

Use by Special Review Staff Report

Date: October 22, 2025
To: Douglas County Planning Commission
From: Heather Scott, AICP, Principal Planner *HS*
Jeanette Bare, AICP, Planning Manager *JB*
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: 9560 S. East Cherry Creek Road – Use by Special Review for Horse Riding Lessons
Project File: US2025-003

Planning Commission Hearing:	November 3, 2025 @ 6:00 p.m.
Board of County Commissioners Hearing:	November 18, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The applicants, Mark and Tara Hernandez, are requesting approval of a Use by Special Review (USR) to allow 14 horse lessons per day at their facility located at 9560 S. East Cherry Creek Road. The site is currently under construction to add a barn, outdoor riding arena, and horse pens. The property is approximately 40 acres in size and located in the Agricultural One (A-1) zone district, which permits riding lessons subject to Section 21, Use by Special Review, of the Douglas County Zoning Resolution (DCZR). The facility proposes a maximum of 14 lessons per day and two employees at full operational capacity. There will be no private horse boarding.

The property is located in the Cherry Valley Nonurban Subarea of the Douglas County 2040 Comprehensive Master Plan.

II. APPLICATION INFORMATION

A. Applicants

Mark and Tara Hernandez
20631 CR 149
Matheson, Colorado 80830

B. Request

The applicants request approval of a USR for a riding academy to allow 14 lessons per day and two employees on property zoned A-1.

D. Process

A USR application is processed pursuant to Section 21 of the DCZR. Section 21 states the intent of the USR process is “to provide for uses in specific zone districts that shall

require a public notice and hearing and the approval of the Board of County Commissioners subject to such conditions and safeguards as may be imposed by the Board.”

Per Section 2109.06 of the DCZR, the Planning Commission “shall evaluate the use by special review request, staff report, referral agency comments, applicant responses, and public comment and testimony, and make a recommendation to the Board to approve, approve with conditions, continue, table for further study, or deny the use by special review request. The Planning Commission's decision shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.”

E. Location

The site is located in the southeastern portion of Douglas County on S. East Cherry Creek Road, just east of Gillian Road. A vicinity map, zoning map, and aerial map highlight site location and existing conditions and are within the staff report attachments.

F. Project Description

The applicant is requesting approval of a USR for a riding academy to allow up to 14 horse riding lessons a day, 6 days a week from 8 a.m. to 9 p.m. Up to 14 lessons per week are allowed without County approval. Lessons beyond 14 per week are subject to the USR process.

A 22,800 square foot barn is under construction to house the applicants’ horses, some of which will be used for the riding lessons. There will be no boarding of non-owned horses on the property. Riding lesson clients may bring their horses to the site for the lesson only. Eight outdoor pens and an outdoor riding arena are also proposed. The outdoor riding arena will be used for riding lessons. Lights for the arena will be switched off immediately after the last lesson of the day. The pens will also have exterior lighting which will be switched on and off as necessary to feed and care for the horses.

A management plan is also required as part of the USR plan exhibit. The management plan addresses hours of operation, maximum number of employees and horse lessons, and other operational aspects of the use. The management plan element of the USR is described in greater detail within Section III.C of the staff report.

III. CONTEXT

A. Background

The site was zoned Agricultural One in 1955 with the inception of zoning in the County. A 22,800 square foot barn is under construction to house the applicants’ horses.

B. Adjacent Land Uses and Zoning

The site is located in a rural area of the County and is bounded by agricultural property on all sides.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One (A-1)	Large lot single-family residential and agricultural
South	Agricultural One (A-1)	Large lot single-family residential and agricultural
East	Agricultural One (A-1)	Large lot single-family residential and agricultural
West	Agricultural One (A-1)	Large lot single-family residential and agricultural

C. Management Plan

Section 2112.02 of the DCZR requires a management plan for USR applications. The specific management plan elements are listed on Sheet 1 of the USR exhibit and are briefly summarized below:

1. Maximum of 14 horse riding lessons per day.
2. Maximum of 2 staff.
3. Hours of operation are Monday through Friday from 8:00 a.m. to 6:00 p.m. and Saturday from 9:00 a.m. to 4:00 p.m.
4. Required outside storage, parking, and loading areas are shown on the exhibit.
5. The barn will have 20 stalls for the owners' personal horses. Client horses will be shuttled in and out for each lesson.
6. Manure composting to be removed four times per year or as needed.
7. Hay delivery up to four times per year.
8. Security lighting around buildings and corrals will be downcast with an on/off switch. Lighting will be turned off within an hour after the last lesson unless providing emergency care for the animals.
9. Outdoor arena stadium lighting will be turned off after last lesson of the day.

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The majority of the site is undeveloped pasture area, with the exception of the new construction on the northwest portion of the site. The applicant does have a building permit to construct a barn, access drive, parking area, and a detention pond. Remaining areas of the site are vegetated with natural grasses. No physical constraints to the proposal exist on site.

B. Access

Access to the site is proposed via a new driveway from S. East Cherry Creek Road. No physical improvements to S. East Cherry Creek Road are required as a result of this use.

C. Soils and Geology

The Colorado Geological Survey (CGS) reviewed the proposal and provided a no comment response. No hazardous geologic or soil conditions are present onsite.

D. Drainage and Erosion

A Grading, Erosion, Sediment Control (GESC) Plan; and construction plans were reviewed by Douglas County Engineering Services and require only minor technical corrections. Onsite drainage improvements include a detention pond on the northwest portion of the site to capture stormwater runoff. A USR Improvements Agreement has been submitted and approved.

E. Floodplain

No floodplain is present on the site.

F. Wildlife

The 2040 Douglas County Comprehensive Master Plan (CMP) Wildlife Resources map identifies the site as having low habitat value. Impacts to wildlife and overall wildlife movement is anticipated to be minimal as improvements on site are less than 5% of the total acreage.

G. Historic Preservation

There were no structures on this site prior to the applicant's obtaining a building permit for the barn.

V. PROVISION OF SERVICES

A. Schools

The proposed use does not generate additional students.

B. Fire Protection

The properties are located within the Franktown Fire Protection District. Franktown Fire had no comment on this USR application. The applicant will comply with all applicable requirements of the fire code and Franktown permits.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection to the property. The DCSO and DCSO E911 provided no response to the referral request. The DCSO Office of Emergency Management had no comments regarding the project.

D. Water

The proposed water source is an existing well, permit number 336787, issued for fire protection, ordinary household purposes inside not more than 3 single family dwellings, the watering of livestock on a farm or ranch, and the irrigation of not more than one acre. The Colorado Division of Water Resources (CDWR) reviewed the application and indicated that as currently permitted, the well could not be used for the commercial purposes associated with a horse-riding facility. CDWR stated “so long as no additional water will be diverted or consumed as a result of the business, our office has no comments.” The applicant will provide bottled water for horse-riding clients. Per Section 304.15 of the DCZR, USRs for horse training facilities are exempt from the requirements of DCZR Section 18A.

E. Sanitation

The property is served by an onsite wastewater treatment system (OWTS). Douglas County Health Department (DCHD) issued a Use Permit for OWTS sufficient to serve the proposed private use onsite. Due to the use restrictions associated with the well, the riding academy patrons may not be served by the OWTS. The applicants propose to provide a portable toilet for patrons.

F. Utilities

Utility service providers are Mountain View Electric Association (electrical service), Black Hills Energy (natural gas), AT&T, CenturyLink, and Comcast (phone and data services). AT&T, CenturyLink, and Xcel have determined that no conflicts with its facilities are present on the property. No response was received from Black Hills Energy.

F. Parks and Trails

The proposed use is not residential and will not generate additional park and trail requirements.

G. Open Space

The proposed use is not residential and will not generate additional open space requirements.

