2019 by the Cardenas family, parents with kids in the riding program, and other supporters of the non-profit's mission of promoting and educating the public about the cultural and traditional values of Charreada, Escaramuza and horsemanship. El Paraíso is governed by a board of directors who understand and are committed to meeting all legal and regulatory requirements applicable to the corporation and its operations. Angelica Cardenas (Lino Cardenas' daughter) serves as the Chair of the Board of Directors. The other members of the Board of Directors are: Soledad Cardenas (Vice-Chair); George Herrera (Secretary); and Marcos Diaz (Treasurer). Jerome DeHerrera of Achieve Law Group LLC serves as General Counsel.

El Paraíso's current programming involves Charrería and Escaramuza instruction and training for youth teams. At a later date, the nonprofit will expand operations to include hosting amateur performance competitions that will be open to the public. All instruction, training, and performance competitions will be done in compliance with the standards established by the Mexican Federation of Charrería (http://fmCharrería.com/), which is the official organization that sanctions international Charrería competitions. El Paraíso's performance competitions will serve as local events at which riders and teams can qualify for the amateur tournaments at the state, national, and internal level.

LCEP intends to conduct operations at two facilities. At 50000 E. 56th Avenue, LCEP will provide instruction and trainings for the youth teams. LCEP will not host any performance competitions at this property. At 47335 E. 72nd Avenue, another property in Bennett that is owned by Lino Cardenas, LCEP intends to host performance competitions as well as provide instruction and training sessions. This conditional use permit application relates only to the riding academy operations at the Farm Property at 50000 E. 56th Avenue. LCEP is still

developing its resubmittal of the land use application for a commercial arena at the property on 72nd Avenue. LCEP believes that these will be the first permitted Charreada equestrian arenas in Adams County.

Description of the Farm Property:

Lino Cardenas purchased the developed farm property located at 50000 East 56th Avenue, Bennet, CO 80102 ("Farm 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). After purchasing the Farm Property, Mr. Cardenas constructed a horse barn and the outdoor equestrian arena. All of the other major structures were constructed by the prior owner of the Farm Property. Mr. Cardenas and his family purchased the Farm Property in Bennett because they have a deep love for horses and performing traditional Mexican Charrería and Escaramuza events.

Riding Academy Operations Plan:

The riding academy's training and instruction program are led be led by two trainers, Jorge Moreno Rendon and Mariana Villa. 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. Lino Cardenas will also serve as an instructor. 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 supported and participated in the National Western Stock Show's Mexican Rodeo Extravaganza. In addition, Board Member Marcos Diaz provides individual horsemanship instruction and volunteers as a instructor for the team trainings.

Participants:

Lessons and trainings are provided in a team format. The boys' charro team currently has nine participants who are between the ages of 9 to 16 years of age. At each of the boys charro team practices, there are generally five truck and horse trailer combinations plus a handful of cars used by parents who do not have horse trailers. Members of the team carpool and some of the parents who have horse trailers bring the horses for other kids. This reduces the number of trucks and trailers on-site. As far as the number of people on-site, the typical practice has one trainer, nine participants, around seven or eight parents and several siblings who the parents watch during the practice sessions. Attached as **Exhibit 1** are letters of support from families of boys who participate in the Charro lessons.

The girls' escaramuza team has nine girls who are between the ages of 17 to 24 years old. Escaramuza teams are limited to eight performers plus one alternate. Because the participants on the girls' team are older, some of the participants drive themselves to the practice. Accordingly, there are typically four truck and trailer combinations plus several cars. Typically there are only about 5 to 10 other people (parents, siblings, friends) on site in addition to the trainer and nine participants. Attached as **Exhibit 2** are letters of support from participants of the Escaramuza trainings and their family members.

The Applicant understands that Adams County recently granted a conditional use permit for an equestrian riding academy and boarding stable to Mount Moriah Stables in Westminster. The County's approval of that permit was conditioned on the following restriction:

> "The maximum number of people attending activities at the site may not exceed twenty people at any time, in addition to the inhabitants of the property, volunteers, and participants."

See Mount Mariah Stables CUP (RCU2019-00025) at p. 26, attached as **Exhibit 3**.

The Applicant will agree to meet that same condition for all its proposed riding academy activities. As compared to the Mt. Moriah Stables' proposed use, the Farm Property where LCEP will operate consists of 41 acres, as compared to Mt. Moriah's property which is less than two acres in size, and which is closely surrounded by small rural residential lots with houses. Even though LCEP's proposed riding academy activities will take place on a much larger property (where the nearest residences are much farther), LCEP believes this same condition would be appropriate to its permit. LCEP will agree to not exceed this condition for its activities.

Proposed Schedule of Practices:

During the Fall months, the Charreada team generally practiced (at on off-site location) on Mondays and Tuesdays from 5:00 to 6:30 p.m. With horse set-ups, warm-ups, cool downs and then loading of the horses into the trailers, the Charreada team is on the property from about 4:30 to 7:00 p.m. The Escaramuza team generally practiced (at an off-site location) on Wednesdays from 5:30 to 7:00 p.m. and then again on Sundays from 8:30 to 11:00 a.m. The Escaramuza team also has set-up and wind-down periods before each practice session. Accordingly, the Escaramuza riders may be on site a half hour before and after each practice session.

LCEP proposes a similar schedule with between three to five practices per week for its conditional use permit. Training sessions will not go past 7:30 p.m. during the weekday evenings, and the weekend practice sessions will not begin before 8:00 a.m.

Location of Activities Within the Farm Property:

The Farm Property and the equestrian arena are shown in the attached site plan. *See* **Exhibit 4**. All lessons and trainings will take place within the riding arena. The participants will also use the adjacent parking area to unload their horses and prepare them for the riding sessions. The riders may able warm their horses up or cool them down by lunging, riding or walking them in the area surrounding the riding arena. Riders will also de-saddle their horses in the parking areas and then loading their horses. Otherwise, all activities will take place within the riding arena.

Music:

The Escaramuza team's performance is set to traditional Mexican music. Accordingly, the Escaramuza team practices will include music. The boys Charro team, however, does not perform or practice to music.

The music that is played during the Escaramuza practice is kept at a lower volume than what is used during an actual performance competition. The non-profit has purchased two sound level meters so that it can monitor sound levels to make sure the music volume never exceeds the

permitted level (80 decibels at the property line or a public right-of-way). LCEP has twice measured the music that is played during Escaramuza practice to confirm that the music did not exceed the permitted sound level. The music could not be heard at the public right-of-way at 56th Avenue. Indeed, the music could no longer be heard approximately 400 feet away from the arena. The public right-of-way at 56th Avenue is approximately 1,000 feet away from the area in the arena where the music will be played. In addition, the houses nearest to the arena are all 800 feet or farther from the arena. Based the measurements taken, the Applicant is confident that the music will never be close to 80 decibels as measured at 56th Avenue.

The Applicant is cognizant of and takes seriously the complaints raised by neighbors regarding prior rodeo events with music. The Applicant reached out to all of the neighbors who raised concerns about music (and who provided contact information). The Applicant discussed the proposed activities and explained how they will be different than the prior un-permitted rodeo events. The Applicant also committed to ensuring that there would never be music played at a level that would disturb any of the neighbors. The Applicant also invited the neighbors to the Farm Property to hear the level of music that would be played during Escaramuza practices. The Applicant is willing to keep working with neighbors on their concerns. But at the same time, the Applicant is confident that none of the music it will play will exceed the permissible decibel level.

Boarding of Horses:

The Applicant is not requesting approval to board horses on the Farm Property as part of this conditional use application. All participants in the program will use and bring their own horses to the training sessions. Because the application does not include horse boarding, the Applicant has not addressed the questions that relate only to horse boarding.

Landscaping Buffer:

Adams County's landscaping requirements do not apply this type of conditional use in Eastern Adams County. Nevertheless, the property owner, Mr. Cardenas has agreed to install a landscaping buffer yard between the arena and the western property line. The buffer yard will reduce visual impacts from the equestrian arena. Mr. Cardenas intends to install trees at a distance of approximately every twenty feet along the western property line adjacent to the equestrian arena. Over the next two years, the Applicant and Mr. Cardenas will also look to build a buffer yard on the eastern edge of the parking area to the east of the equestrian arena.

Health & Environment Efforts:

LCEP is committed to and will comply with all hazardous and solid waste rules and regulations. LCEP participants have access to an on-site bathroom that is near the arena. Participants will also have access to a trash receptacle where they will be expected to place all of their trash. All trash created during the practice sessions will be disposed of as part of the

property owner's regular trash service. The Property Owner will continue to be diligent in preventing rodent and insect infestation. No hazardous wastes will be produced as part of the proposed use. Accordingly, LCEP is not making any arrangements for the disposal of hazardous wastes.

Because this is an outdoor equestrian activity, participants and their guests will all be expected to bring their own drinking water. Horses will be provided drinking water in a livestock watering trough located near the arena. The proposed used does not include any operations or construction that requires a storm water discharge permit.

LCEP's proposed use will not generate any air quality issues that would require compliance measures. Because the riding sessions may generate dust in the arena, LCEP will closely monitor and mitigate this potential impact. LCEP is prepared to water the arena's sand/dirt floor prior to training sessions if appropriate. Accordingly, if LCEP determines that the dryness of the soil is such that it should be sprayed, LCEP will do so. Because of the dangers that significant dust will cause to the horses and riders, LCEP has every incentive to control and mitigate dust.

As an additional potential issue, one of the neighbors has asked whether a veterinarian can be on-site during each of the practice sessions. Unfortunately, it is not feasible for the non-profit to have a veterinarian on-site during each practice session. The Applicant does have a close relationship with a veterinarian who provides care and treatment to many of the horses involved in the program. The veterinarian is a supporter of the non-profit program and is available to be on-call for the Applicant.

Horse Waste:

Because the conditional use permit will not include horse boarding, the amount of horse waste caused by the proposed use will not be as significant as other similar applications. Nevertheless, the property owner has a horse waste management plan. The plan calls for the regular removal of horse waste from the arena and parking area to prevent build-up. The horse waste is then removed to one of the manure compost piles that is located on the 41 acre property. Once the manure has had sufficient time to compost and decompose, the organic material is then distributed throughout the pasture as a soil supplement. The property owner has a skid-loader, tractor and a manure spreader on site to carry out the horse waste management plan. Below is a picture of the Property Owner's manure spreader.

Participant Acknowledgement Form:

LCEP requires every participant to read and execute a waiver and acknowledgement form in order to participate in the training sessions. The waiver and acknowledgment form notifies participants of the dangers inherent in the equestrian activity for which the participant will acknowledge and waive claims against LCEP. The form also notifies the participant of the rules

of behavior that must be followed while participating in an LCEP event. This includes expectations for behavior, noise, and leaving no trace at the equestrian arena. Because equestrian riders must conduct themselves in a certain manner that respects and cares for their horse, LCEP believes that all of its participants will be respectful and will not engage in behavior that is detrimental to the neighborhood. Nevertheless, LCEP uses the waiver and acknowledgement form as a best practice and because of prior complaints about horse events on the Farm Property.

Mr. Cardenas' Personal Use of the Farm Property:

When LCEP is not using the arena, Mr. Cardenas and his family may use the arena for their own personal use. Mr. Cardenas knows and understands the constraints on personal use of his riding arena. He understands that his personal use of the riding arena is limited to twenty guests in addition to the inhabitants of the farm. He understands that he cannot host equestrian events on his property with more than twenty guests. Mr. Cardenas will comply with all of the personal equestrian arena standards: there will be no commercial activities (other than the lessons and trainings provided by LCEP); there will be no sales of food or alcohol on the property; the number of guests will not exceed 20 people (excluding the people living on the Farm Property); and livestock will not be brought onto the Farm Property for purposes of a rodeo.

Mr. Cardenas acknowledges that he hosted Charreada and Escaramuza performances in the past on his Farm Property without a permit. Mr. Cardenas fully supports the non-profit's plans and efforts and is committed to ensuring that the land-use regulations applicable to his property are not violated. He is also committed to ensuring that the non-profit complies with all applicable legal and regulatory standards and conducts its operations in a manner that does not negatively impact his neighbors. He also understands how his prior activities negatively impacted his neighbors and he is committed to ensuring that doesn't happen again. His contributions to create and operate the non-profit and his support for the land-use permits and legal representation should serve as important indications of his commitment to follow the legal requirements applicable to the use of his properties.

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. As stated above, this application is for a riding academy only, it will not include horse boarding.

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 demonstrates that it is consistent with the purpose of the land use code. In addition to being presumptively consistent with the land use code, the proposed use is consistent with and appropriate for the surrounding area. As shown in the google map image above, the Farm Property is located in the rural area north of Bennett. The Farm Property is surrounded by other large-acre farm properties, many of which have horses and riding arenas. Both adjacent properties (to the east and west) are lots of a similar size and configuration to the Farm Property, are also Zoned A-3, and have similar equestrian facilities and uses. The adjacent farm to the East has its own Mexican riding arena. As the google map image above shows, the Farm Property is surrounded for miles by agricultural properties in this rural area. Because an equestrian riding academy is appropriate for the surrounding area, the proposed use is consistent with the purposes of the County's land use standards and regulations.

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 specific Conditional Use performance standards for equestrian riding academies. However, the proposed application does comply with all generally applicable standards for the Farm Property's A-3 zoning. The applicant is not requesting any variances as part of this application. The Applicant and Property Owner will be moving the riding arena's most western point so that it meets the required ten foot distance from the western property line (to comply with the setback requirement for accessory buildings in the A-3 zoned property).

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."

Compatible and Harmonious:

The proposed use is compatible with the surrounding area and is harmonious with the character of the neighborhood. As shown in the google map image above, 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 proposed riding academy is a natural fit for this rural area. Horse

riding activities and equestrian uses are common in this rural area. All the surrounding properties are agricultural properties, and many have their own horse facilities.

In addition, because the Farm Property consists of 41 acres and the arena was constructed near the center of the property (approximately 1,000 feet from the public right-of-way on 56th Avenue), there is a significant distance between the arena and the residences located on the surrounding properties (which are all at least 800 feet away from the arena). As the google image of the area shows, the Farm Property is surrounded by other agricultural properties for miles. An equestrian riding academy is fully compatible and harmonious with the neighborhood and surrounding area.

Neighbor Concerns:

The Applicant and Property Owner understand that several neighbors have expressed concerns that the noise from the training sessions will be disturbing to the neighborhood. These concerns are based on prior un-permitted large Mexican rodeo events hosted by Mr. Cardenas. The Applicant is not seeking approval to host large Mexican rodeo events at the Farm Property. This permit application is limited to an equestrian riding academy that will convene team training and instruction in Charreada and Escaramuza. The Applicant has tried hard to explain this to the neighbors. Several neighbors who understand the proposal have responded to the Applicant that they support the proposal or at least are not opposed to it. *See* Letters Received, attached as **Exhibit 5** (one neighbor who responded is opposed because he believes all the operations should take place at the property on 72nd Avenue).

These training and instruction sessions are vastly different from the Mexican rodeo events that caused the earlier complaints. The instruction and training sessions are not open to the public. The only people who will be on-site during these sessions will be the trainers, the student participants, their parents and the siblings who are being watched by those parents (in addition to those who live on the Farm Property). As described above, these are youth teams. That means the nature and size of these sessions are vastly different from, and will not cause the same type of impacts caused by, the prior Mexican rodeo events.

In addition, the riding academy is being operated by a non-profit corporation that is governed by a board of directors and it has legal counsel. The Board of Directors is committed to ensuring that its use of the Farm Property complies with the conditional use permit conditions and does not cause any harmful or detrimental impacts on the neighborhood.

As described above, the Applicant has taken steps to ensure that its proposed activities will not cause noise complaints. This has included reaching out to the neighbors who raised concerns about possible noise issues. The Applicant explained the limited nature of the training sessions that will take place on the Farm Property and explained these activities are not open to the public and there would be no large performances. The Applicant also explained that there is

no music during the boys charro team practices, and the music that is used during escaramuza practices is at a level that cannot be heard from the road or any of the nearby houses. The Applicant also explained that it would be requesting a separate permit for the property on 72nd Avenue to host performance events that would be open to the public. The Applicant also agreed to provide the neighbors with a demonstration at the Farm Property but the neighbors declined or did not respond.

