Request for Comments

Case Name: Cardenas Equestrian Riding Stable & Academy
Case Number: RCU2020-00009

July 2, 2020

The Adams County Planning Commission is requesting comments on the following application: Conditional Use Permit Request for an equestrian riding stable and academy. This request is located at 50000 E 56th Ave. The Assessor’s Parcel Number is 0181514100004.

Applicant Information: JEROME DEHERRERA
146 W. 11TH AVENUE
DENVER, CO 80204

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 07/30/2020 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to ASielaff@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Alan Sielaff, AICP
Case Manager
Planner II
Re: Conditional Use Permit Application for an Equestrian Riding Stable and Academy to be located at 50000 E. 56th Ave., Bennett CO

Director Golich:

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

Client authorization letter;
Application;
Copy of application fee payment: $1,000.00 (which has been mailed);
Written explanation of the Project;
Site Plan showing the proposed land use;
Proof of ownership of Property;
Proof of Water and Sewer Services;
Proof of Utilities;
Legal description of the Property;
Certificate of taxes paid.
Certification of Notice to Mineral Estate Owners (to be mailed once the time and date of the initial public hearing is confirmed); and
Certificate of Surface Development (to be submitted prior to the initial public hearing).

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

Sincerely,

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

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

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

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

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

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

**CONDITIONAL USE PERMIT CRITERIA:**

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

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

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

**Criteria Four:** The proposal is “compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.” The proposed riding stable and academy will not result
in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.”

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

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

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

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

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

**Parking:**

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