VI. PUBLIC NOTICE AND INPUT

In accordance with DCZR Section 2113, public notice is required to be published in the Douglas County News-Press, posted on site by the applicant, and mailed to abutting property owners.

Courtesy notices of an application in process were also sent to adjacent property owners as part of the referral period. Staff received no comments from adjacent property owners or members of the public. All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report. The applicant has provided

responses to referral comments within a separate letter included in the staff report attachments.

VII. STAFF ANALYSIS

Per Section 21 of the DCZR, a USR may be approved upon the finding by the Board of County Commissioners that the following standards have been met.

2102.01: Complies with the minimum zoning requirements of the zone district in which the special use is to be located, as set forth in this Resolution.

Staff Comment: A riding academy with more than 14 lessons per week is allowed as a Use by Special Review in the A-1 zone district. The proposal complies with A-1 district development standards, including building and parking setback requirements and building height requirements. The applicant has proposed additional restrictions in the management plan to establish hours of operation.

2102.02: Complies with the requirements of this Section 21.

The application was processed in accordance with the procedural provisions in Section 21, USR.

2102.03: Complies with the Douglas County Subdivision Resolution.

Subdivision is not required for the proposal.

2102.04: Will be in harmony and compatible with the character of the surrounding areas and neighborhood.

The site has historically been utilized as an agricultural and horse property. The proposed use is also consistent with the use and activities occurring on neighboring properties.

2102.05: Will be consistent with the Douglas County Comprehensive Master Plan, as amended.

The 2040 Douglas County Comprehensive Master Plan (CMP) establishes goals and objectives applicable to development in the County. The CMP designates the property as within the Cherry Valley Nonurban Subarea as identified in Section 3 of the CMP. The CMP states that while approval criteria for land use applications requires a finding of compliance with the CMP, "...the competing values of the Plan must be balanced through the public review process to achieve the larger vision of the community." As such, the CMP acknowledges its own competing values, and that implementation can only be achieved through the balancing of community values during the review process.

CMP goals, objectives, and policies for properties within the Cherry Valley Subarea generally support the maintenance of rural character (Goal 3-3; Objective 3-3B) and conservation of open land characterized by ranching and farming (Objective 3-3B). Additional policies address protection of wildlife movement and of Cherry Creek and its drainages. The USR request is consistent with the CMP policies that support the maintenance of rural character. As limited new structures are proposed, the proposal

does not impact wildlife movement or East Cherry Creek. Lighting is limited and will be turned off after the last lesson of the day.

2102.06: Will not result in an over-intensive use of land.

The proposal continues the established rural and agricultural character of the property. Approximately 38 acres of the property are pasture or vegetated area, while less than 5% of the site will be utilized for the barn, driveway, parking, outdoor arena, and detention. The use is consistent with existing development in the area.

2102.07: Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.

Public Works Engineering has reviewed the applicant's management plan and narrative regarding proposed management and operations. No additional traffic analysis or traffic and roadway improvements are required for the proposed use.

2102.08: Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.

Both the Douglas County Sheriff's Office and Franktown Fire provided no comments on the USR. The applicant will comply with all applicable requirements of the fire code.

2102.09: Will not cause significant air, water, or noise pollution.

Potential impacts associated with horse-related land uses typically include odor, flies, and dust. Horse clients will be confined to the outdoor riding arena, the stalls, and connected runs. No horse client will be allowed to board or pasture their horses. Manure will be stored within an area 150 feet from the property line and will be removed up to four times a year.

2102.10: Will be adequately landscaped, buffered, and screened.

No additional landscaping, buffering, or screening is proposed. The structures are rural in nature and are not anticipated to have any specific visual impacts which would require screening.

2102.11.2: Complies with standards regarding water supply.

The applicant proposes providing bottled water for horse-riding clients. The County's Water Commission reviewed the documentation provided and had no comments on the application as proposed.

2102.12: Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.

No detriments to health, safety, or welfare have been identified through the review process.

VIII. STAFF ASSESSMENT

Staff has evaluated the USR request in accordance with Section 21 of the DCZR. The applicant is required to adhere to the USR plan exhibit and operational limits of the management plan. Per Section 21, all approved USRs are subject to annual inspection to ensure compliance with the management plan. Should the Planning Commission find that the approval standards for the USR are met, the following proposed conditions should be considered for inclusion in the recommendation to the Board of County Commissioners:

1. Prior to final approval of the record copy of the USR plan exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.

ATTACHMENTS	PAGE
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LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. **NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.**

OFFICE USE ONLY**PROJECT TITLE:** 9560 S. East Cherry Creek Road**PROJECT NUMBER:** US2025-003**PROJECT TYPE:** Increase allowed weekly lessons**MARKETING NAME:** Cornerstone Riding Academy**PRESUBMITTAL REVIEW PROJECT NUMBER:** PS2025-014**PROJECT SITE:**

Address: 9560 SE Cherry Creek Rd. Franktown

State Parcel Number(s): 7603-333-00-002

Subdivision/Block#/Lot# (if platted):

PROPERTY OWNER(S):

Name(s): Mark & Tara Hernandez / 1031 Pros Titleholder 1254 LLC

Address: 20631 CR 149 Matheson, CO 80830

Phone: 719-600-1832

Email:

AUTHORIZED REPRESENTATIVE: (Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)

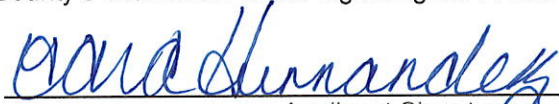
Name: Tara Hernandez

Address: 20631 County Road 149 Matheson, CO 80830

Phone: 719-600-1832

Email:

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.


Applicant SignatureJanuary 30, 2025
Date



Mapping and Civil Engineering

Mace Pemberton, P.E.
14 Honey Locust
Littleton, CO 80127
(303) 523-9556

July 22, 2025

Douglas County Department of Community Development
Planning Services
100 Third Street
Castle Rock, CO 80104

Subject: 9560 South East Cherry Creek Road

American Horse Company is requesting to increase the allotted lessons to 14 lessons per day which requires a Use by Special Review.

In accordance with Douglas County Zoning Resolution this request complies with the Standards identified based on the anticipated impact of the change to allow the additional horse riding lessons. Listed below are the Standards with a response to provide compliance with the Standard.

2102 Approval Standards - A use by special review shall be approved only if the Board of County Commissioners finds that the proposed use:

2102.01 Complies with the minimum zoning requirements of the zone district in which the special use is to be located, as set forth in this Resolution.

The request complies with the agricultural zoning allowing for the construction of the arena and office for the purpose of providing horse riding lessons on the property.

2102.02 Complies with the requirements of this Section 21.

The request complies with this section of the Zoning Code.

2102.03 Complies with the Douglas County Subdivision Resolution.

The unplatted parcel is 40 acres and is not subdivided.

2102.04 Will be in harmony and compatible with the character of the surrounding areas and neighborhood.

The site is in the rural portion of the Cherry Valley nonurban subarea as identified in the Douglas County Comprehensive Master Plan. Neighboring properties include ranching and horse pastures.

2102.05 Will be consistent with the Douglas County Comprehensive Master Plan, as amended.

The proposed use is consistent with the policies identified for the Cherry Valley subarea in the Comprehensive Master Plan. This use follows the policies to encourage low-intensity rural development, stringent water conservation measures and conservation of grassland.

2102.06 Will not result in an over-intensive use of land.

The riding lessons will not result in an over-intensive use of the land. The enclosed arena areas (covered building) will limit erosion from this confined space. Horses are not pastured to not over graze the land.

2102.07 Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.

The traffic generated from the riding lessons will have a minimal impact to East Cherry Creek Road. The effect of the individual scheduled lessons will not cause arrival and departure concerns.