In an abundance of caution, the Applicant will agree to send a mailing to the neighbors with a short description of the riding academy activities along with two contact numbers that the neighbors can use to ask questions, raise concerns, or make complaints. The Applicant will provide a record of complaints received to the enforcement office of Adams County on a quarterly basis. After one year, so long as there are minimal or no complaints, the Applicant will no longer record and forward complaints on a quarterly basis.

Performance Competitions:

As part of its non-profit mission, LCEP plans to host Charreada and Escaramuza performance competitions as a means of promoting and educating the public about the cultural and artistic values of the equestrian sport. But such events will not take place at the Farm Property. LCEP has an agreement to rent Mr. Cardenas' property in Bennett located on the corner of 72nd Avenue and Converse Road for purposes of hosting performance competitions. LCEP's resubmission of the conditional use permit for this proposed use is still being developed. The Applicant and Mr. Cardenas are committed to developing an operational plan for that proposed use that is reasonable, is not disruptive to neighbors, and complies with all county regulations.

LCEP understands that many of the neighbors who provided comments were confused about the proposed use that will take place at the Farm Property on 56th Avenue and the commercial equestrian arena permit that it will apply for at the 72nd Avenue property. In an effort to be fully transparent to all the neighbors who live near the two properties, LCEP invited them all to attend one public meeting that discussed both applications. This confused some of the neighbors. But LCEP believes the confusion was worth the transparency. Some of the property owners near one or the other properties, was not entitled to the notice or the opportunity to comment on the other property. Nevertheless, LCEP provided them all with the same information about both permit applications and has considered all comments.

Remedies for Violations:

Some neighbors asked what type of remedies are available in the event that Mr. Cardenas or LCEP violate land-use regulations through their use of the Farm Property. If there are violations on the property, the neighbors have the same types of remedies that are available to all Adams County residents. By obtaining a Conditional Use permit to operate an equestrian riding

academy, neither the LCEP or Mr. Cardenas are exempted from complying with the land-use code or any other applicable law.

Before resorting to enforcement remedies, the Applicant hopes that neighbors will communicate directly with the non-profit about any questions, concerns or complaints they have. The Applicant will send a flyer to neighbors describing the riding academy operations and providing contact numbers. The neighbors will be invited to contact the non-profit to raise questions, concerns or complaints. The non-profit will be prepared to address and resolve any such complaints or concerns. The non-profit will also share any complaints it receives with the Adams County's enforcement office.

LCEP and Mr. Cardenas believe that the neighbors who have submitted concerns already have a good understanding of the potential remedies available to them for code violations. For example, one neighbor unfairly commented that Mr. Cardenas had a recent inappropriate party on one of his properties. The event was a family gathering that took place on Father's Day. The neighbor called the police to report the event. The sheriff's office responded and entered Mr. Cardenas' property to investigate. After observing the scene, the sheriff's deputy told Mr. Cardenas that he and his family were not doing anything wrong and should proceed with their Father's Day party. The deputy even told Mr. Cardenas that as far as the neighbor's noise complaint, the deputy could not hear anything from the road so there was no need for them to lower their music. The neighbor who complained about the party had been scrutinizing the party from a high point on her property and was able to watch the entire conversation with the deputy.

By following the County's land-use process LCEP and Mr. Cardenas have developed an operational plan that meets all code requirements, and do so in a way that is respectful to neighbors. LCEP and Mr. Cardenas hopes that this effort at compliance gives the neighbors confidence that the un-permitted activities of the past will not be repeated.

Will Not Cause Excessive Traffic, Noise, Vibration, Dust, Glare, Heat, Smoke, Fumes, Gas, Odors, or Inappropriate Hours of Operation:

As described above, the Applicant has developed an operations and mitigation plan that will ensure its training sessions do not cause significant impacts to neighbors and the surrounding area. As stated in the traffic generation analysis, and confirmed by County staff, the proposed use will not generate excessive traffic for the area and its roads. The Bennett Watkins Fire Department provided comments and requested several modifications to the Farm Property: (1) that the eastern gate to the property be widened to 20 feet; (2) that the interior road be widened to 20 feet and covered with six inches of crushed gravel; (3) that the parking area be covered with six inches of crushed gravel and include a turnaround cul-de-sac with a diameter of

at least 69 feet. The Applicant and Property Owner will agree to meet all of those recommendations.

Regarding music and potential noise complaints, LCEP is committed to operating within the permissible sound levels and its measurements confirm that its operations will not exceed the permissible level of sound volume. The Applicant has also developed an operational plan that will mitigate any potential impacts from dust or odors or other impacts from the horses and their waste. LCEP does not believe its proposed use will cause any noticeable impacts in the form of vibration, glare, heat, smoke, fumes, gas. Finally, LCEP's riding lessons and trainings will all be conducted during reasonable hours, *e.g*. on weekdays the sessions will conclude by 7:30 and on the weekend, the riding sessions will not begin before 8:00 a.m. Accordingly, the proposed use will not take place during inappropriate hours.

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

The Application has been revised to address potential off-site impacts. With regard to potential noise complaints, as discussed above, the Applicant has measured the volume of the music to be played during the Escaramuza practices. Those measurements establish that the music level will never exceed 80 decibels as measured at 56th Avenue (the nearest right-of-way). In addition, as an abundance of caution, the Applicant will send a flyer to neighbors describing the riding academy program and providing them with two contact numbers that they can use if they have questions, requests, or any complaints. The Applicant will be prepared to address any complaints by neighbors. In addition, the Applicant will provide to the County's enforcement office a record of complaints it receives.

The Applicant has also met with the Adams County Sheriff's Office in order to mitigate the concerns it raised about the application. The Applicant and Property Owner understand that the Sheriff is concerned that large rodeo performances on the property could cause significant impacts. The Applicant has committed to Adams County that its use of the Farm Property will be limited to the riding activities described herein. The Applicant believes the Sheriff's Department is comfortable that the proposed Riding Academy activities will not have significant off-site impacts.

Finally, the Applicant has also been in communication with the Bennett Watkins Fire Department and is agreeing to implement its recommendations. Those recommendations are described above.

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 proposed activities in the equestrian arena. As discussed below, the Farm Property is also large enough to provide a sufficient parking area. The property also has sufficient access from 56th Avenue with two existing entry gates. Finally, the property is appropriate because the of its agricultural designation and because there are no known environmental constraints.

Entry Gate, Access Road, and Parking:

Participants will enter the Farm Property through the eastern access gate and then travel through a gravel road to the parking area adjacent to the arena. Pursuant to comments from the Bennet-Watkins Fire Department, the Applicant and Property Owner will enlarge the eastern access gate to a width of 20 feet, the road will be widened to 20 feet, and the road will consist of crushed gravel 6 inches deep. As shown on the site map, the parking area provides a large path that will facilitate easy entry and exit for trucks with horse trailers. The southern portion of the parking area will provide a turnaround cul-de-sac with a diameter of at least 96 feet. These specifications meet all of the comments from the Bennett Watkins Fire Department. *See* comments attached as **Exhibit 6** and the marked-up site plan drawing as **Exhibit 7**.

As an alternative and back-up, participants could also enter and exit the Farm Property through the western gate that is the main entry way for the home and Farm Property.

As shown on the site plan, the parking area is spacious and will provide sufficient space for the riding academy lessons. Because the operation involves horses and horse trailers, it is important that the parking area is spacious enough to provide spacing between the trailers for the horses.

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

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

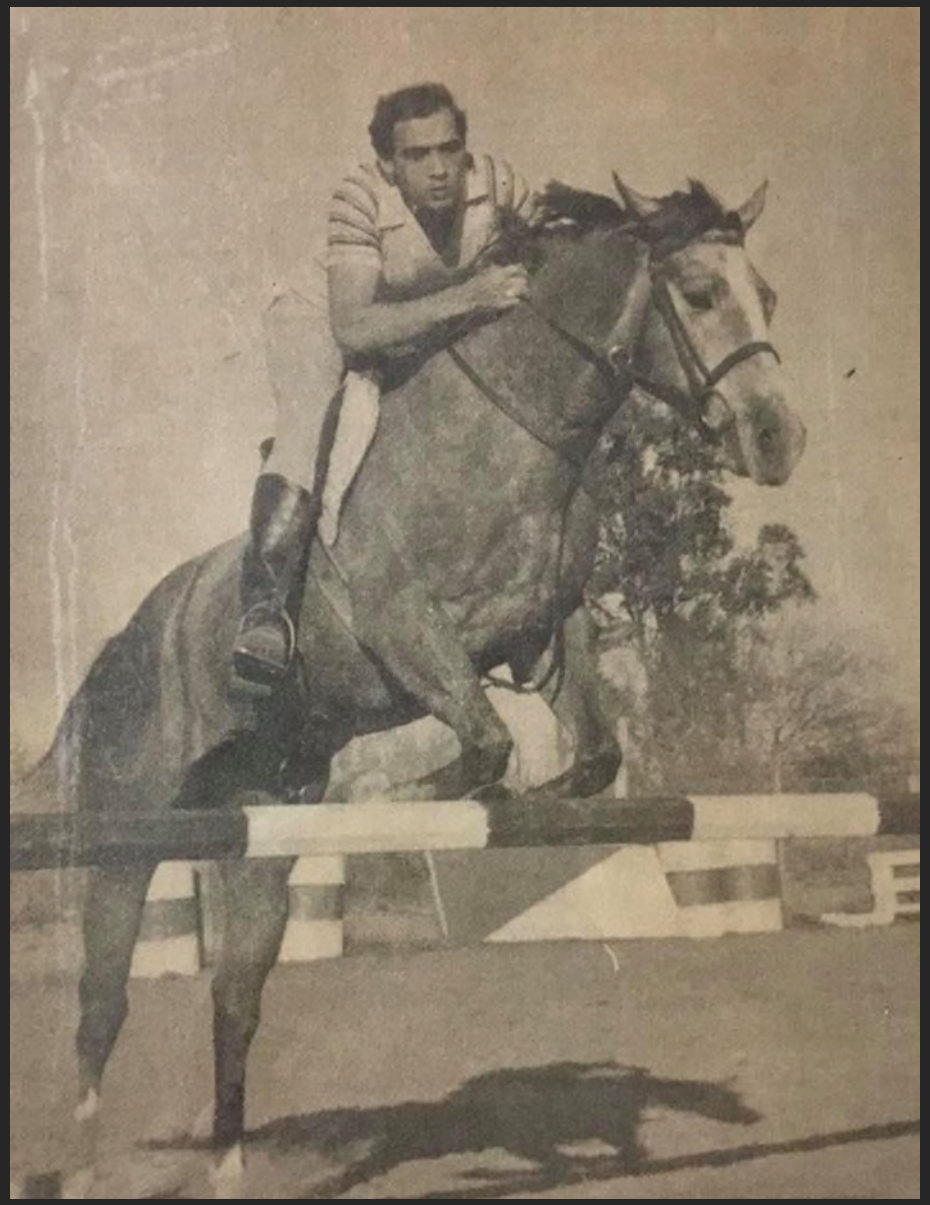
56TH AVE RIDING STABLE & LESSONS

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



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

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

Lienzo Charro El Paraíso
Application for a Riding Academy Permit

50000 E. 56th Avenue
Bennett, CO 80102

Riding Academy

- Use Existing Equestrian Facilities on a 41 Acre Farm (zoned A-3)
- Provide Charreada and Escaramuza Lessons and Team Practice Sessions
- Property is owned by Lino Cardenas
- Non-Profit will lease the equestrian arena for its programming

Escaramuza:

Choreographed Equestrian Performances by Teams of Women Riding Side-Saddle

A Team of:

- Nine Young Women
- Ages 17-24
- Passionate about Equestrian Performance
- Dedicated to the culture, tradition and artistry
- All love Horses!

A Challenging Performance Sport:

- Traditional Dress
- Choreography
- Synchronization
- Side-Saddle Riding
- All done on Fast Moving Horses
- Set to Traditional Music

Culture, Tradition & Artistry

Synchronized High-Speed Equestrian Movements

Competitive Performances: State, National and International Competitions

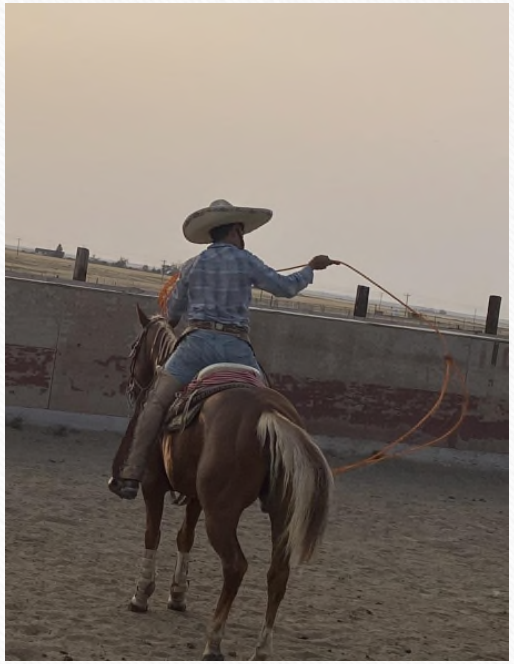
Dedication
Training

Caring for Horses

The Boys Charro Team

A Team of:

- Nine Boys
- Ages 9-16
- Learning to Care for Horses
- Learning their Cultural Traditions
- Learning Teamwork and Competition
- Having Fun with Horses While Wearing Cowboy Boots and Sombreros!



Boys Learning to Ride, Rope & Steers

Kids

Families

Horses

Culture

Tradition

DSR Section 11-02-480 Riding Stable or Academy

- "Any establishment where horses are boarded and cared for; where instruction in riding, jumping, and showing is offered; and/or where horses may be hired for riding. A riding stable or academy may also be an accessory use in the operation of a club, association, ranch, or similar establishment."

Proposed Programming:

- Escaramuza Team Practices
- Boys Charro Team Practices
- 3 to 5 sessions per week
- Sessions last up to 3 hrs
- Weekday Evenings (4 to 7 p.m.)
- Weekend Mornings (8 to 11a.m.)
- Spring/Summer/Fall

CUP Review Criteria:

- Permitted in the zone District
- Consistent with Land Use Standards in Zone District
- Complies with all Performance Standards
- Compatible with the Neighborhood
- Addresses Off-Site Impacts
- Proposed Site is Suitable

Limited Participants:

- The maximum number of people attending activities at the site will not exceed twenty people at any time, in addition to the inhabitants of the property, volunteers, and participants.

Ample Parking:

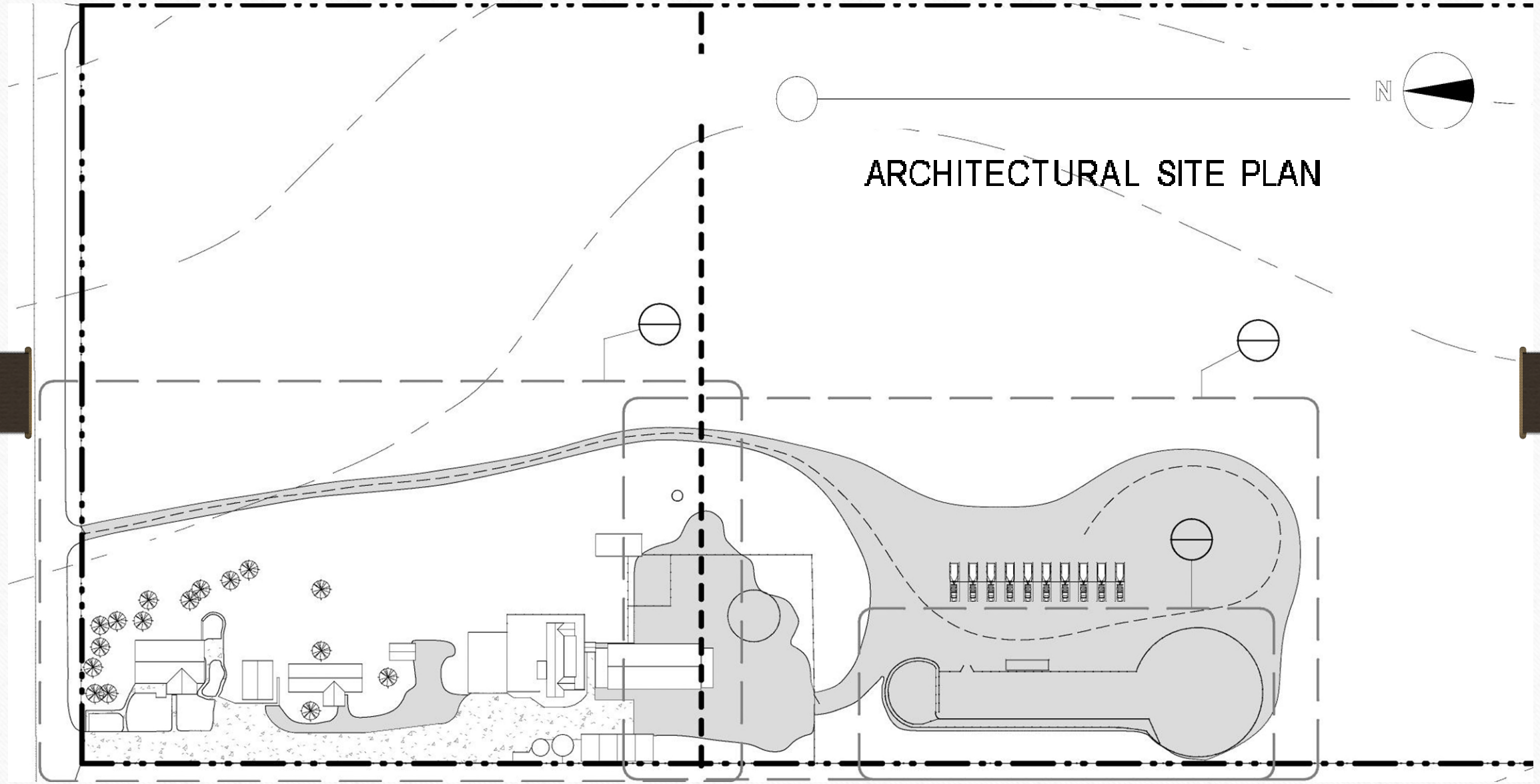
- The property has more than sufficient on-site parking

Low-Level Music:

- Only during Women's Escaramuza Practice Sessions
- Can't be heard from the road or the nearby houses

Minimal Traffic Impact:

- If 3 sessions per week, an increase of 48 trips per week on average
- If 5 sessions per week, an increase of 80 trips per week on average


N
ARCHITECTURAL SITE PLAN

Lienzo Charro
El Paraíso Non-Profit

Board of Directors:
Angelica Cardenas (Chair)
Soledad Cardenas (Vice Chair)
George Herrera (Secretary)
Marcos Diaz (Treasurer)
Jerome DeHerrera (General Counsel)
50000 E. 56th Avenue
Bennett, CO 80102
(720) 626-0021 or
(720) 606-1952

November 12, 2020

Alan Sielaff
Adams Community & Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8204

Re: Lienzo Charro El Paraiso Riding Academy in Bennett CO

Dear Alan:

My son Juan Aguirre is twelve years old and has been performing traditional Mexican Charrería with the Cardenas family. He wants to continue receiving instruction and training with the non-profit at the Cardenas ranch. Charrería and Escaramuza are beautiful cultural traditions in our community. The trainers are very experienced and they care about teaching kids how to perform at a competitive level. They also make sure the kids and horses are always safe. They focus not only on the competition, but they are also focused on teaching kids how to handle horses safely.

Riding horses and performing Charrería is an important part of my son's connection to our culture and his upbringing. My family fully supports the program and the permit application. Lino and his family are community leaders and we appreciate all the efforts they have made to create this opportunity for the kids in our community.

I ask that you please approve the permit application so that they can provide Charrería and Escaramuza lessons at the Cardenas ranch. Thank you and please let me know if you have any questions.

Sincerely,

Angelica Aguirre
49720 Oak Park Drive
Bennett, CO 80102

LCEP Exhibit 1

November 12, 2020

Alan Sielaff
Adams Community & Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8204

Re: Application for Riding Academy in Bennett CO

Dear Mr. Sielaff:

My Son Leonardo Noel Hernandez is twelve years and is learning Charrería with the non-profit Lienzo Charro el Paraiso. Horses and Charrería are important cultural traditions to me and my family and my community. My son and his friends love horses and they are serious about learning how to perform and compete in Charrería.

I am thankful that the Cardenas family created a nonprofit that will help the kids continue learning and performing Charrería. They keep the kids safe with the horses and they always try to keep it fun. My family and I fully support the permit application to provide lessons at the Cardenas farm in Bennett. I hope that Adams County approves the application.

Sincerely,

Noel Hernandez

3540 Vanderhoof
Bennett, CO 80102

LCEP Exhibit 1

November 12, 2020

Alan Sielaff
Adams Community & Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8204

Re: Application for Riding Academy in Bennett CO

Dear Alan:

I'm writing to support the application for a riding academy at Lino Cardenas' farm in Bennett. My son Dasahel Valles is thirteen and he rides on the Charro team with the non-profit company that is applying for a permit. We fully support our son and hope that he can continue. Horse riding is a great activity for kids and it teaches them about our culture. Taking care of and riding horses teaches kids responsibility, safety, and the importance and value of horses. Because these are team activities, the kids also learn the value of teams and working together with teammates.

Lino and the trainers do a great job of teaching the kids Charrería and Escaramuza and they always keep the kids safe. I trust them to provide lessons to my kids. Please approve their application.

Sincerely,

Rosa Valles

14470 E. 13th Avenue, Lot C31
Aurora, CO 80011

LCEP Exhibit 1

November 12, 2020

Alan Sielaff
Adams Community & Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8204

Re: Lienzo Charro El Paraiso Riding Academy in Bennett CO

Dear Alan:

My two sons, Saul and Arian Strata are fourteen and eleven years old. They are learning traditional Mexican Charrería with the Cardenas family and the nonprofit company. I want my kids to continue receiving instruction and training. My family fully supports our sons because we believe that Charrería and Escaramuza are beautiful cultural traditions. The trainers are really good with kids and they have a lot of experience. They also take care to make sure the kids and horses are always safe.

My family fully supports the application for the riding academy permit. Lino and his family are community leaders and we appreciate everything they do. We like the idea that they created a non-profit to support the kids. Thank you.

Sincerely,

Natalie Strata Rojez
1251 North County Road 125
Bennett, CO 80102

LCEP Exhibit 1

November 12, 2020

Alan Sielaff
Adams Community & Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8204

Re: Application for Riding Academy in Bennett CO

Dear Alan:

I'm writing to support the application for a riding academy at Lino Cardenas' farm in Bennett. My two sons, Jaime and David Telles are 15 and 12 years old and they have been riding on the Charro team with the Cardenas family. They love riding horses and performing Charrería. Me and my family support our sons and hope they can continue. Horse riding is a great activity for kids and it teaches them about our culture. Taking care of and riding horses teaches kids responsibility, safety, and the importance and value of horses. Because these are team activities, the kids also learn the value of teams and working together with teammates.

Lino and the trainers do a great job of teaching the kids Charrería and Escaramuza and they always keep the kids safe. I trust them to provide lessons to my kids. Please approve their application.

Sincerely,

4090 Sharilane Street
Strasburg, CO 80136

LCEP Exhibit 1

November 7, 2020

Alan Sielaff
Adams Community & Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8204

Re: Lienzo Charro El Paraiso Riding Academy in Bennett CO

Dear Alan:

My name is Cristina Flores and I live in Thornton. My daughter, Dayonara, is 15 years old and has been performing traditional Mexican Escaramuza for a year and a half. My daughter has been riding with the Cardenas family and the non-profit team. She wants to continue receiving instruction and training with the non-profit at the Cardenas family farm. Charrería and Escaramuza is a beautiful cultural tradition. Training and instruction is important. The trainers are very experienced and they care deeply about teaching the kids how to perform at a competitive level. They also take care to make sure the kids and horses are always safe. They focus not only on the sport, but they are also focused on teaching kids how to handle horses safely.

Riding horses and performing Escaramuza is an important part of my daughters' growth and connection to our culture. My family fully supports the program and the permit application. Lino and his family are community leaders and we appreciate all the efforts they havedone to create this opportunity for the kids in our community.

I ask that you please approve the permit application so that they can provide Charrería and Escaramuza lessons at the Cardenas property. Thank you and please let me know if you have any questions.

Sincerely,

Cristina Flores
2994 E.135th Lane
Thornton, CO 80241

Cristina Flores

LCEP Exhibit 2

November 10, 2020

Alan Sielaff
Adams Community & Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8204

Re: Application for Riding Academy in Bennett CO

Dear Alan:

I'm writing to support the application for a riding academy at Lino Cardenas' farm in Bennett. My daughter Yarixa has been riding on the Escaramuza team for four years. She loves riding horses and performing Escaramuza. We fully support our daughter and hope she can continue. Horse riding is a great activity for kids and it teaches them about our culture. Taking care of and riding horses teaches kids responsibility, safety, and the importance and value of horses. Because these are team activities, the kids also learn the value of teams and working together with teammates.

Lino and the trainers do a great job of teaching the kids Charrería and Escaramuza and they always keep the kids safe. I trust them to provide lessons to my kids. Please approve their application.

Sincerely,

Manuel Nunez
11471 Paris Court
Henderson, CO 80640

Manuel Nunez

LCEP Exhibit 2

November 7, 2020

Alan Sielaff
Adams Community & Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8204

Re: Lienzo Charro El Paraiso Riding Academy in Bennett CO

Dear Alan:

My name is Reynaldo Guadarromo and I live in Bennett. My daughter, Cittalli, is 19 years old and she has been performing traditional Mexican Escaramuza for five years. She has been riding with the Cardenas family and she wants to continue receiving instruction and training through the non-profit company. My family fully supports our daughter because we believe that Charrería and Escaramuza is a beautiful cultural tradition. The trainers are really good with kids and they have a lot of experience. They also take care to make sure the kids and horses are always safe.

My family fully supports the application for the riding academy permit. Lino and his family are community leaders and we appreciate everything they do. We like the idea that they created a non-profit to support the kids and Escaramuza. Thank you.

Sincerely,

Reynaldo Guadarromo

Reynaldo Guadarromo
50000 E. 56th Avenue
Bennett, CO 80102

LCEP Exhibit 2

November 7, 2020

Alan Sielaff
Adams Community & Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8204

Re: Lienzo Charro El Paraiso Riding Academy in Bennett CO

Dear Alan:

My name is Jose Meza and my family live in Erie. My daughter Karina is 19 years old and has been performing traditional Mexican Escaramuza for four years. My daughter has been riding with the Cardenas family and the non-profit team. She wants to continue receiving instruction and training with the non-profit at the Cardenas ranch. Charrería and Escaramuza are beautiful cultural traditions in our community. The trainers are very experienced and they care about teaching kids how to perform at a competitive level. They also make sure the kids and horses are always safe. They focus not only on the competition, but they are also focused on teaching kids how to handle horses safely.

Riding horses and performing Escaramuza is an important part of my daughters' connection to our culture and her upbringing. My family fully supports the program and the permit application. Lino and his family are community leaders and we appreciate all the efforts they have made to create this opportunity for the kids in our community.

I ask that you please approve the permit application so that they can provide Charrería and Escaramuza lessons at the Cardenas ranch. Thank you and please let me know if you have any questions.

Sincerely,

Jose M Meza

Jose Meza
4403 County Road 6
Erie, CO 80516

LCEP Exhibit 2

November 7, 2020

Alan Sielaff
Adams Community & Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8204

Re: Application for Riding Academy in Bennett CO

Dear Alan:

I'm writing to support the application for a riding academy at Lino Cardenas' farm in Bennett. My daughter Stephanie is 19 years old and has been riding on the Escaramuza team for three years. She loves riding horses and performing Escaramuza. Me and my family support our daughter and hope she can continue. Horse riding is a great activity for kids and it teaches them about our culture. Taking care of and riding horses teaches kids responsibility, safety, and the importance and value of horses. Because these are team activities, the kids also learn the value of teams and working together with teammates.

Lino and the trainers do a great job of teaching the kids Charrería and Escaramuza and they always keep the kids safe. I trust them to provide lessons to my kids. Please approve their application.

Sincerely,

Jose Garcia
944 S. Victor Way
Aurora, CO 80012
(720) 828-9199

LCEP Exhibit 2

November 10, 2020

Alan Sielaff
Adams Community & Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8204

Re: Application for Riding Academy in Bennett CO

Dear Mr. Sielaff:

My name is Brisa Candela and I am 18 years old. I have been performing Escaramuza with the Cardenas family for three years. Escaramuza is an important cultural tradition to me and my family and my community. Me and the other girls on the team all love horses and we love learning how to perform and compete in our sport.

I am thankful that the Cardenas family created a nonprofit that will help us continue learning and performing Escaramuza. They keep us safe with the horses and they always try to keep it fun. My family and I fully support the permit application to provide lessons at the Cardenas farm in Bennett. I hope that Adams County approves the application.

Sincerely,

Brisa Candela

Brisa Candela
23345 E. Jewell Avenue
Aurora, CO 80018
(720) 380-3238

LCEP Exhibit 2

Mount Moriah Stables CUP

RCU2019-00025

1990 West 150th Avenue

April 28, 2020

Board of County Commissioners Public Hearing

Community and Economic Development Department

Case Manager: Holden Pederson

LCEP Exhibit 3

Request

Conditional Use Permit to allow a “Riding Stable and Academy” use within the Agriculture-1 (A-1) zone district.

Proposed Use

- Definition of Riding Stable and Academy:

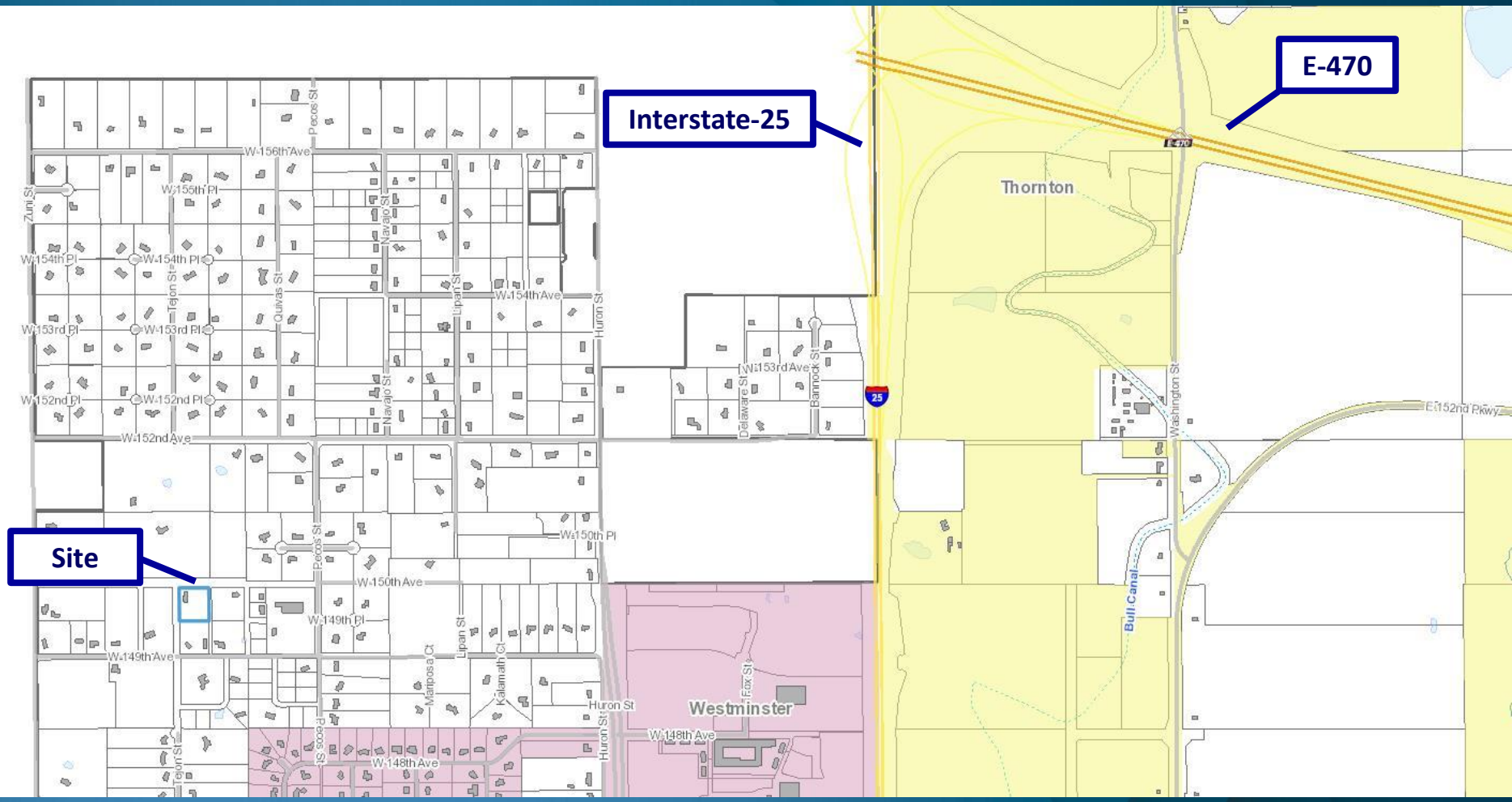
  Classified as any establishment where horses are boarded and cared for; where instruction in riding, jumping, and showing is offered; and/or where horses may be hired for riding. A Riding Stable or Academy may also be an accessory use in the operation of a club, association, ranch, or similar establishment.