2102.08 Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.

The request for additional riding lessons does not require additional public facilities and services. Since the lessons are private, no additional staffing is required.

2102.09 Will not cause significant air, water, or noise pollution.

No significant air, water or noise pollution is anticipated from the additional riding lessons.

2102.11 Will be adequately landscaped, buffered, and screened. Complies with the following standards regarding water supply:

2102.11.1 If it is demonstrated that the use by special review will not generate any ongoing water demand, no proof of water supply shall be required and no other provisions of Section 18A, Water Supply - Overlay District, herein, shall be applicable. (Amended 5/26/2015)

A well permit was obtained for 15gpm, adequate for the watering of the horses.

2102.11.2 If it is demonstrated that the use by special review, when located on a conforming parcel within the A-1 or LRR zone district, will generate 21 - 2 Section 21 4/28/15 DOUGLAS COUNTY ZONING RESOLUTION Use By Special Review a water demand not to exceed three (3) acre-feet per year, and that the demand can be supplied by a groundwater well which has or is capable of receiving a permit from the Colorado Division of Water Resources for such use, this standard shall be met and no other provisions of Section 18A, Water Supply - Overlay District,

herein, shall be applicable. Water demands shall be estimated in accordance with the Minimum Water Demand Standards defined in Section 18A, Water Supply – Overlay District, herein. (Amended 5/26/2015)

A well permit was obtained for 15gpm, adequate for the watering of the horses.

2102.11.3 For all other use by special review applications, the applicant shall demonstrate conformance with Section 18A, Water Supply - Overlay District, herein. (Amended 5/26/2015)

The water supply is adequate for this use.

2102.12 Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.

The requested use is not detrimental to the health, safety, or welfare of the citizens of Douglas County.

In addition, specific to this land use, Section 2107.24 identifies horse boarding or training facility in A-1, LRR, RR, and ER zone districts where the number of boarded horses exceeds the maximum number of horses permitted by right or by administrative review, or the number of lessons for non-owned horses, or riders not related to the landowner or lessee, exceeds 14 per week. The applicant shall demonstrate a minimum water supply of 20 gallons per horse per day. The applicant must obtain the necessary well permits from the State Division of Water Resources. On the Plan Exhibit, the applicant shall identify areas of allowable devegetation, pastures proposed for horse grazing, the pasture grazing schedule, manure storage areas, and the method and frequency of manure disposal.

The request for the additional riding lessons follow the Douglas County Animal Regulations as identified below:

Setbacks:

Required Street setback 100'	Provided Street setback 250'
Required Side Lot line setback 50'	Provided Side Lot line setback 87'
Required Rear Lot line setback 50'	Provided Rear Lot line setback 700'

Vegetation Requirements:

Maximum De-vegetation Area Requirements are established at 5.2 acres or 10%, whichever is greater, to a maximum of 10 acres for lots 35 acres or larger.

This 40 acre site would be allowed 4 acres of de-vegetation. Based upon the site plan and drainage plan, the proposed outdoor arena, horse paddocks, and gravel driveway will disturb 1.2 acres.

Waste and Odor Regulations:

The owners have over 10 years experience operating a similar horse training facility and provide removal of manure at regular intervals and spread to minimize breeding of flies and control odor. The easterly portion of the site is undisturbed to accept the manure. The westerly portion of the site drains toward East Cherry Creek Road. A detention pond is planned in the northwesterly portion of the site so that no manure will be spread to diminish water quality discharging to the public right-of-way. The 40 acre site provides sufficient setbacks (greater than minimum 100 feet) for manure piles.

Animal Limits:

The Zone District Animal Limits for A-1 35+ acres identifies NO LIMIT on own livestock (Boarded horses: 4 by right; 5-12 by admin. approval; 13+ by USB).

Only horses owned by the owners are provided for the riding lessons. No boarding is provided.

Please call me directly if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Mace Pemberton". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mace Pemberton
MACE LLC

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

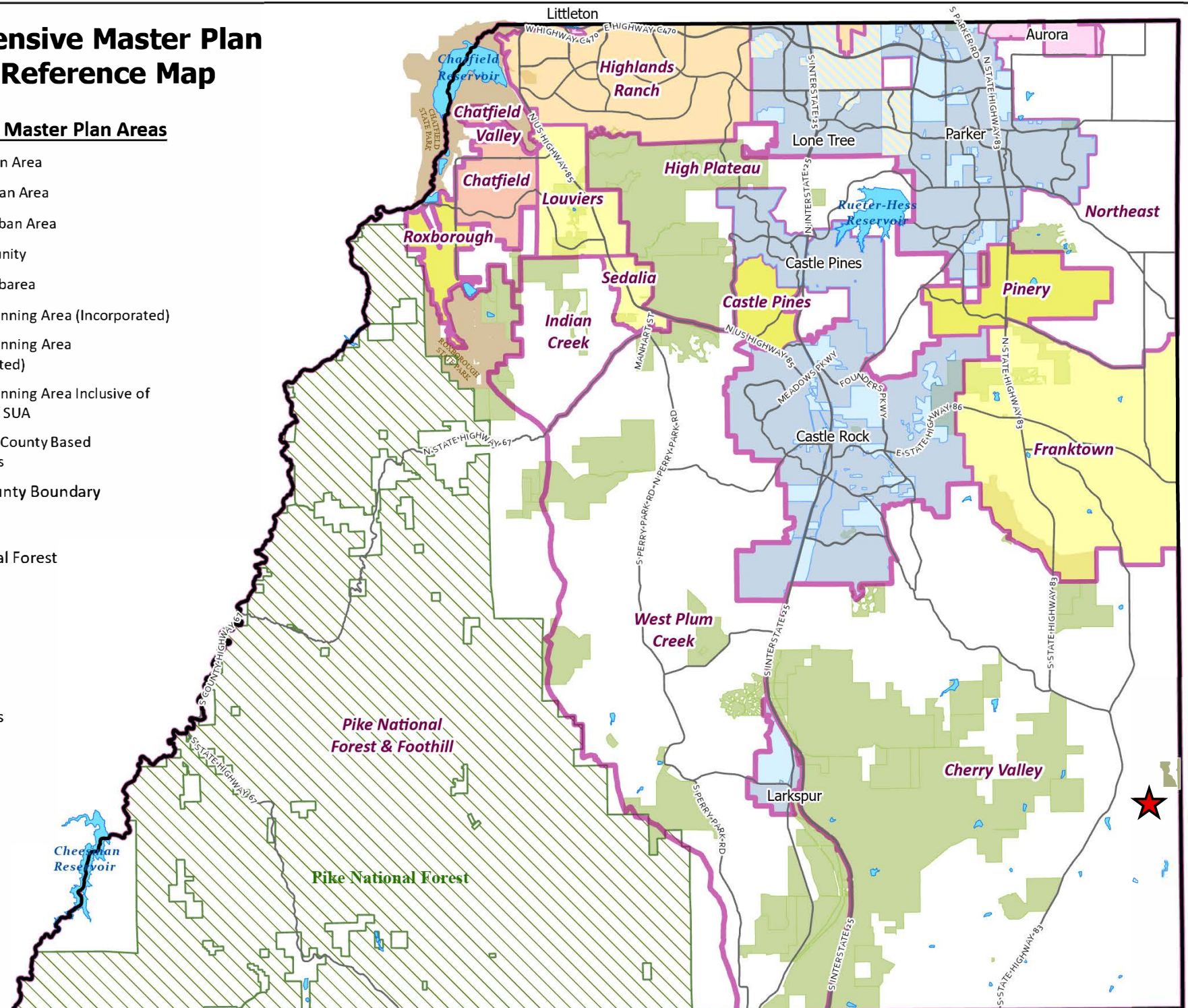
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas County Boundary