- Proposed Use:

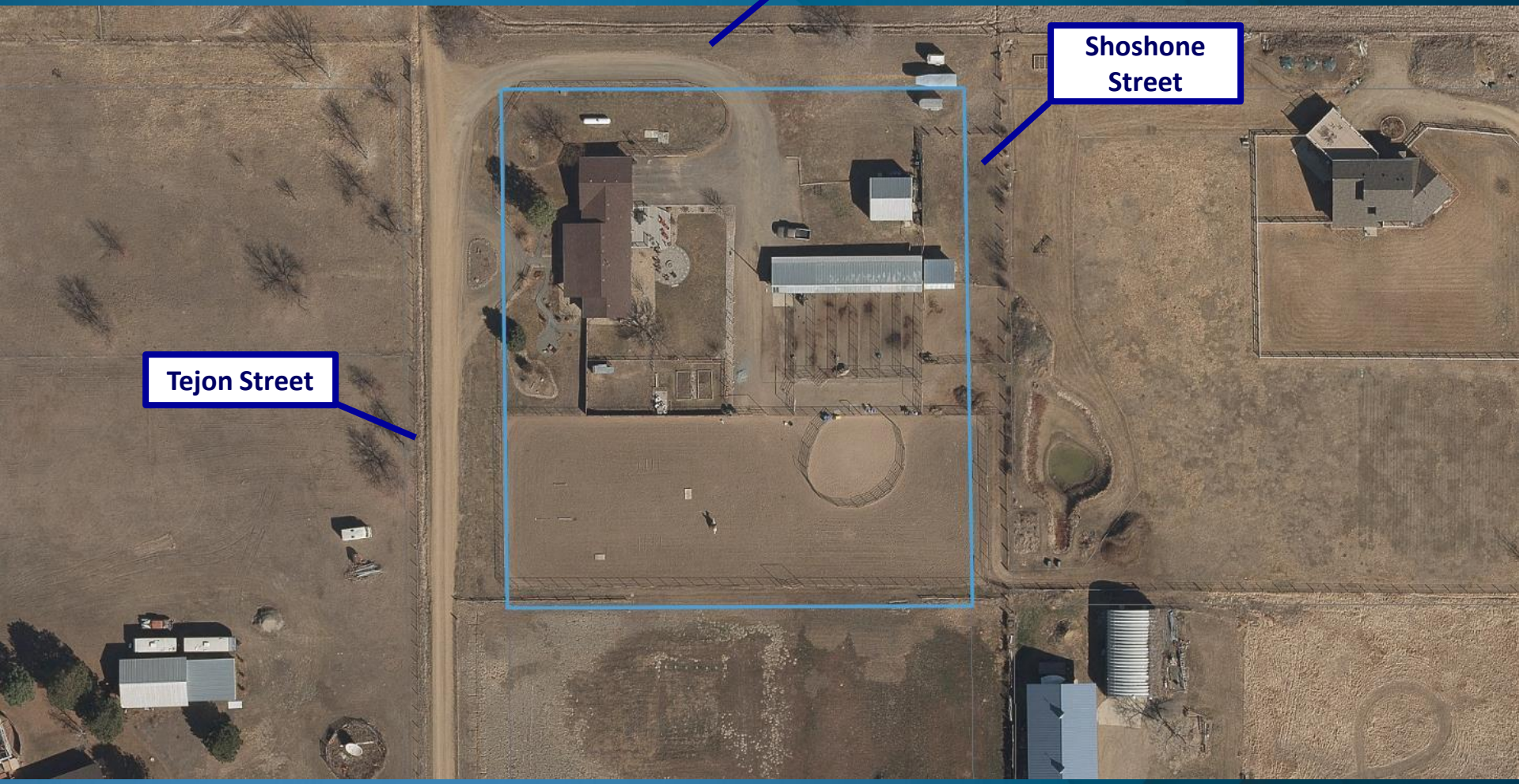
  Therapeutic Riding Center and Horse Boarding Facility.

  Services provided by the facility would include equine assisted psychotherapy, equine assisted learning, beginner riding instruction, and horse boarding.

Aerial View

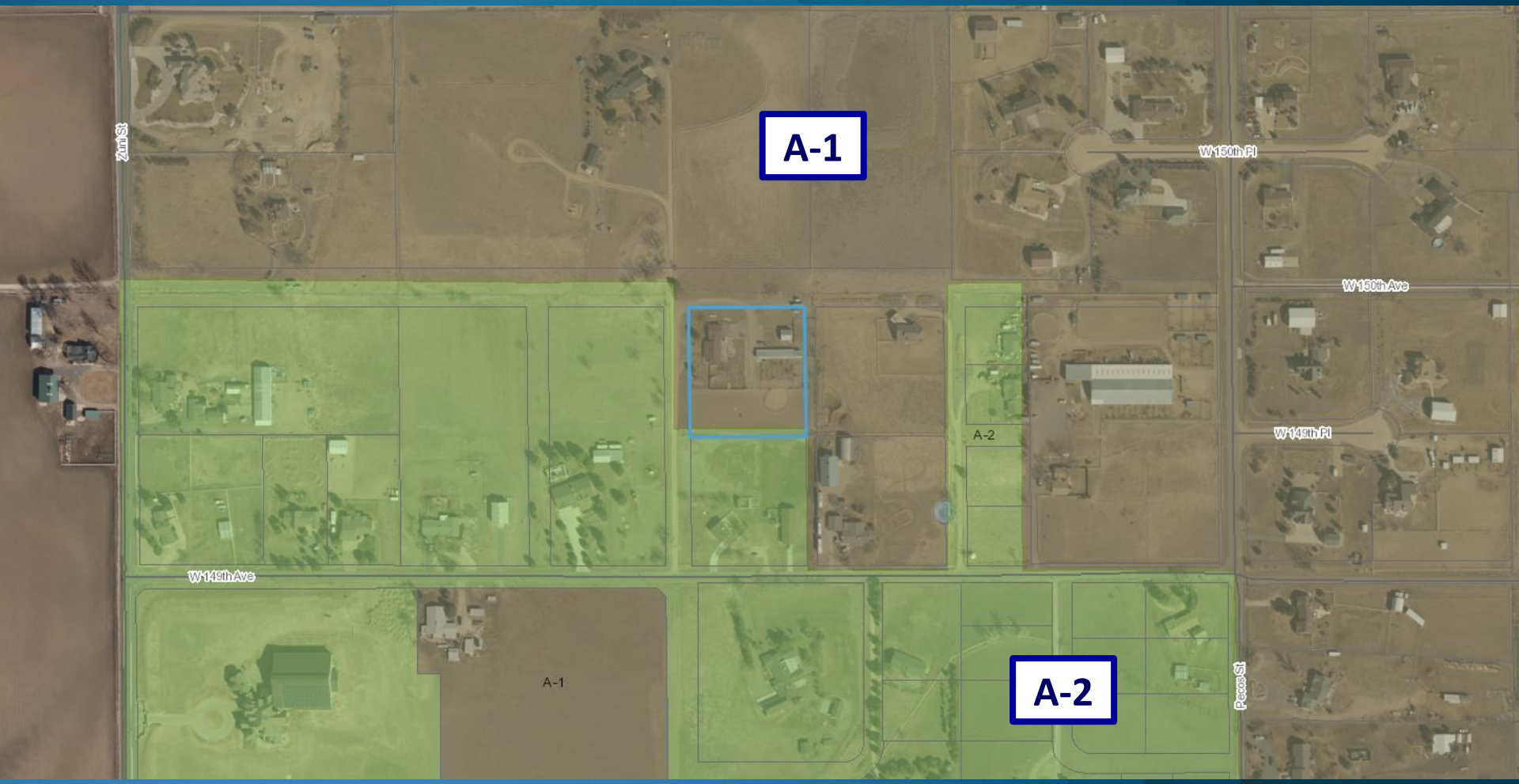

Interstate-25
E-470
Site
Thornton
Westminster
W 156th Ave
W 155th Pl
W 154th Pl
W 154th Ave
W 153rd Pl
W 153rd Ave
W 152nd Pl
W 152nd Ave
E 152nd Pkwy
W 150th Pl
W 150th Ave
W 149th Pl
W 149th Ave
W 148th Ave
Zuni St
Pecos St
Tejon St
Quivas St
Navajo St
Lipan St
Huron St
Delaware St
Bannock St
Washington St
Mariposa Ct
Kalamath Ct
Fox St
Bull Canal
I-25
E-470

Aerial View



LCEP Exhibit 3

Current Zoning: Agriculture-1 (A-1)



LCEP Exhibit 3

Future Land Use Map: Estate Residential

LCEP Exhibit 3

LCEP Exhibit 3

LCEP Exhibit 3

LCEP Exhibit 3

CATALINA

LCEP Exhibit 3

LCEP Exhibit 3

LCEP Exhibit 3

Criteria for Conditional Use Permit

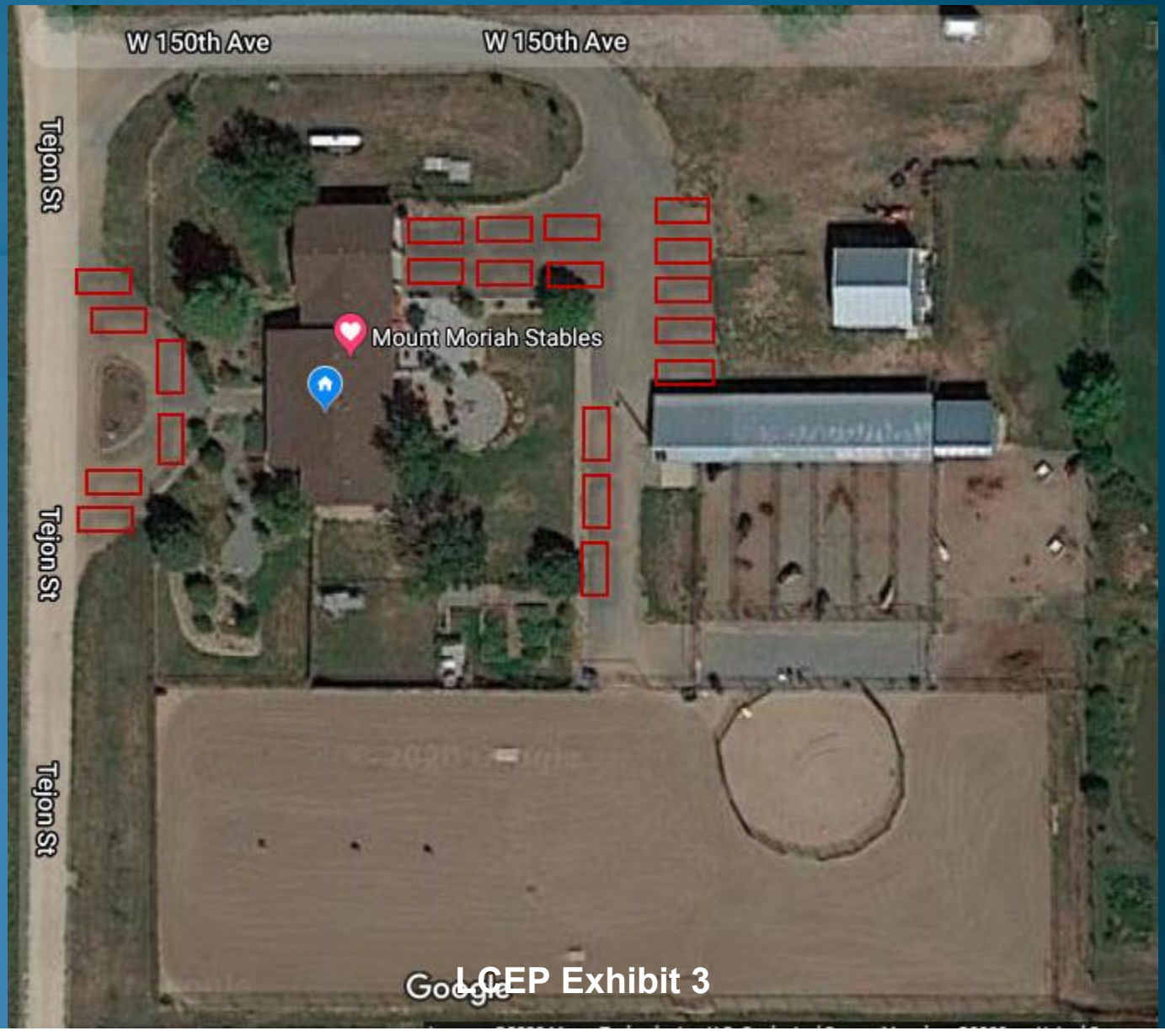
Section 2-02-08-06

1. Permitted in zone district
2. Consistent with regulations
3. Complies with performance standards
4. Harmonious & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Site plan adequate for use
8. Adequate services

Applicable Performance Standards

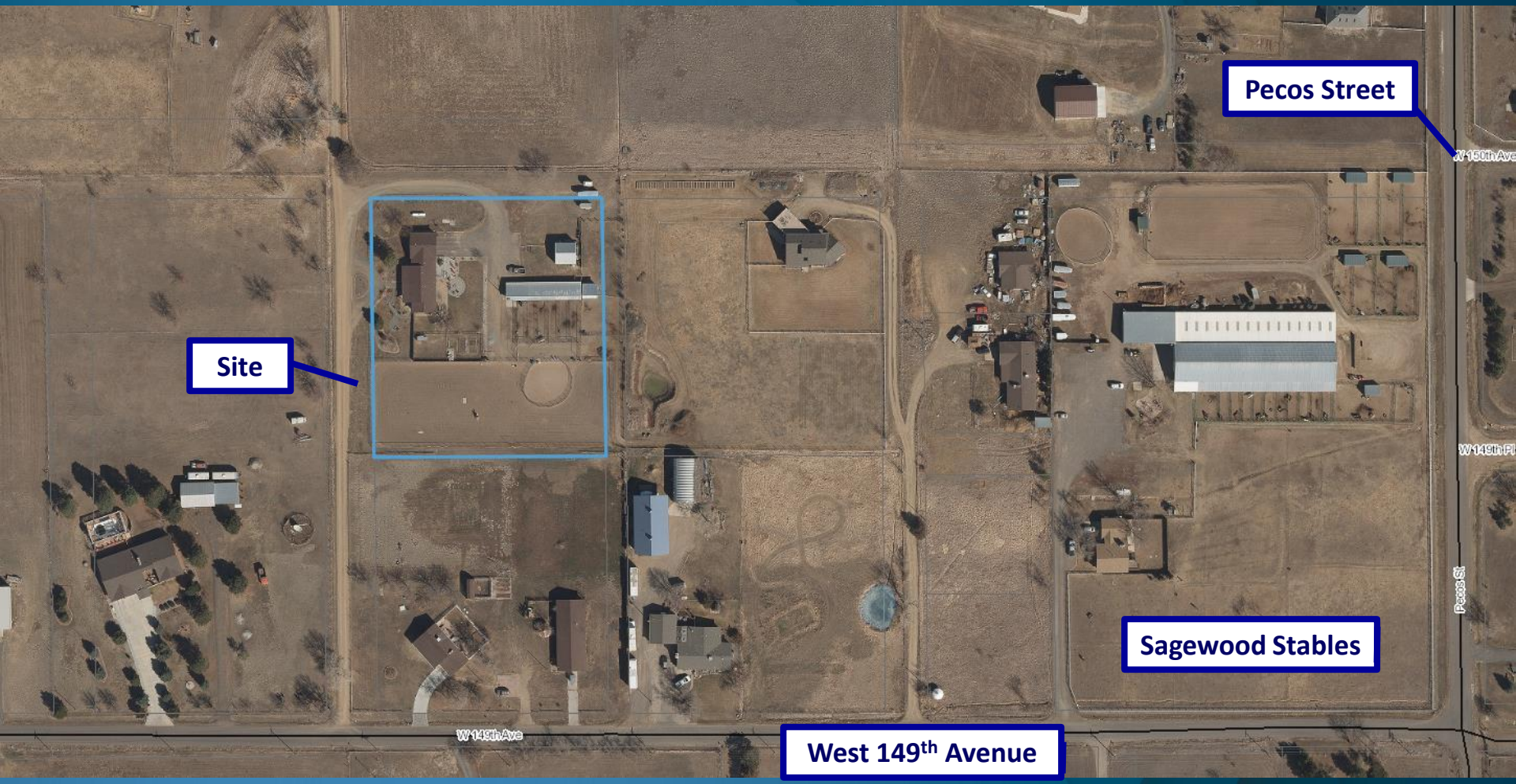
- Personal Equestrian Arena (Section 4-06-02-01-05)
- Stables (Section 4-03-02-02-04)
- Non-Commercial Animal Feeding Operations (Section 4-22-06)
- Tabulation of Animal Unit Densities (Section 4-22-09)
- Landscaping (Section 4-16)
- Parking (Section 4-12)

Parking Plan



LCEP Exhibit 3

Compatibility with Surrounding Area



LCEP Exhibit 3

Referral Comments

Notifications Sent*	# Comments Received
29	3

*Property owners and residents within 750 ft.

All public comments received were in support of the request.

<u>External Referral Agencies Responding with Concerns:</u>

- Tri-County Health Department (since resolved after working with applicant)

<u>External Referral Agencies Responding without Concerns:</u>

- North Metro Fire Rescue District
- Colorado Department of Transportation
- Xcel Energy

LCEP Exhibit 3

Tri-County Health Department

- Washdown Water
- Liquid Waste
- Fly and Mosquito Control
- Wastewater and Sewage Provisions
- Waste Management Plan

Criteria for Conditional Use Permit

Section 2-02-08-06

1. Permitted in zone district
2. Consistent with regulations
3. Complies with performance standards
4. Harmonious & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Site plan adequate for use
8. Adequate services

Planning Commission Update

(RCU2019-00025; Mount Moriah Stables CUP)

- Recommended Approval (7-0) on April 9, 2020.
- PC inquired about Code Compliance violations on the property and parking requirements for the use.
- No members of the public spoke in support or opposition of the request during the hearing.

PC and Staff Recommendation

(RCU2019-00025; Mount Moriah Stables CUP)

APPROVAL of the subject request (RCU2019-00025) with 8 Findings-of-Fact, 9 Conditions of Approval, and 1 Note to the applicant.

Recommended Findings-of-Fact

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use 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.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are available and adequate to serve the needs of the conditional use as designed and proposed.

LCEP Exhibit 3

Recommended Conditions

1. The applicant is required to complete an Encroachment Agreement with Adams County for existing structures located within the platted Shoshone Street right-of-way. Alternatively, the applicant can vacate the roadway in order to formally incorporate the existing structures that are currently located along their east property line into their site.

2. The applicant may keep a maximum of seven animal units (or seven horses) on the property. If the platted but undeveloped Shoshone Street public right-of-way is incorporated into the applicant's lot through approval of a Roadway Vacation application, then the applicant may keep a maximum of eight horses on the property. Vacating the roadway would increase the subject property's size to over two acres, allowing for a maximum of eight livestock units (or eight horses) on the property.

3. The maximum number of people attending activities at the site may not exceed twenty people at any time, in addition to the inhabitants of the property, volunteers, and participants.

4. Compensation and fees may be collected as part of the approved Riding Stable and Academy land use.

5. Food and alcohol may not be sold or bought on the premises. Livestock may not be brought to the site from a provider for the purpose of hosting a rodeo. No commercial competition or commercial entertainment (e.g. camps, birthday parties) other than riding lessons and therapeutic activities shall be permitted on site.

6. All applicable Tri-County Health Department requirements, as well as commitments made through the applicant's submitted Operations Plan, shall be followed for the duration of this Conditional Use Permit approval. These commitments include compliance with requirements that all manure shall be removed on a regular basis in order to prevent attracting flies, or other insects, or obnoxious odors on the property in accordance with the applicant's submitted Waste Management Plan; that all sheds or other shelters for horses shall be kept reasonably free of rodents and insects and be kept in good repair; and that all washdown waters must be discharged such that they do not create nuisance conditions or impact water quality.

LOEP Exhibit 3

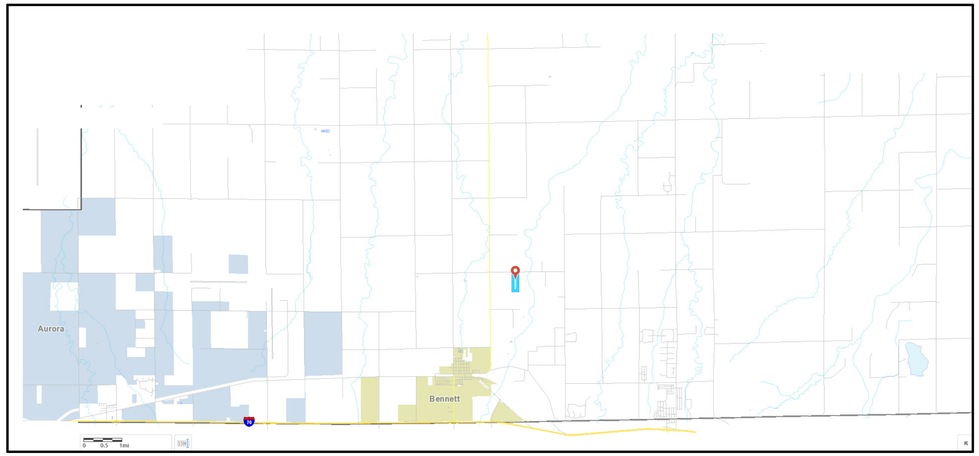
7. All parking for clients shall be located on the subject property and not on the public right-of-way. All vehicle parking and drive lanes shall be on an approved surface, such as recycled gravel or asphalt.

8. Fugitive dust control mechanisms must be in place and functioning at all times, including weekends, within equine use areas.

9. The Conditional Use Permit shall expire on April 28th, 2030.

Recommended Note to the Applicant

1. All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request.

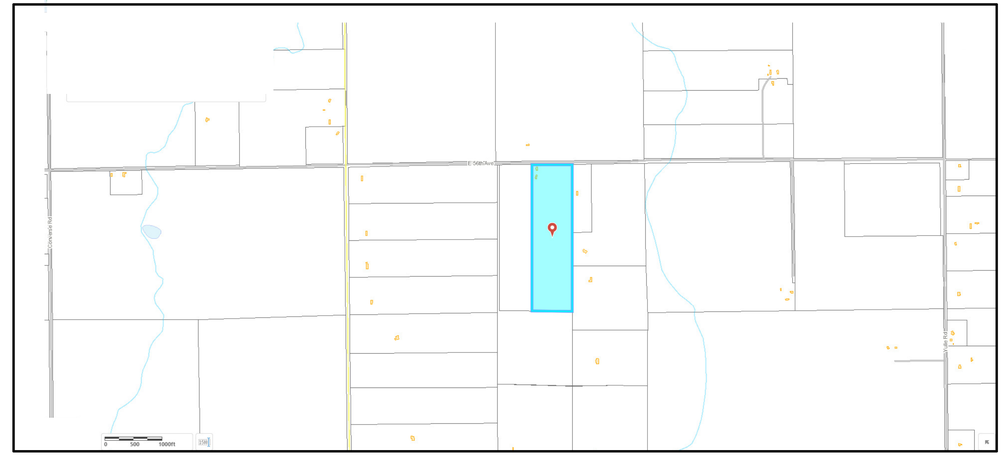


1 AREA MAP

SCALE: NTS

N

PLANS ARE ROTATED 90* COUNTER CLOCKWISE

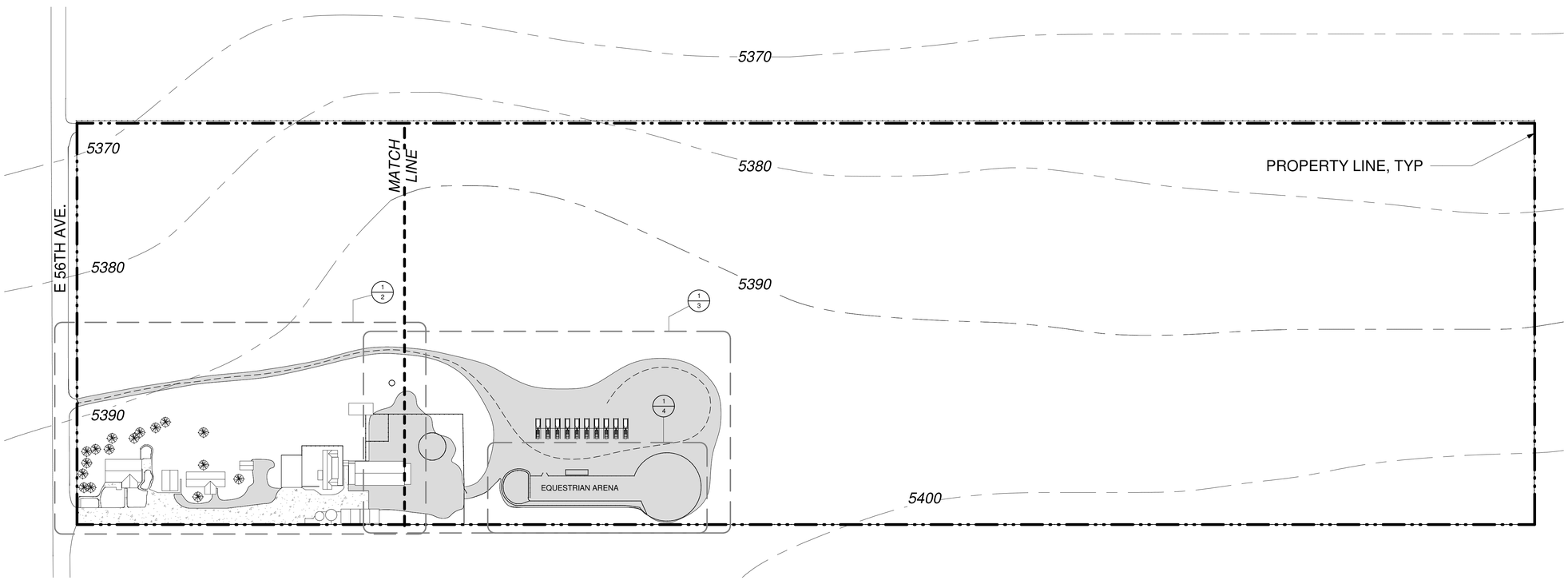


2 SITE MAP

SCALE: NTS

N

PLANS ARE ROTATED 90* COUNTER CLOCKWISE



3 ARCHITECTURAL SITE PLAN

SCALE: 1" = 100'-0"

N

CARDENAS RESIDENCE

50000 E 56TH AVE
BENNETT CO

DATE:
09.13.2020

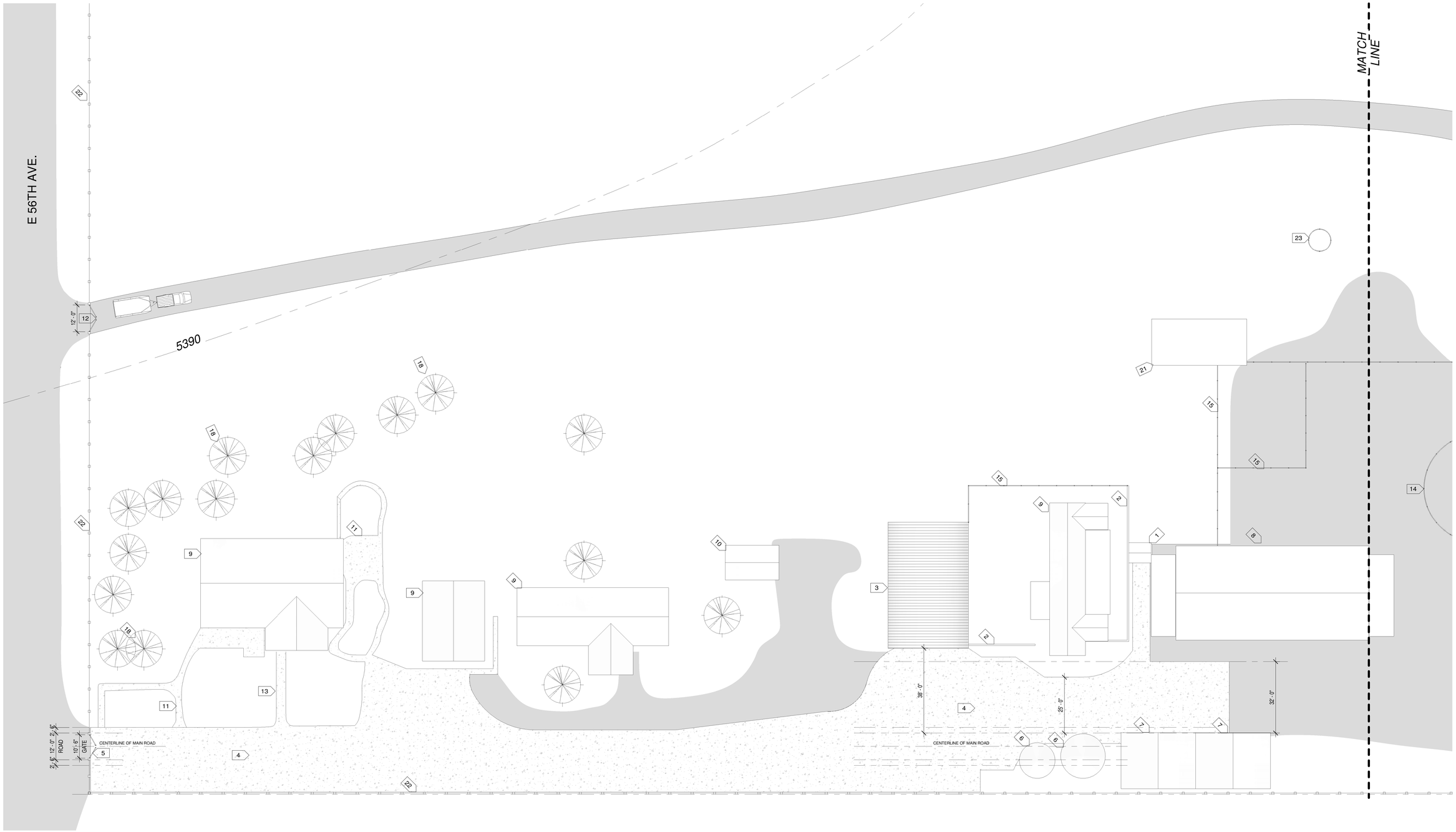
REVISIONS:

DRAWN BY:
JM

REVIEWED BY:
JM

DRAWING TITLE:
OVERALL SITE PLAN

SHEET #:
1 OF 4



1 ENLARGED SITE PLAN BUILDING LAYOUT

SCALE: 1" = 20'-0"

0' 10' 20' 40' 80'