Parks

-  Pike National Forest
-  State Parks
-  Open Space
-  Lakes

Roadways

-  Major Roads



9560 S East Cherry
Creek Road

US2025-003
Zoning Map



- LEGEND
- Roads
 - Major Roads
 - ▭ Parcels - PARCELS
 - ▭ A1 - AGRICULTURAL ONE



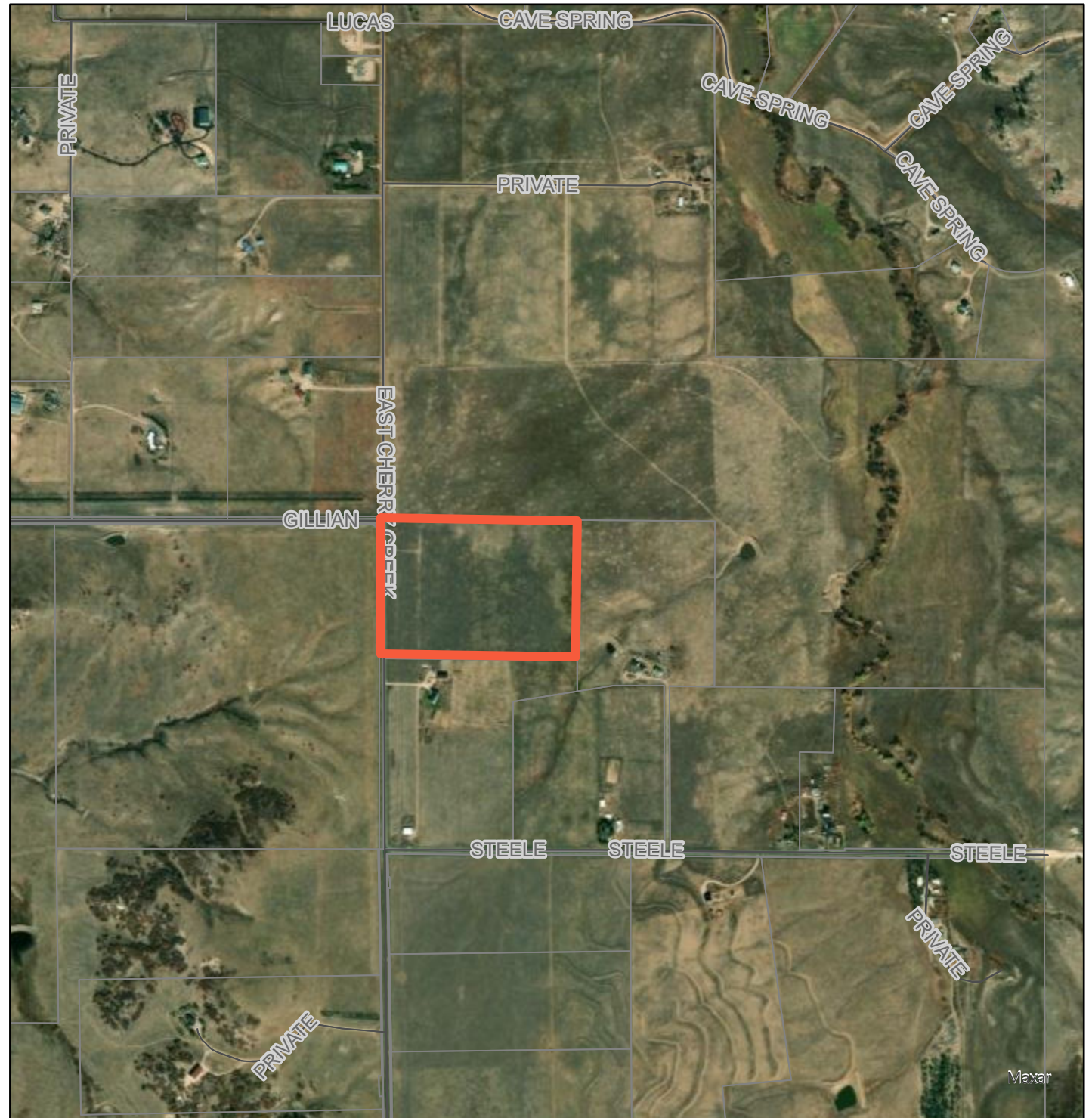
9560 S East Cherry Creek Road

US2025-003
Aerial Map



LEGEND

- Roads
- Major Roads
- Parcels - PARCELS



Referral Agency Response Report**Page 1 of 2****Project Name:** 9560 S East Cherry Creek Rd**Project File #:** US2025-003**Date Sent:** 07/28/2025**Date Due:** 08/18/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/29/2025	No Comment	No response required
Assessor	07/29/2025	Received: please be aware we have no comments.	No response required
AT&T Long Distance - ROW	07/30/2025	No Comment	No response required
Black Hills Energy		No Response Received	No response required
Building Services	07/30/2025	No Comment	No response required
CenturyLink	08/01/2025	No Comment	No response required
Cherry Creek Basin Water Quality Authority	08/12/2025	Summary of Response: The Cherry Creek Basin Water Quality Authority acknowledges notification that the proposed development plans for US2025-003, 9560 S. East Cherry Creek Rd will be reviewed by Douglas County.	No response required
Colorado Department of Transportation CDOT	07/28/2025	No Comment	No response required
Colorado Division of Water Resources	08/20/2025	Summary of Response: As currently permitted, well permit no. 336787 cannot be used for commercial purposes (including those associated with a horseback riding facility). However, according to DWR's 2023-1 guideline water from a well permitted for those non-commercial uses may be used at a property where commercial activity occurs, so long as no additional water will be diverted or consumed as a result of the business being conducted on the property. Specifically, employees (other than a party living in a single-family residence on the property) and customers cannot use water from the well, and any business on the property cannot use water from the well for conducting business. Therefore, so long as no water use is associated with the horseback riding facility, our office has no comments. However, if there is use of water from the existing well for the horseback riding facility a commercial well permit must be obtained for commercial purposes. Review letter for full response.	The applicant proposes bottled water and a portable toilet for the riding academy participants.

Referral Agency Response Report**Page 2 of 2****Project Name:** 9560 S East Cherry Creek Rd**Project File #:** US2025-003**Date Sent:** 07/28/2025**Date Due:** 08/18/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Geological Survey	08/14/2025	No Comment	No response required
Comcast		No Response Received	No response required
Douglas County Conservation District		No Response Received	No response required
Douglas County Health Department		No Response Received	No response required
Elbert County Community & Development Services		No Response Received	No response required
Engineering Services	08/12/2025	Received: Please review red-marked comments on the DESC Plan, USR Exhibit and the Phase III Drainage Report.	The applicant worked with PWE and has executed a USRPIA to ensure the detention pond will be constructed according to PWE standards.
Franktown FD	08/18/2025	No Comment	No response required
Office of Emergency Management	07/29/2025	No Comment	No response required
Rural Water Authority of Douglas County		No Response Received	No response required
Sheriff's Office		No Response Received	No response required
Sheriff's Office E911		No Response Received	No response required
Wildfire Mitigation	08/13/2025	Received: A wildfire hazard assessment was performed, fuels are light, grass fuels, wildfire mitigation has no issues with the USR, no wildfire mitigation related actions are required at this time.	No response required
Xcel Energy-Right of Way & Permits	08/12/2025	Received: PSCo has reviewed the plans for the above-mentioned case and currently has no apparent conflict.	No response required

From: annb.cwc64.com
To: [Heather Scott](#)
Cc: [CHOY, PAM](#); duanew.cwc64.com; jt.cwc64.com
Subject: 9560 S. East Cherry Creek Rd Franktown, Colorado Douglas County eReferral #US2025-003
Date: Wednesday, July 30, 2025 12:00:44 PM

Hi Heather,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 9560 S. East Cherry Creek Rd Franktown, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.