SITE PLAN GRAPHIC LEGEND

- NATIVE VEGETATION
- GRAVEL
- CONCRETE

FLOOR PLAN KEYNOTES

#	COMMENT
1	NEW 9'-0" X 7'-0" 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
18	TREE(S), TYP
21	STEEL LEAN-TO STRUCTURE
22	PERIMETER FENCE
23	STEEL ENCLOSURE, FEEDER

CARDENAS RESIDENCE

50000 E 56TH AVE
BENNETT CO

DATE: 09.13.2020

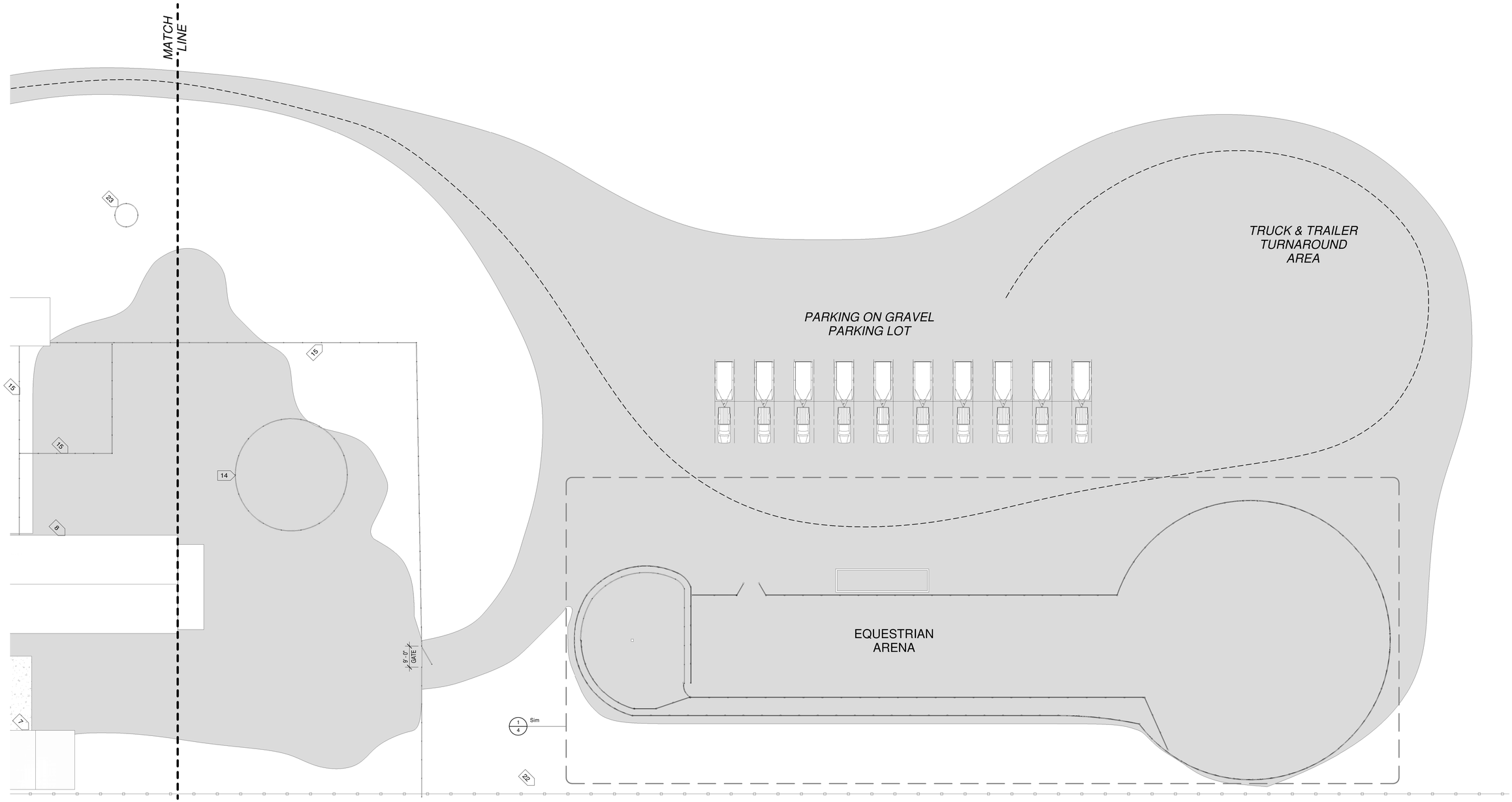
REVISIONS:

DRAWN BY: JM

REVIEWED BY: JM

DRAWING TITLE: ENLARGED NORTH PLAN

SHEET #: 2 OF 4



1 ENLARGED SITE PLAN ARENA

SCALE: 1" = 20'-0"

0' 10' 20' 40' 80'

N

SITE PLAN GRAPHIC LEGEND

NATIVE VEGETATION

GRAVEL

CONCRETE

FLOOR PLAN KEYNOTES

#	COMMENT
1	NEW 9'-0" X 7'-0" 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
18	TREE(S), TYP
21	STEEL LEAN-TO STRUCTURE
22	PERIMETER FENCE
23	STEEL ENCLOSURE, FEEDER

CARDENAS RESIDENCE

50000 E 56TH AVE
BENNETT CO

DATE:
09.13.2020
REVISIONS:

DRAWN BY:
JM
REVIEWED BY:
JM

DRAWING TITLE:
ENLARGED SOUTH PLAN

SHEET #:
3 OF 4

(1) MAIN STEEL GATE

(2) 40" CONC. STRUCTURE

(3) TYP. WOOD FENCE POST

(4) SOUTH EAST STEEL GATE

(5) ADJACENCY TO PROPERTY LINE @ SOUTH END

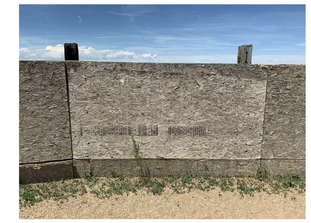
(6) ADJACENCY TO PROPERTY LINE @ NORTH END

(7) SOUTH WEST STEEL GATE

(8) NORTH WEST STEEL GATE

(9) TYP. STEEL PIPE RAIL @ NORTH END OF ARENA

(10) 12X12 POST @ CENTER OF NORTH ENCLOSURE

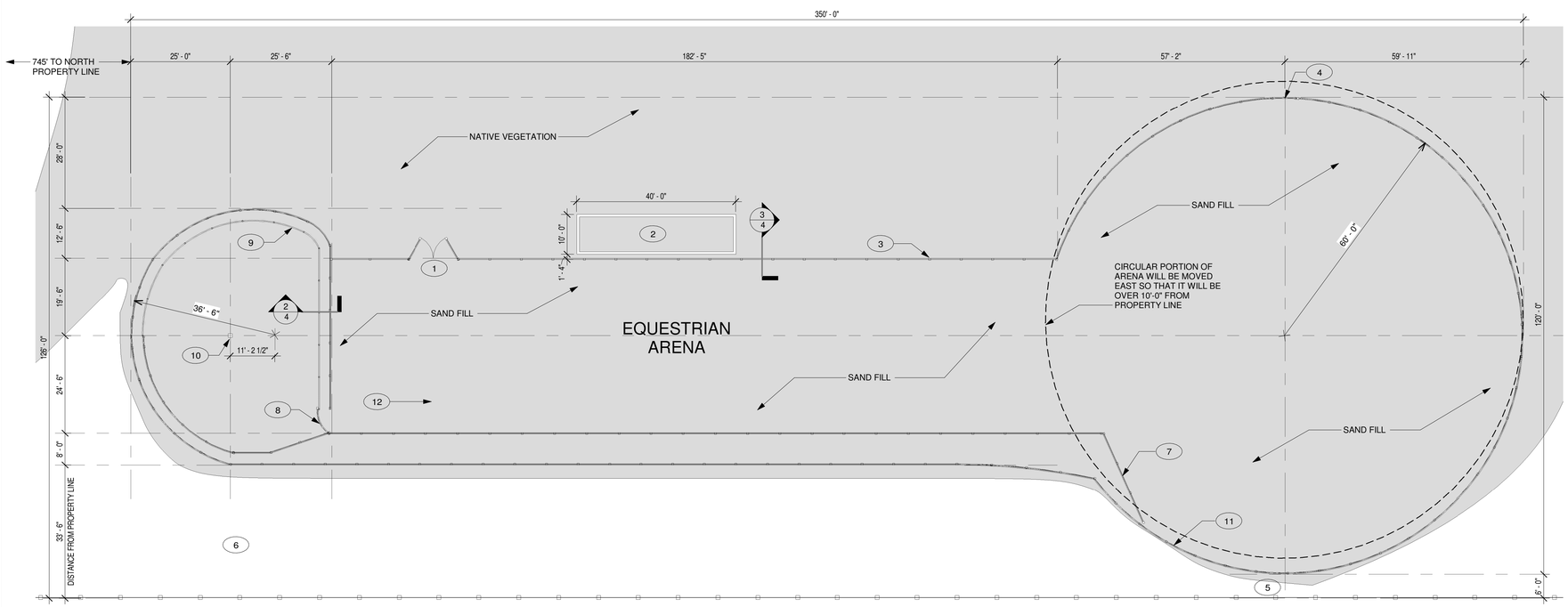


(11) TYP. FENCE PANEL FROM INTERIOR OF ARENA

(12) INTERIOR VIEW LOOKING SOUTH

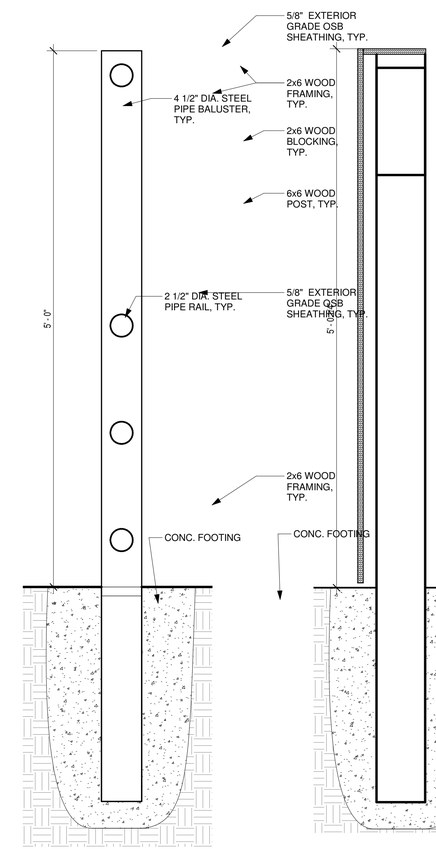
AS-BUILT KEYNOTES

#	COMMENT
1	STEEL ENTRY GATES
2	EARTH FILLED 40" CONC. STRUCTURE
3	TYP. WD FENCE ENCLOSURE. 5/8" TYPE 2 OSB W 6X6 WD POST @ 8' O.C.
4	SOUTH EAST STEEL GATE
5	ADJACENCY TO PROPERTY LINE @ SOUTH END
6	ADJACENCY TO PROPERTY LINE @ NORTH END
7	SOUTH WEST STEEL GATE
8	NORTH WEST STEEL GATE
9	TYP. STEEL PIPE RAIL @ NORTH END OF ARENA
10	12X12 POST @ CENTER OF NORTH ENCLOSURE
11	TYP. FENCE PANEL FROM INTERIOR OF ARENA
12	INTERIOR VIEW LOOKING SOUTH



1 ENLARGED SITE PLAN ARENA

SCALE: 1/16" = 1'-0"



2 TYP. STEEL PIPE RAIL @ NORTH END OF ARENA

SCALE: 1 1/2" = 1'-0"

3 TYP. SECTION THROUGH ARENA PERIMETER WALL

SCALE:1 1/2" = 1'-0"

LCEP Exhibit 4

CARDENAS RESIDENCE

50000 E 56TH AVE
BENNETT CO

DATE:
09.13.2020

REVISIONS:

DRAWN BY:
JM

REVIEWED BY:
JM

DRAWING TITLE:
AS-BUILT OF ARENA

SHEET #:
4 OF 4

Questionnaire Regarding
Horse Arena Permit for 47335 E. 72nd Ave &
Horse Boarding & Lessons for 50000 E. 56th Avenue

CARDENAS FAMILY & NON-PROFIT LIENZO CHARRO

We seek your Questions, Concerns, Comments and support for our applications:

CONTACT

Angelica Cardenas
Phone: (720)606-1952

Soledad Cardenas
residentialconcretework@yahoo.com
Phone: (720) 591-4286

Jerome DeHerrera:
jdh@achievelawgrop.com
Phone: (303) 725-2769

47335 E 72ND AVENUE COMMERCIAL HORSE ARENA: QUESTIONS, CONCERNS & FENCE/LANDSCAPING IDEAS:

STATEMENT

[X] I SUPPORT THE PROPOSAL
[ ] I NEED MORE INFORMATION
[ ] I WON'T OPPOSE THE PROPOSAL
[ ] I WOULD LIKE TO SEE CHANGES TO THE PROPOSAL
[ ] I WOULD LIKE TO MEET IN PERSON TO DISCUSS

50000 E. 56TH AVENUE HORSE BOARDING & LESSONS: QUESTIONS, CONCERNS AND COMMENTS:

The only concern we have is the mitigation of the prairie dogs so they would not spread

STATEMENT

[X] I SUPPORT THE PROPOSAL
[ ] I NEED MORE INFORMATION
[ ] I WON'T OPPOSE THE PROPOSAL
[ ] I WOULD LIKE TO SEE CHANGES TO THE PROPOSAL
[ ] I WOULD LIKE TO MEET IN PERSON TO DISCUSS

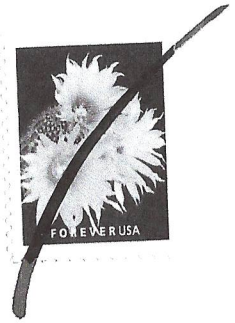
Signature: Mary Ward & Dale L Ward Date: 6-13-20
Name: Mary Ward & Dale L Ward
Address: 5350 Hwy 79
Phone Number: 303-726-9467

Please return to: 50000 E. 56th Avenue, Bennett, CO 80102

LCEP Exhibit 5

LCEP Exhibit 5

Mr. Carlos Prieto
5150 Highway 79
Bennett, CO 80102



Cardenas Family
50000 E. 56th Avenue Unit A
Bennett, Co. 80102

80102389024 R001

Questionnaire Regarding
Horse Arena Permit for 47335 E. 72nd Ave &
Horse Boarding & Lessons for 50000 E. 56th Avenue

CARDENAS FAMILY & NON-PROFIT LIENZO CHARRO

We seek your Questions, Concerns, Comments and support for our applications:

CONTACT

Angelica Cardenas
Phone: (720)606-1952

Soledad Cardenas
residentialconcretework@yahoo.com
Phone: (720) 591-4286

Jerome DeHerrera:
jdh@achievelawgrop.com
Phone: (303) 725-2769

47335 E 72ND AVENUE COMMERCIAL HORSE ARENA: QUESTIONS, CONCERNS & FENCE/LANDSCAPING IDEAS:

STATEMENT

[X] I SUPPORT THE PROPOSAL
[ ] I NEED MORE INFORMATION
[ ] I WON'T OPPOSE THE PROPOSAL
[ ] I WOULD LIKE TO SEE CHANGES TO THE PROPOSAL
[ ] I WOULD LIKE TO MEET IN PERSON TO DISCUSS

50000 E. 56TH AVENUE HORSE BOARDING & LESSONS: QUESTIONS, CONCERNS AND COMMENTS:

STATEMENT

[X] I SUPPORT THE PROPOSAL
[ ] I NEED MORE INFORMATION
[ ] I WON'T OPPOSE THE PROPOSAL
[ ] I WOULD LIKE TO SEE CHANGES TO THE PROPOSAL
[ ] I WOULD LIKE TO MEET IN PERSON TO DISCUSS

Signature: _____ Date: 06/14/2020
Name: Carlos Prieto
Address: 5150 HWY 79, Bennett, Co. 80102
Phone Number: 303-921-1878

Please return to: 50000 E. 56th Avenue, Bennett, CO 80102

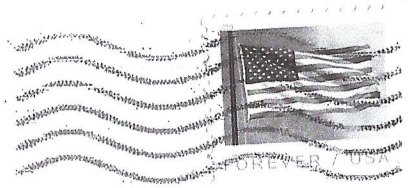
LCEP Exhibit 5

LCEP Exhibit 5

Ms. Rebecca Head
3300 Meadow Vista Ct
Bakersfield, CA 93306

SANTA CLARITA CA 913

23 JUN 2020 PM 1 L



Angelica Cordenas
50000 E. 56th Ave.
Bennett, CO 80102

80102-902499

Questionnaire Regarding
Horse Arena Permit for 47335 E. 72nd Ave &
Horse Boarding & Lessons for 50000 E. 56th Avenue

CARDENAS FAMILY & NON-PROFIT LIENZO CHARRO

We seek your Questions, Concerns, Comments and support for our applications:

CONTACT

Angelica Cardenas
Phone: (720)606-1952

Soledad Cardenas
residentialconcretework@yahoo.com
Phone: (720) 591-4286

Jerome DeHerrera:
jdh@achievelawgrop.com
Phone: (303) 725-2769

47335 E 72ND AVENUE COMMERCIAL HORSE ARENA: QUESTIONS, CONCERNS & FENCE/LANDSCAPING IDEAS:

STATEMENT

[ ] I SUPPORT THE PROPOSAL
[ ] I NEED MORE INFORMATION
[X] I WON'T OPPOSE THE PROPOSAL
[ ] I WOULD LIKE TO SEE CHANGES TO THE PROPOSAL
[ ] I WOULD LIKE TO MEET IN PERSON TO DISCUSS

50000 E. 56TH AVENUE HORSE BOARDING & LESSONS: QUESTIONS, CONCERNS AND COMMENTS:

STATEMENT

[ ] I SUPPORT THE PROPOSAL
[ ] I NEED MORE INFORMATION
[X] I WON'T OPPOSE THE PROPOSAL
[ ] I WOULD LIKE TO SEE CHANGES TO THE PROPOSAL
[ ] I WOULD LIKE TO MEET IN PERSON TO DISCUSS

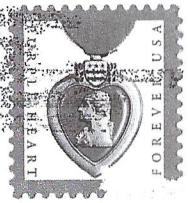
Signature: R. Head Date: 6/23/2020
Name: Rebecca Head
Address: 3300 Meadow Vista St.
Phone Number: (661) 872-4245
Bakersfield, CA 93306

Please return to: 50000 E. 56th Avenue, Bennett, CO 80102

LCEP Exhibit 5

M. Cherochek
49811 E 48th Ave
Bennett CO 80102

DENVER CO 802
19 JUN 2000 PM 4 L



Angelica Cardenas
50080 E. 56th Ave
Bennett CO 80102

80102-902499

LCEP Exhibit 5

Questionnaire Regarding
Horse Arena Permit for 47335 E. 72nd Ave &
Horse Boarding & Lessons for 50000 E. 56th Avenue

CARDENAS FAMILY & NON-PROFIT LIENZO CHARRO

We seek your Questions, Concerns, Comments and support for our applications:

CONTACT

Angelica Cardenas
Phone: (720)606-1952

Soledad Cardenas
residentialconcretework@yahoo.com
Phone: (720) 591-4286

Jerome DeHerrera:
jdh@achievelawgrop.com
Phone: (303) 725-2769

47335 E 72ND AVENUE COMMERCIAL HORSE ARENA: QUESTIONS, CONCERNS & FENCE/LANDSCAPING IDEAS:

STATEMENT

[ ] I SUPPORT THE PROPOSAL
[ ] I NEED MORE INFORMATION
[X] I WON'T OPPOSE THE PROPOSAL
[ ] I WOULD LIKE TO SEE CHANGES TO THE PROPOSAL
[ ] I WOULD LIKE TO MEET IN PERSON TO DISCUSS

50000 E. 56TH AVENUE HORSE BOARDING & LESSONS: QUESTIONS, CONCERNS AND COMMENTS:

Reference Summary of Proposal, 3rd paragraph 1st sentence "...his current intent...". What is the future intent? 2nd sentence "...at this time.". When does he intend to board horses? 4th paragraph "...and livestock will not... for purposes of a rodeo.". For what purposes will livestock be brought onto the Property? Additionally, the Neighbor Letter concerning the 72nd Ave property states there is a rodeo arena to host trainings and performances. It seems the 72nd Ave property needs the addition of a riding stable and all activity could be contained and consolidated in one location. I do not support the proposal.

STATEMENT

[ ] I SUPPORT THE PROPOSAL
[X] I NEED MORE INFORMATION
[ ] I WON'T OPPOSE THE PROPOSAL
[ ] I WOULD LIKE TO SEE CHANGES TO THE PROPOSAL
[ ] I WOULD LIKE TO MEET IN PERSON TO DISCUSS

Signature: Michael Cherochak Date: 18JUN20
Name: Michael Cherochak
Address: 49811 E 48th Ave Bennett CO 80102
Phone Number: 720 470 9312

Please return to: 50000 E. 56th Avenue, Bennett, CO 80102

LCEP Exhibit 5

Gmail

Jerome DeHerrera <jdh@achievelawgroup.com>

RE: Conditional Use Permit Application for Equestrian Riding Academy at 50000 E. 56th Avenue, Bennett, CO

1 message

Caleb J. Connor <CalebConnor@bennettfirerescue.org> Thu, Nov 12, 2020 at 12:30 PM
To: jdh@achievelawgroup.com
Cc: Victoria Flamini <VictoriaFlamini@bennettfirerescue.org>, residentialconcretework@yahoo.com, solvillaben@yahoo.com, Alan Sielaff <ASielaff@adcogov.org>

Mr. DeHerrera,

Thank you for reaching out. I can certainly assist you with this project. Thank you for providing additional information and dimensions for the site. It sounds like the use of the facility will not consist of larger crowds, spectators, or participants. Many of our concerns with the use of residential properties for events is related to the traffic, access congestion, and large number of people on property and roads that weren't designed for that type use.

I think based on the information you have provided, the use and site could be modified to comply with the applicable fire code requirements. I have made some redlined notes on the property drawing for your reference. Additionally I have attached IFC Appendix D which has some of the requirements needed for you to reference. The biggest change to the site would be the widening of the gate and access road, and possibly some modification to the cul-de-sac area next to the arena to comply with the IFC fire apparatus access requirements.

Please take some time and review these comments and requirements and please let me know if you have any other questions or concerns.

Caleb J. Connor

Battalion Chief - Fire Marshal

Life Safety Division

Bennett-Watkins Fire Rescue

303-644-3572 - Headquarters / 720-893-7672 - Direct

www.BennettFireRescue.org

This email and any files transmitted with it may contain PRIVILEGED or CONFIDENTIAL information and may be read or used only by the intended recipient. If you are not the intended recipient of the email or any of its attachments, please be advised that you have received this email in error and that any use, dissemination, distribution, forwarding, printing, or copying of this email or any attached files is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments and notify the sender by reply email or contact the sender at the number listed.

From: Jerome DeHerrera <jdh@achievelawgroup.com>
Sent: Monday, November 2, 2020 8:42 AM
To: Submittals@bennettfirerescue.org; Alan Sielaff <ASielaff@adcogov.org>
Cc: Lino Cardenas <residentialconcretework@yahoo.com>; Soledad Villalobos <solvillaben@yahoo.com>
Subject: Conditional Use Permit Application for Equestrian Riding Academy at 50000 E. 56th Avenue, Bennett, CO

LCEP Exhibit 6

Dear Battalion Chief Connor:

I represent the non-profit corporation Lienzo Charro El Paraiso (The Paradise Mexican Rodeo Arena). The non-profit is preparing to re-submit an application for a conditional use permit to operate a riding academy at 50000 E. 56th Avenue. The non-profit will operate pursuant to a lease with Lino Cardenas, the owner of the property. The riding academy will provide horse-riding team lessons and instructions between 3 to 5 times per week, during Spring, Summer and Fall. All of the proposed activities will take place in the existing, outdoor equestrian arena located to the south of the residence and other farm buildings on the property.

You reviewed the application and provided the attached comments to our case manager inthe Adams County Planning & Development Department, Alan Sielaff. In the initial submission by Mr. Cardenas, the site plan did not provide measurements for the entrances into the property or the internal roads. Attached is a revised site plan that we hope will provide you with enough details and measurements for your review.

In summary, participants will gain access to the equestrian arena primarily through the eastern gate into the property which is a 12' wide, manual open, unlocked gate. Through this eastern gate, the participants will travel an un-paved dirt road that is approximately 12' wide. As an alternative entrance, participants may also enter the property through the main, western gate into the property. The main gate is 10.5' wide, opens manually and is unlocked. This gate leads to an internal, concrete-paved road that is 12' wide with 2' concrete shoulders on both sides. The internal road becomes wider near towards the middle of the property around the barn and other outbuildings.

Because the participants of the proposed activities will access the equestrian arena using the existing entrances and internal roads, we don't believe any of those existing access dimensions or internal roadways on the property are out of compliance.

Please let me know if you need any further information or if you have any concerns about the conditional use permit based on your review of the revised site plan.

Thanks,

Jerome A. DeHerrera, Esq.

Achieve Law Group, LLC

146 W. 11th Ave.

Denver, CO 80204

Cell Phone: (303)725-2769

Fax Number: (303) 484-7678

Email Address: jdh@achievelawgroup.com

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain information that is confidential, proprietary and/or privileged and also may be covered by the Electronic Communications Privacy Act. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that you must not read or play this transmission and that any disclosure, copying, printing, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone or return e-mail and delete the original transmission and its attachments without reading or saving in any manner.

SECURITY & PRIVACY: Please don't include identifying information like account numbers, birth dates and social security numbers in emails to us. Call us instead for secure email options or send the information by fax or regular US mail

---

2 attachments

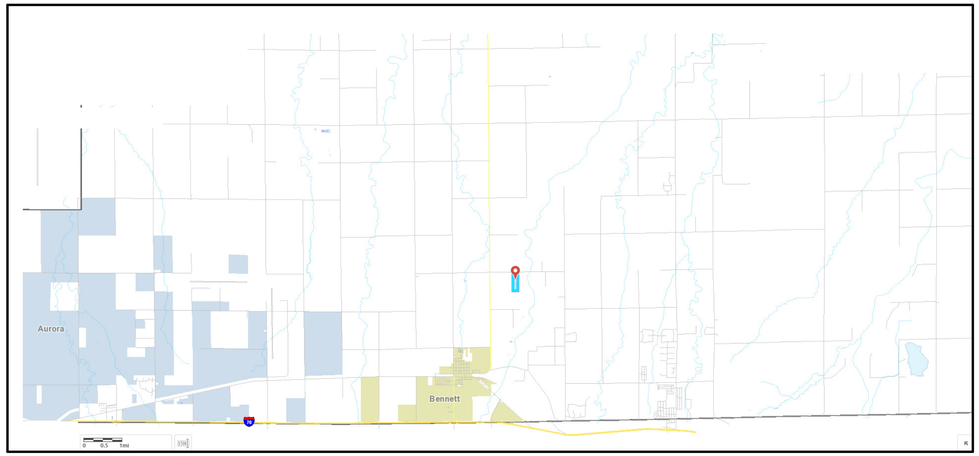
image001.jpg
22K

LCEP Exhibit 6

56th ave property drawing Oct 2020 - FD Comments.pdf
9102K

LCEP Exhibit 6

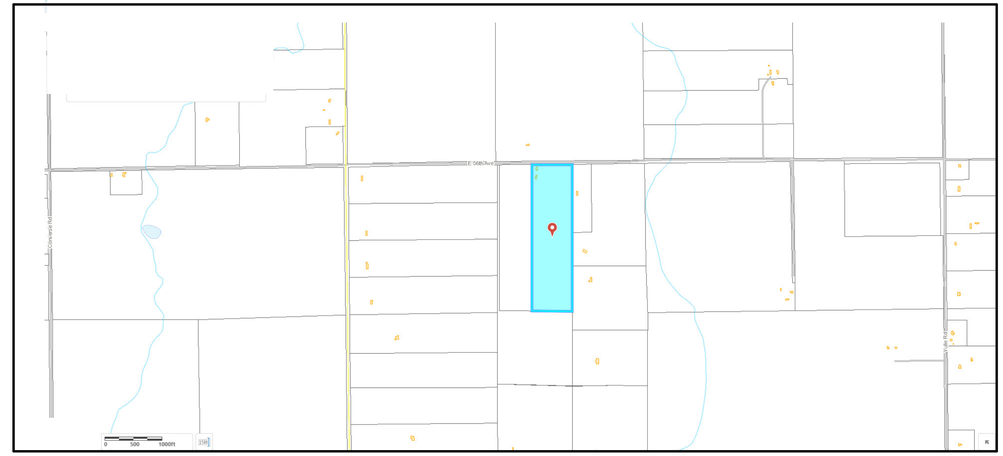
REVIEWED
By C. Connor at 11:50 am, Nov 12, 2020