From: [Varner - CDOT, Jessica](#)
To: [Heather Scott](#)
Cc: [Steven Loeffler - CDOT](#)
Subject: 9560 S. East Cherry Creek Rd Project Number:US2025-003
Date: Monday, July 28, 2025 2:09:28 PM

Hi Heather,

I have reviewed the referral for 9560 S. East Cherry Creek Rd and have no comment. This development is off the CDOT system.

Thank you for the opportunity to review this referral.

Thank you,

Jessica Varner
Permits Unit- Region 1



P [720.541.0441](tel:720.541.0441) | F [303.757.9053](tel:303.757.9053)
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
Jessica.varner@state.co.us | www.codot.gov | www.cotrip.org

8/1/2025

Heather Scott
Douglas County Planning Services
100 Third Street
Castle Rock, CO



No Reservations/No Objections

SUBJECT: Rezoning of 9560 SE Cherry Creek Rd in Douglas Co, CO.

To Whom It May Concern:

Quest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject rezoning and has determined that it has no objections with respect to the areas proposed for rezoning as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this rezoning shall not reduce our rights to any existing easement or rights we have on this site or in the area.

If you have any questions, please contact Richard Hollis at 903-559-1095 or richard.hollis@lumen.com

Sincerely yours,

CenturyLink ROW Team



August 20, 2025

Heather Scott

Douglas County Planning Services

Transmission via email: hscott@douglas.co.us

Re: 9560 South East Cherry Creek Road

Case No. US2025-003 Cornerstone Riding Academy

Part of the SW ¼ of Section 33, Township 9 South, Range 65 West, 6th P.M.

Water Division 1, Water District 8

Dear Heather Scott:

We have reviewed the information provided on July 28, 2025 concerning the above referenced Use by Special Review to allow the Cornerstone Riding Academy to increase the horseback riding lessons to 14 lessons per day. The Cornerstone Riding Academy provides horseback riding lessons predominantly utilizing their own trained horses.

This referral does not appear to qualify as a "subdivision" as defined in Section 30- 28-101(10)(a), C. R. S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.



According to the information provided in the application, the proposed water source is an existing well operating under permit no. 336787. Well permit no. 336787 was issued on December 11, 2024 for fire protection, ordinary household purposes inside not more than three (3) single-family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one (1) acre of home gardens and lawns. The well is completed to withdraw water from the not nontributary Upper Dawson aquifer.

As currently permitted, well permit no. 336787 cannot be used for commercial purposes (including those associated with a horseback riding facility). However, according to DWR's 2023-1 guideline water from a well permitted for those non-commercial uses may be used at a property where commercial activity occurs, so long as no additional water will be diverted or consumed as a result of the business being conducted on the property. Specifically, employees (other than a party living in a single-family residence on the property) and customers cannot use water from the well, and any business on the property cannot use water from the well for conducting business.

Therefore, so long as no water use is associated with the horseback riding facility, our office has no comments. However, if there is use of water from the existing well for the horseback riding facility a commercial well permit must be obtained for commercial purposes. Well permit no. 336787 would need to be repermited pursuant to a court-approved augmentation plan.

Alternatively, the applicant could obtain a commercial well permit to construct a new well for the horseback riding facility utilizing one of the nontributary aquifer sources beneath the parcel.

The ability to repermit the existing well or obtain a permit to construct a new well (along the allowed uses) will be determined at the time when a complete well permit application is filed with and reviewed by the State Engineer's Office.

Please contact me at 303-866-3581 x8246 or at loana.Comaniciu@state.co.us with questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ioana Comaniciu".

Ioana Comaniciu, P.E.

Water Resources Engineer

Ec: Referral no. 34357

Water well permit no. 336787

From: [Comaniciu - DNR, Ioana](#)
To: [Heather Scott](#)
Cc: [Jeanette Bare](#)
Subject: Re: FW: FW: Douglas County eReferral (US2025-003) Is Ready For Review
Date: Tuesday, October 7, 2025 3:38:57 PM

Good Afternoon,

I apologize for the late response on this. But please note that based on my conversation with the property owner for US2025-003 we agreed that a well permit for commercial use is not necessary as long as employees (other than a party living in a single-family residence on the property) and customers will not use water from the well, and any employees/customers conducting business on the property will use porta-potty on site and water bottle for drinking purposes.

Please let me know if you have any other questions or concerns.
Sincerely,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

ioana.comaniciu@state.co.us | <https://dwr.colorado.gov>

On Wed, Sep 24, 2025 at 3:35 PM Heather Scott <hscott@douglas.co.us> wrote:

Good afternoon Ioana,

Please review Tara's comments below and let me know if that is sufficient. We can arrange a phone conversation if necessary!

Thank you,

Heather Scott, AICP | Principal Planner

Douglas County Department of Community Development

Address | 100 Third St., Castle Rock, CO 80104

Direct | 303-814-4358 **Mobile** | 303-919-4801

Email | hscott@douglas.co.us

From: Tara Hernandez <tara@theamericanhorsecompany.com>

Sent: Thursday, September 18, 2025 3:20 PM

To: Heather Scott <hscott@douglas.co.us>

Cc: Jeanette Bare <JBare@douglas.co.us>; Michael Cairy <MCairy@douglas.co.us>;
ioana.comaniciu@state.co.us

Subject: Re: FW: Douglas County eReferral (US2025-003) Is Ready For Review

Good Afternoon Heather,

I just spoke to Iona and she agreed that if we had a porta-potty on site for our customers to use then that would be sufficient enough for her. The well is still fine for our horses and our personal use, just the clients cannot use that.

We already have a porta-potty on site and have had it there for close to a year so we will just keep it there and use the porta-potty for clients only. I have cc'd Iona on this email just to make sure we are all on the same page.

Please let me know if you have any additional questions or need anything else.

Thank you.

Sincerely,

Tara Hernandez

719-600-1832

"Success doesn't come from what you do occasionally, but from what you do

consistently."

www.theamericanhorsecompany.com

On Thu, Sep 18, 2025 at 2:24 PM Heather Scott <hscott@douglas.co.us> wrote:

Hello Tara,

Please review the email string from Ioana, at the State Water Resource Office, below. You may need to have your well company reach out to Ioana directly. At this time, a commercial well permit must be obtained for the USR to allow commercial purposes.

Thank you,

Heather Scott, AICP | Principal Planner

Douglas County Department of Community Development

Address | [100 Third St., Castle Rock, CO 80104](#)

Direct | 303-814-4358 **Mobile** | 303-919-4801

Email | hscott@douglas.co.us

From: Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>

Sent: Thursday, September 18, 2025 2:11 PM

To: Heather Scott <hscott@douglas.co.us>

Cc: Michael Cairry <MCairry@douglas.co.us>

Subject: Re: Douglas County eReferral (US2025-003) Is Ready For Review

Hello Heather,

I believe our comment letter to the county on US2025-003 is clear that the well operating under permit no. 336787 cannot be used for any commercial purposes (including those associated with a horseback riding facility or customers using the bathroom facilities). Specifically, employees (other than a party living in a single-family residence on the property) and

customers cannot use water from the well, and any business on the property cannot use water from the well for conducting business. I explained this to the property owner during our phone conversation.

In conclusion, if there is use of water from the existing well for the horseback riding facility or customers use water from the well, a commercial well permit must be obtained for commercial purposes. Well permit no. 336787 would need to be re-permitted pursuant to a court-approved augmentation plan. As an option, the applicant could obtain a commercial well permit to construct a new well for the horseback riding facility utilizing one of the nontributary aquifer sources beneath the parcel.