1 AREA MAP
SCALE: NTS

N

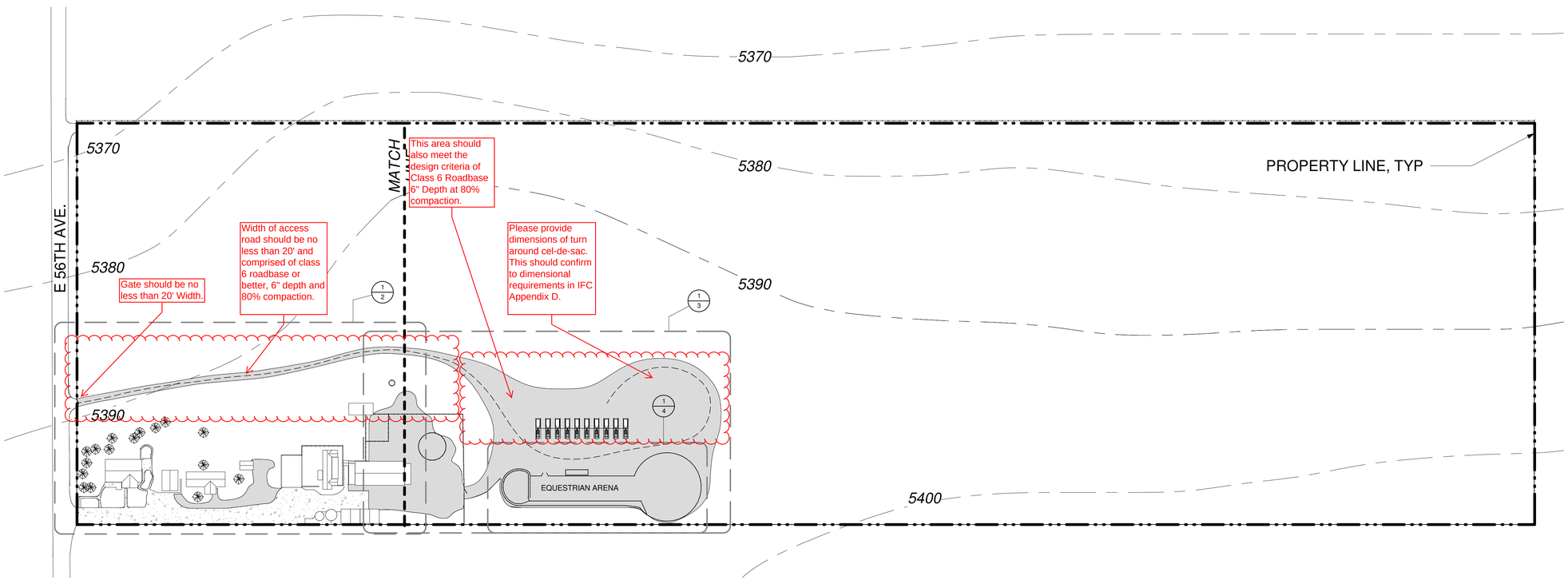
PLANS ARE ROTATED 90* COUNTER CLOCKWISE



2 SITE MAP
SCALE: NTS

N

PLANS ARE ROTATED 90* COUNTER CLOCKWISE



3 ARCHITECTURAL SITE PLAN
SCALE: 1" = 100'-0"

N

CARDENAS RESIDENCE

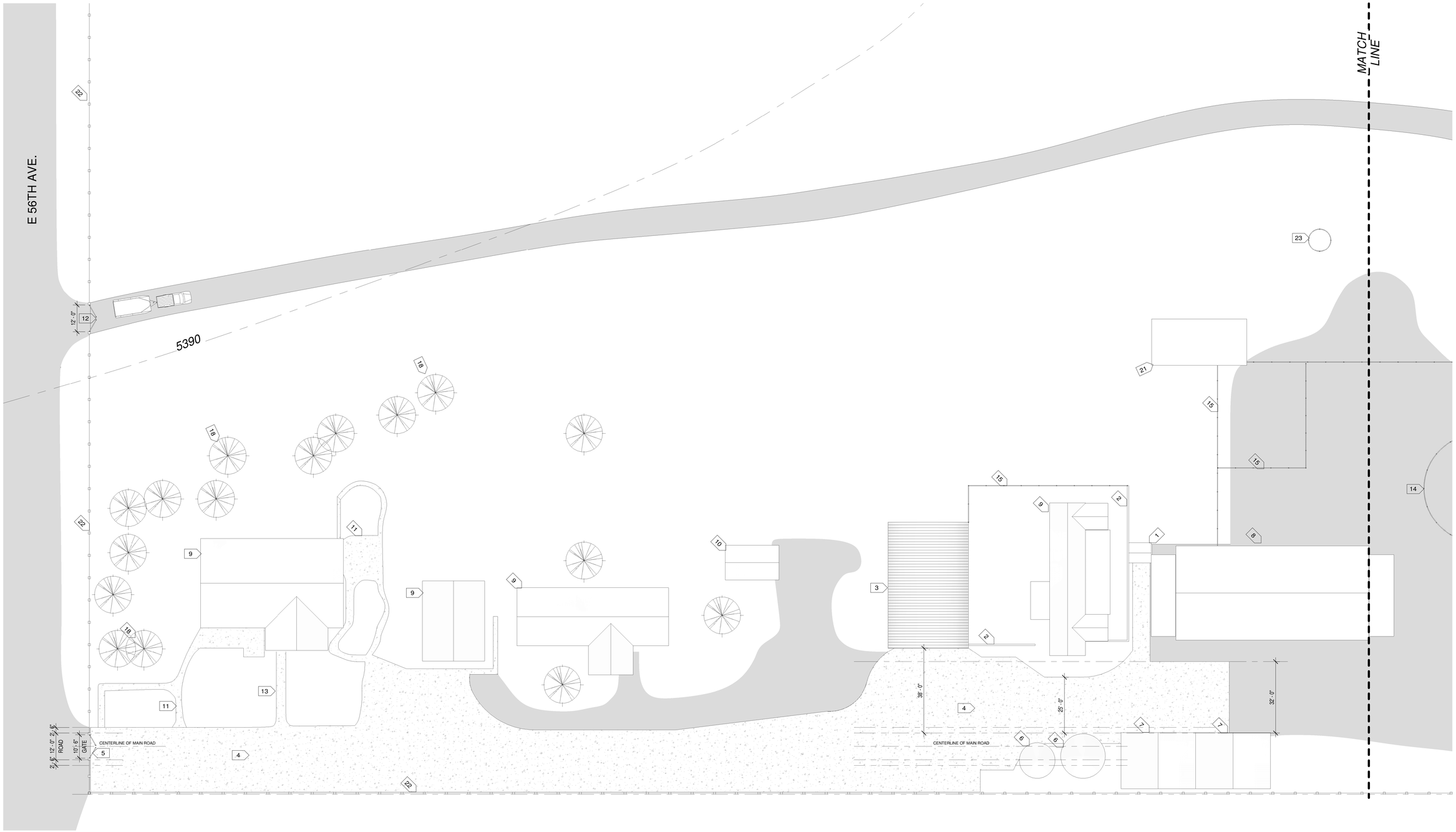
50000 E 56TH AVE
BENNETT CO

DATE:
09.13.2020
REVISIONS:

DRAWN BY:
JM
REVIEWED BY:
JM

DRAWING TITLE:
OVERALL SITE PLAN
SHEET #:
1 OF 4

LCEP Exhibit 7



1 ENLARGED SITE PLAN BUILDING LAYOUT

SCALE: 1" = 20'-0"

0' 10' 20' 40' 80'

SITE PLAN GRAPHIC LEGEND

- NATIVE VEGETATION
- GRAVEL
- CONCRETE

FLOOR PLAN KEYNOTES

#	COMMENT
1	NEW 9'-0" X 7'-0" 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
18	TREE(S), TYP
21	STEEL LEAN-TO STRUCTURE
22	PERIMETER FENCE
23	STEEL ENCLOSURE, FEEDER

CARDENAS RESIDENCE

50000 E 56TH AVE
BENNETT CO

DATE: 09.13.2020

REVISIONS:

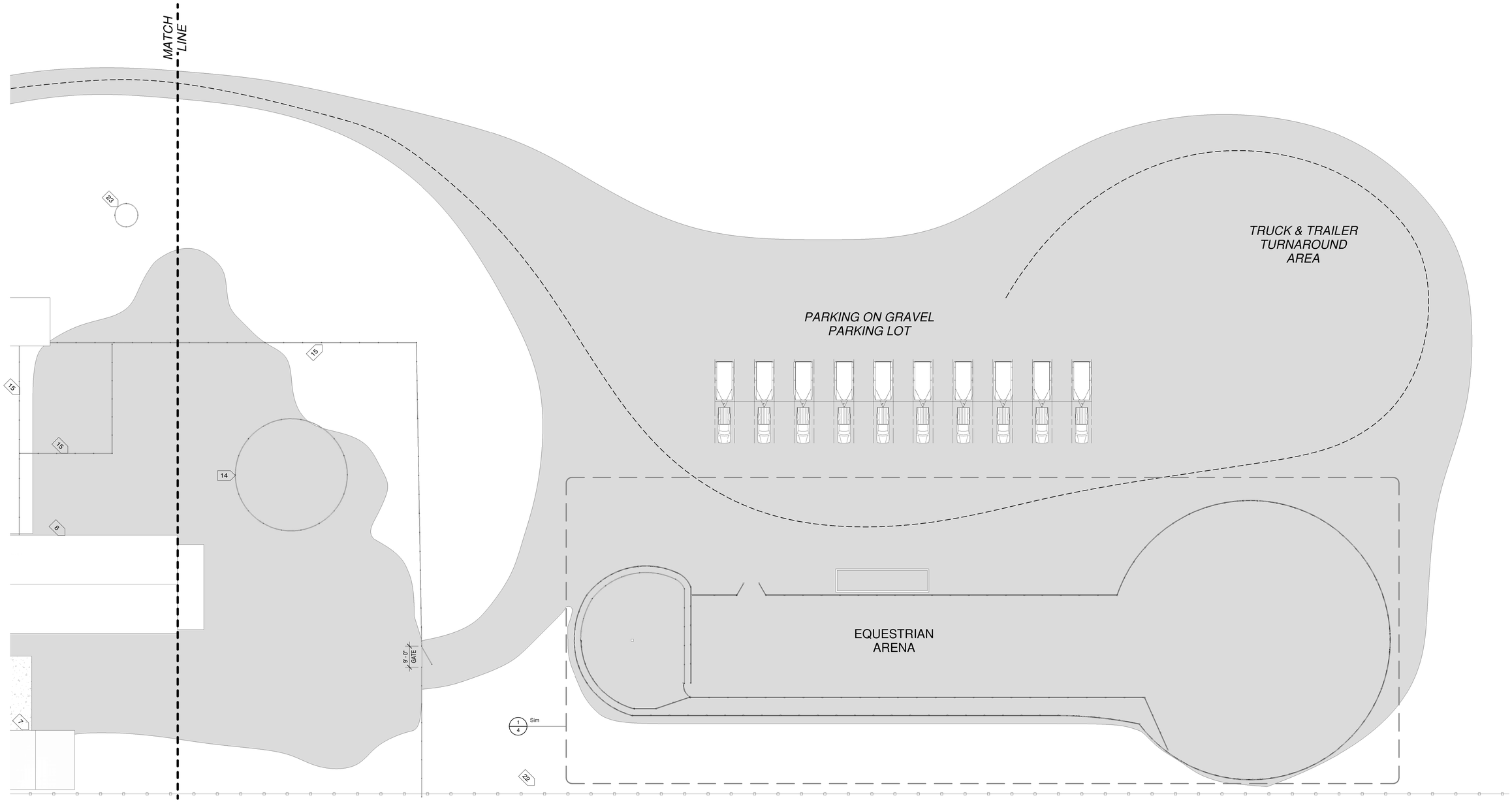
DRAWN BY: JM

REVIEWED BY: JM

DRAWING TITLE: ENLARGED NORTH PLAN

SHEET #: 2 OF 4

LCEP Exhibit 7



ENLARGED SITE PLAN ARENA

1

SCALE: 1" = 20'-0"

0' 10' 20' 40' 80'

N

SITE PLAN GRAPHIC LEGEND

NATIVE VEGETATION

GRAVEL

CONCRETE

FLOOR PLAN KEYNOTES

#	COMMENT
1	NEW 9'-0" X 7'-0" 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
18	TREE(S), TYP
21	STEEL LEAN-TO STRUCTURE
22	PERIMETER FENCE
23	STEEL ENCLOSURE, FEEDER

CARDENAS RESIDENCE

50000 E 56TH AVE
BENNETT CO

DATE:
09.13.2020

REVISIONS:

DRAWN BY:
JM

REVIEWED BY:
JM

DRAWING TITLE:
ENLARGED SOUTH PLAN

SHEET #:
3 OF 4

LCEP Exhibit 7

(1) MAIN STEEL GATE

(2) 40" CONC. STRUCTURE

(3) TYP. WOOD FENCE POST

(4) SOUTH EAST STEEL GATE

(5) ADJACENCY TO PROPERTY LINE @ SOUTH END

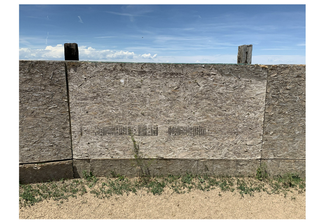
(6) ADJACENCY TO PROPERTY LINE @ NORTH END

(7) SOUTH WEST STEEL GATE

(8) NORTH WEST STEEL GATE

(9) TYP. STEEL PIPE RAIL @ NORTH END OF ARENA

(10) 12X12 POST @ CENTER OF NORTH ENCLOSURE

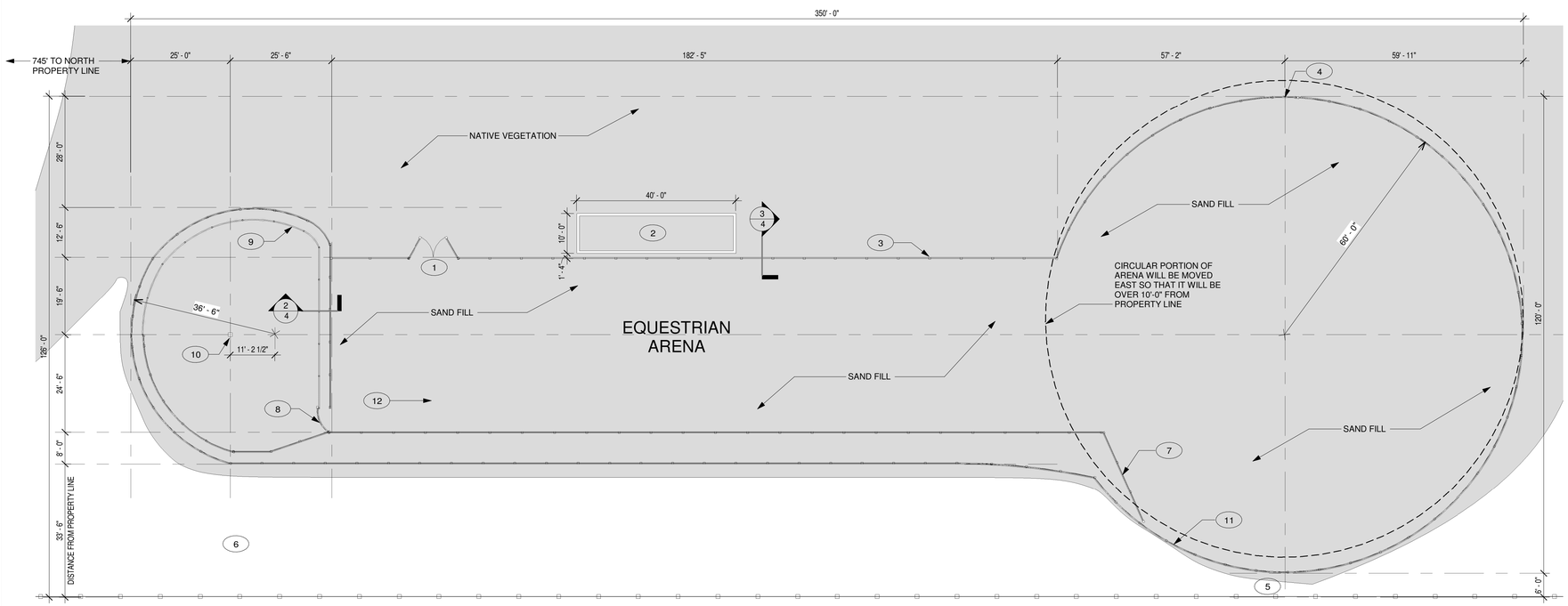


(11) TYP. FENCE PANEL FROM INTERIOR OF ARENA

(12) INTERIOR VIEW LOOKING SOUTH

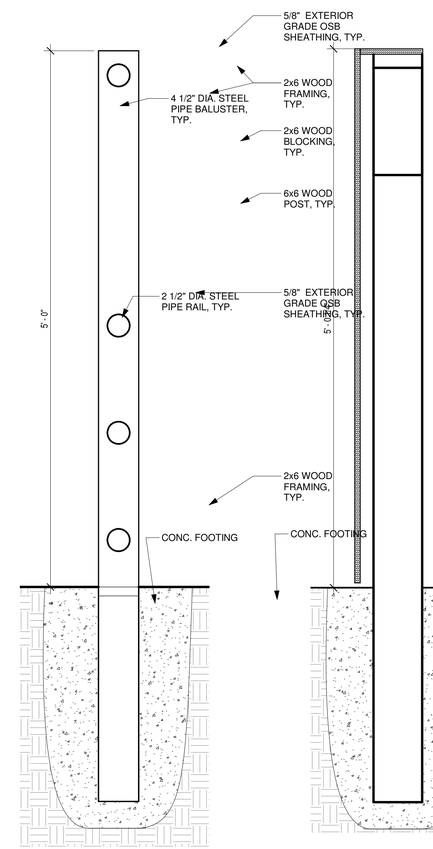
AS-BUILT KEYNOTES

#	COMMENT
1	STEEL ENTRY GATES
2	EARTH FILLED 40" CONC. STRUCTURE
3	TYP. WD FENCE ENCLOSURE. 5/8" TYPE 2 OSB W 6X6 WD POST @ 8' O.C.
4	SOUTH EAST STEEL GATE
5	ADJACENCY TO PROPERTY LINE @ SOUTH END
6	ADJACENCY TO PROPERTY LINE @ NORTH END
7	SOUTH WEST STEEL GATE
8	NORTH WEST STEEL GATE
9	TYP. STEEL PIPE RAIL @ NORTH END OF ARENA
10	12X12 POST @ CENTER OF NORTH ENCLOSURE
11	TYP. FENCE PANEL FROM INTERIOR OF ARENA
12	INTERIOR VIEW LOOKING SOUTH



1 ENLARGED SITE PLAN ARENA

SCALE: 1/16" = 1'-0"



2 TYP. STEEL PIPE RAIL @ NORTH END OF ARENA

SCALE: 1 1/2" = 1'-0"

3 TYP. SECTION THROUGH ARENA PERIMETER WALL

SCALE:1 1/2" = 1'-0"

CARDENAS RESIDENCE

50000 E 56TH AVE
BENNETT CO

DATE:
09.13.2020

REVISIONS:

DRAWN BY:
JM

REVIEWED BY:
JM

DRAWING TITLE:
AS-BUILT OF ARENA

SHEET #:
4 OF 4

LCEP Exhibit 7