Please contact me at this office if you have any other questions.

Best Regards,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

[1313 Sherman St., Suite 821 Denver CO 80203](https://www.dwr.state.co.us/locations/1313%20Sherman%20St%2C%20Suite%20821%20Denver%20CO%2080203)

ioana.comaniciu@state.co.us | <https://dwr.colorado.gov>

On Mon, Sep 15, 2025 at 12:15 PM Heather Scott <hscott@douglas.co.us> wrote:

Good morning Ioana,

I spoke with the applicant, Tara Hernandez, regarding your response letter to US2025-003. Tara indicated that she spoke with you and a commercial well permit was not needed as they were only boarding their own horses. Do they need a commercial well

to have their riding academy clients utilize the bathroom facilities onsite?

Please advise if you have had any dialog with the applicant and if so, how best to handle the well on this site. Do you have a revised response for this application? Any insight would be greatly appreciated.

Thank you,

Heather Scott, AICP | Principal Planner

Douglas County Department of Community Development

Address | [100 Third St., Castle Rock, CO 80104](#)

Direct | 303-814-4358 **Mobile** | 303-919-4801

Email | hscott@douglas.co.us

From: Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>

Sent: Wednesday, August 20, 2025 3:35 PM

To: Heather Scott <hscott@douglas.co.us>

Subject: Re: Douglas County eReferral (US2025-003) Is Ready For Review

Good Afternoon,

Attached is the State Engineer's Office comment letter on US2025-003 referral.

Best Regards,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

[1313 Sherman St., Suite 821 Denver CO 80203](#)

ioana.comaniciu@state.co.us | <https://dwr.colorado.gov>

On Mon, Jul 28, 2025 at 11:54 AM <hscott@douglas.co.us> wrote:

There is an eReferral for your review. Please use the following link to log on to your account:

[https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx_!!PUG2raq7KiCZwBk!Ys3uH9hglktZPnfz6EX3kytytNvPIE5j9B_2iscAfDyf8xj3rmWFfmbZaS2AkcnuPKgiPr_N27fHTZeWt_JrEg\\$](https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx_!!PUG2raq7KiCZwBk!Ys3uH9hglktZPnfz6EX3kytytNvPIE5j9B_2iscAfDyf8xj3rmWFfmbZaS2AkcnuPKgiPr_N27fHTZeWt_JrEg$)

Project Number: US2025-003

Project Title: 9560 S. East Cherry Creek Rd

Brief Description:

The applicant is requesting approval of a Use by Special Review (USR) to allow a riding academy and offer 14 horseback riding lessons per day. Hours of operation will be Monday through Friday from 8am to 6pm and Saturdays, 9am to 4pm.

If you have any questions, please contact me.

Sincerely,

Heather Scott
Douglas County Planning Services
[100 Third Street](#)
[Castle Rock, CO 80104](#)
303-814-4358 (office)
303-919-4801 (cell)

From: [Chuck Smith](#)
To: [Tara Hernandez](#); [Heather Scott](#); [Jeanette Bare](#)
Subject: RE: US2025-003 9560 S. East Cherry Creek Road USR application
Date: Tuesday, August 12, 2025 1:44:51 PM
Attachments: [Horse DESC Plan.pdf](#)
[image001.png](#)
[image002.png](#)
[Horse USR Exhibit.pdf](#)
[Horse Phase III Drainage Report.pdf](#)

All – attached are our redlines on the proposed USR – thanks and if you have any questions, please let me know

Chuck Smith, CFM | Engineer III – Douglas County Engineering
Douglas County Department of Public Works Engineering
Engineering Services
Address | 100 Third St., Castle Rock, CO 80104
Main | 303-660-7490
Email | CSmith@douglas.co.us

From: Tara Hernandez <tara@theamericanhorsecompany.com>
Sent: Thursday, July 24, 2025 5:01 PM
To: Heather Scott <hscott@douglas.co.us>; Jeanette Bare <JBare@douglas.co.us>; Chuck Smith <CSmith@douglas.co.us>
Subject: Re: US2025-003 9560 S. East Cherry Creek Road USR application

Good Afternoon Heather,

Well it has been quite the journey getting here but I believe we have everything we need now for our USR to continue this process. I apologize in the delay, this was way more delayed than we thought it was going to be.

I have attached an updated USR, the Phase III report, and a new letter addressing the original concerns.

Please let me know if there are any questions and if you need anything else from us.

Thank you so much and we look forward to hearing from you and getting this process moving.

Sincerely,

Tara Hernandez

719-600-1832

"Success doesn't come from what you do occasionally, but from what you do consistently."

www.theamericanhorsecompany.com

On Thu, Apr 24, 2025 at 3:43 PM Tara Hernandez <tara@theamericanhorsecompany.com> wrote:

9560 South East Cherry Creek Road PHASE III DRAINAGE REPORT

Prepared For:

Cornerstone Riding Academy
Tara Hernandez
20631 County Road 149
Matheson, CO 80830

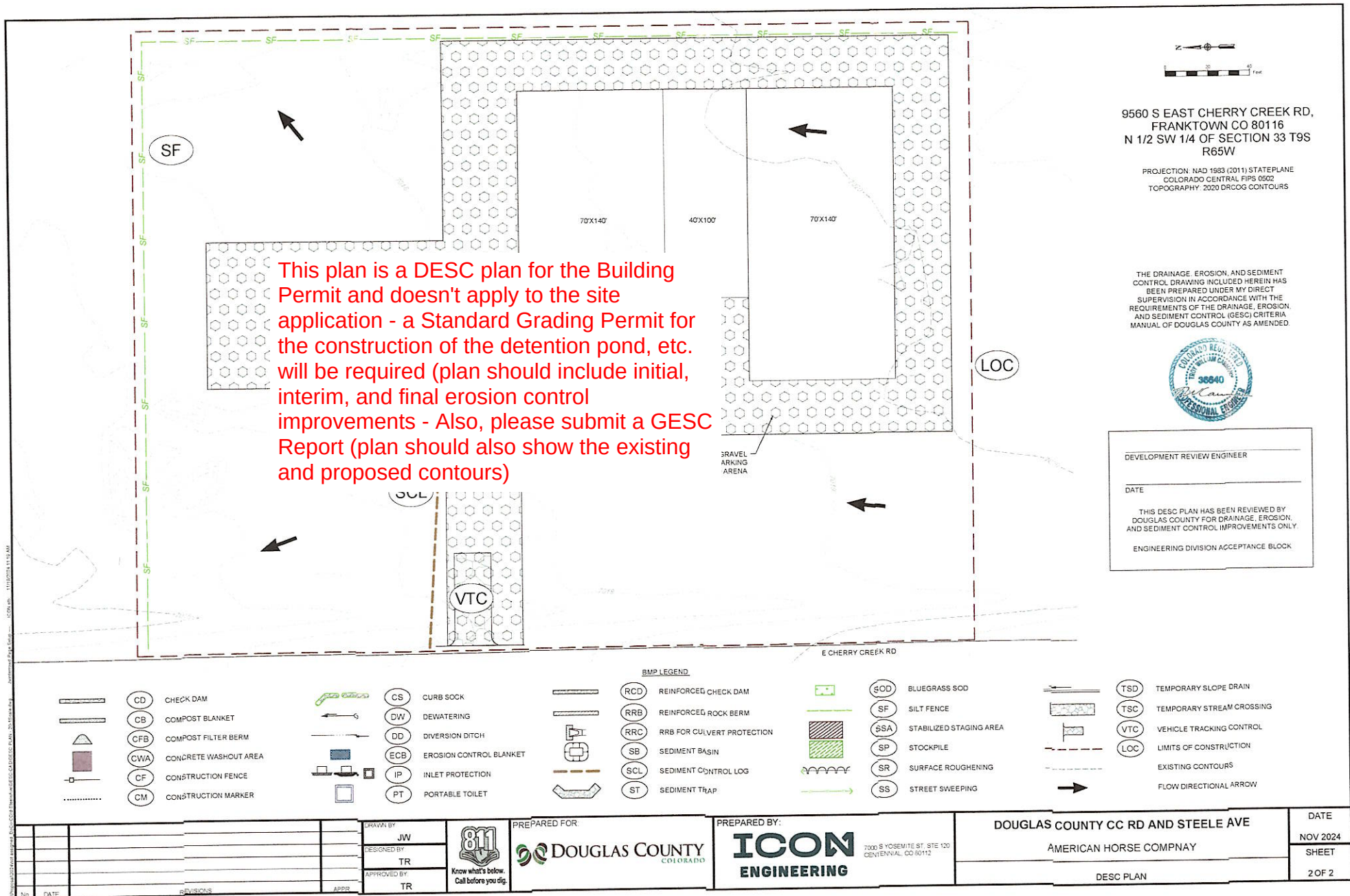
Prepared by:

MACE LLC
14 Honey Locust
Littleton, CO 80127

May 2025

The detention/water quality pond design will be reviewed in detail once the construction plans are submitted

Regarding the runoff coefficients - please refer to MHFD Volume 1-Chapter 6 for the update runoff coefficients



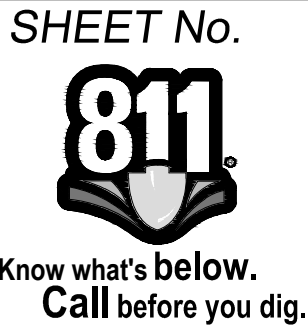
9560 SOUTH EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

COUNTY OF DOUGLAS, STATE OF COLORADO

TOTAL PERMIT AREA 40.0 ACRES

USR PLAN EXHIBIT



MANAGEMENT PLAN

NUMBER OF ANIMALS:

OWNER HORSES: 10
TOTAL STALLS: 20

HOURS OF OPERATION:

8AM TO 6PM MONDAY–FRIDAY
9AM TO 4PM SATURDAY
CLOSED SUNDAY

NUMBER OF EMPLOYEES: 2

OWNERS/HORSE TRAINERS

LESSONS:

RIDING LESSONS 6 DAYS A WEEK.

TRAFFIC, PARKING, AND ACCESS:

APPROXIMATELY 20 TRIPS PER DAY, INCLUDING OWNERS AND LESSONS.
GRAVEL DRIVEWAY WITH PARKING AREA AT OFFICE.
DIRECT ACCESS TO E. CHERRY CREEK ROAD

FIRE PROTECTION:

FRANKTOWN FIRE DEPARTMENT

REQUIRED PERMITS:

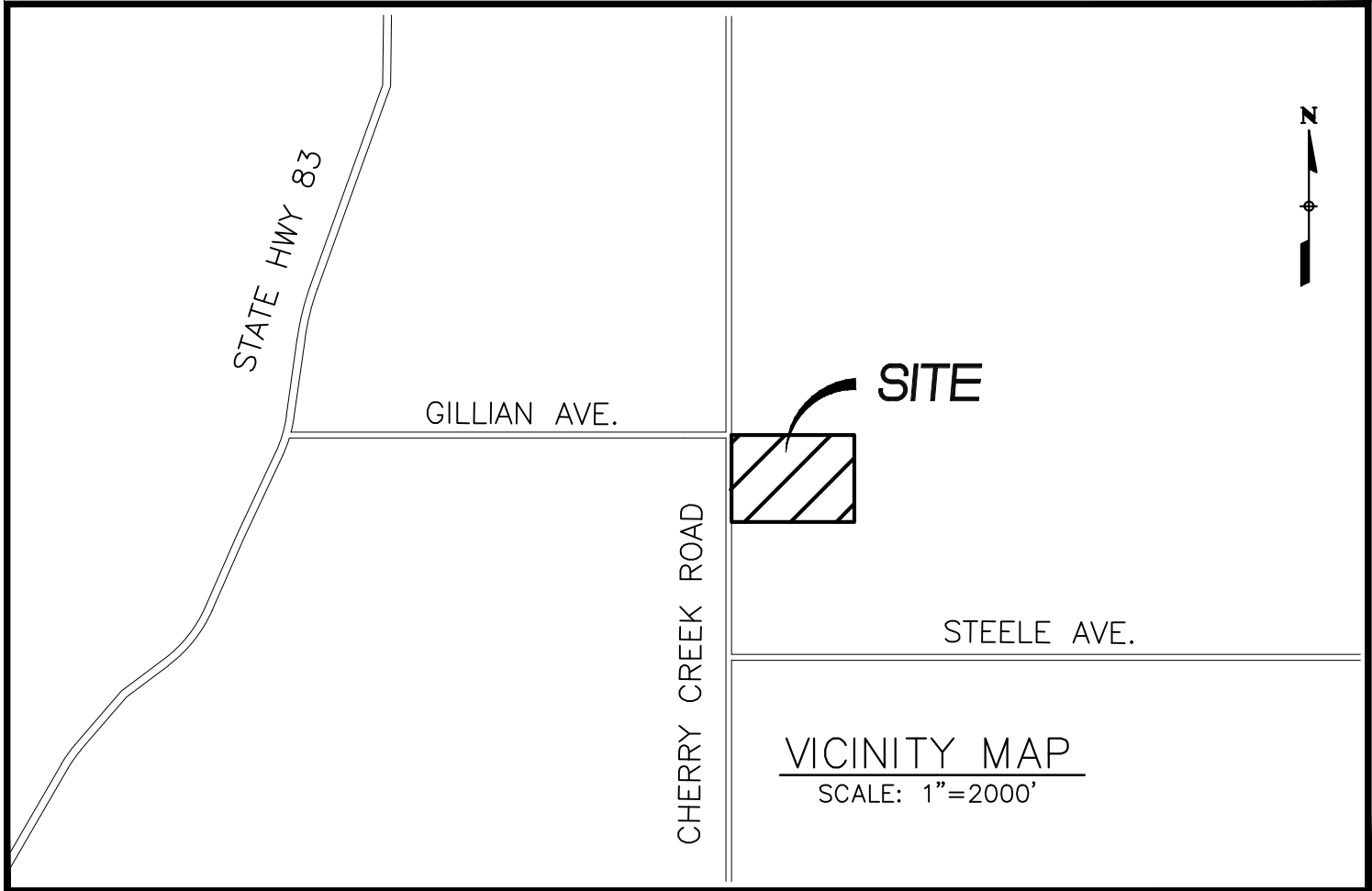
ALL PERMITS ISSUED BY THE COUNTY WHEN THE BUILDINGS WERE CONSTRUCTED IN 2025.

SITE MAINTENANCE:

HAY DELIVERIES – APPROXIMATELY 4 TIMES PER YEAR.
COMPOST – REMOVED 4 TIMES PER YEAR
STALLS CLEANED TWICE DAILY

SITE RULES:

NO OUTSIDE BOARDING.
NO SMOKING IN ARENA.
NO DOGS IN ARENA.



LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 33 AND CONSIDERING THE WEST LINE OF SECTION 33 TO BEAR NORTH 00 DEGREES 28 MINUTES 28 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN AND RELATIVE THERETO;
THENCE SOUTH 88 DEGREES 27 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1557.65 FEET;
THENCE SOUTH 00 DEGREES 28 MINUTES 28 SECONDS EAST A DISTANCE OF 1118.45 FEET;
THENCE SOUTH 88 DEGREES 276 MINUTES 28 SECONDS EAST A DISTANCE OF 1557.57 FEET TO THE WEST LINE OF SAID SECTION 33;
THENCE NORTH 00 DEGREES 28 MINUTES 28 SECONDS WEST A DISTANCE OF 1118.740 FEET TO THE POINT OF BEGINNING,

BENCHMARK:

NGS CONTROL POINT TT3B SOUTH OF GILLIAN AVE. ON EAST CHERRY CREEK ROAD 0.5 MILES TO THE STATION ON THE WEST SIDE OF THE ROAD. THE STATION IS A BRASS DISK SET IN A CONCRETE MONUMENT STAMPED 1933 ELEV. 7028
ELEVATION = 7031 (NAVD88)

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST, IS ASSUMED TO BEAR N00°28'28"W. ALL OTHER BEARINGS ARE RELATIVE THERETO. ALL MONUMENTS EXIST AS SHOWN HEREON.

LIST OF DRAWINGS

SHEET GENERAL DRAWINGS

- 1 OF 4 COVER SHEET
- 2 OF 4 SITE PLAN
- 3 OF 4 DETAIL GRADING PLAN
- 4 OF 4 DETAIL GRADING PLAN

THE USE BY SPECIAL REVIEW AS DEPICTED HEREIN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____, 2025.

DIRECTOR OF COMMUNITY DEVELOPMENT

THE USE BY SPECIAL REVIEW IS SUBJECT TO YEARLY REVIEW, OR AS OTHERWISE DEFINED BY THE BOARD OF COUNTY COMMISSIONERS AS PART OF ITS APPROVAL OF THE USE BY SPECIAL REVIEW, TO ENSURE COMPLIANCE WITH THE APPROVAL STANDARDS AND CONDITIONS OF APPROVAL.

THE USE BY SPECIAL REVIEW SHALL TERMINATE WHEN THE USE OF THE LAND CHANGES OR WHEN THE TIME PERIOD ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH THE APPROVAL PROCESS EXPIRES. THE OWNER SHALL NOTIFY THE ZONONG DIVISION OF A TERMINATION OF THE USE. WHEN THE ZONING DIVISION IS NOTIFIED OF A TERMINATION OF USE OR OBSERVES THAT THE USE HAS BEEN TERMINATED DURING THE ANNUAL REVIEW, A WRITTEN NOTICE OF TERMINATION SHALL BE SENT TO THE LANDOWNER.

ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS BY DOUGLAS COUNTY ENGINEERING SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS EXPIRES THREE (3) YEARS AFTER THE DATE OF SIGNATURE.

SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE SIGN STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION.

APPROVAL CERTIFICATE

PLANNING

INITIALS/DATE

OWNERS

INITIALS/DATE

INITIALS / DATE

A Site Improvement Plan Improvements Agreement (SIPIA) will be required for this project - I will provide the applicant a copy of this agreement

REFERENCE DRAWINGS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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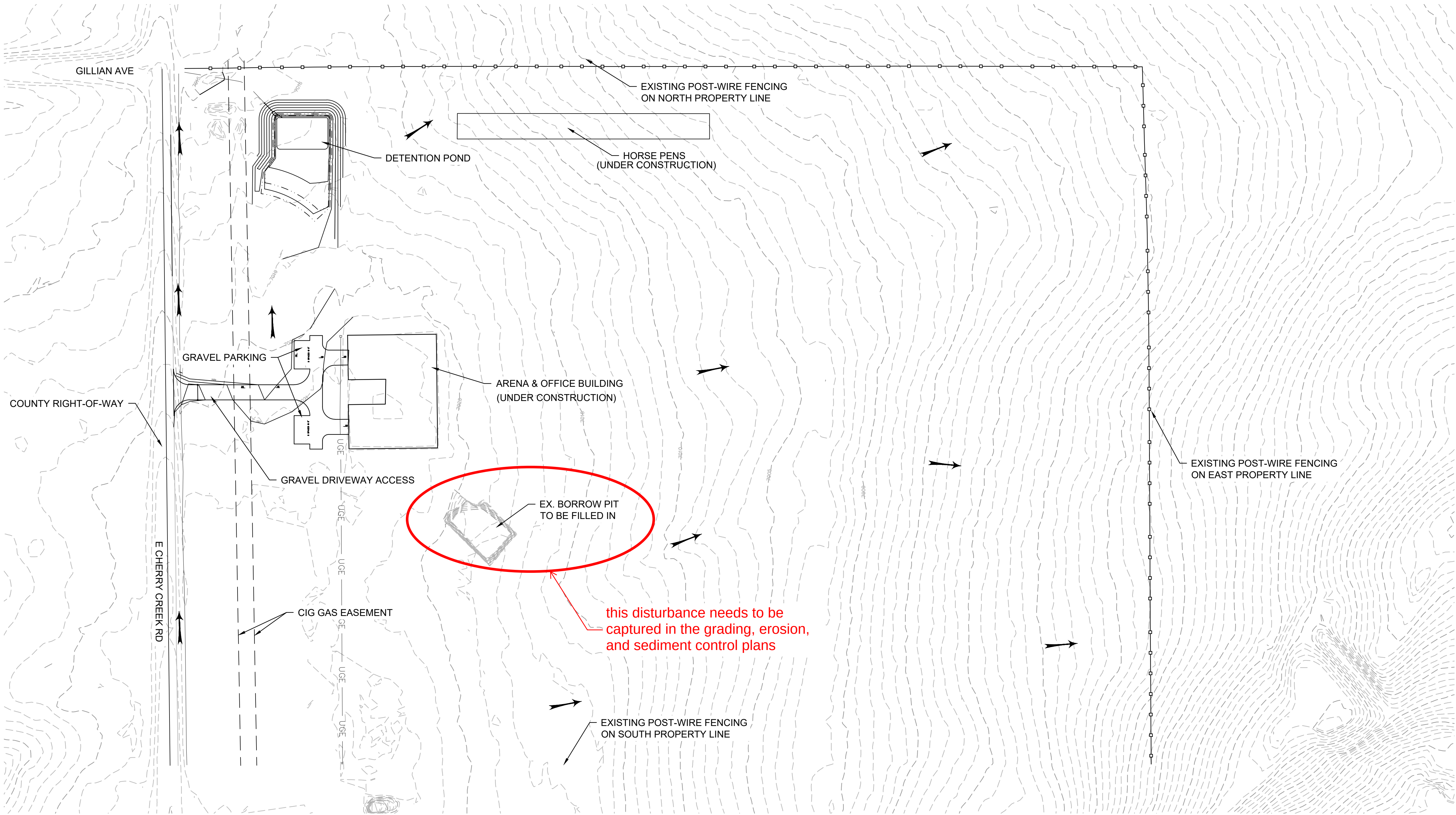
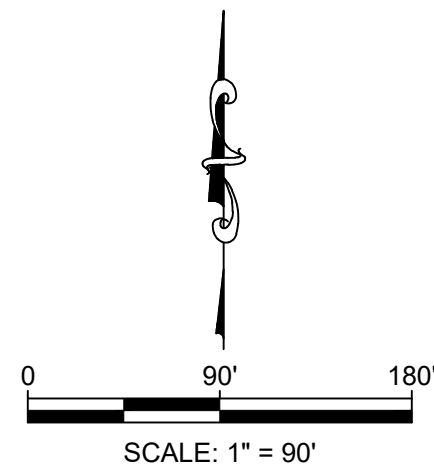
9560 SOUTH EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT

SHEET No.



Know what's below.
Call before you dig.



LEGEND

- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 FT)
- FLOW DIRECTION

REFERENCE DRAWINGS				
	No.	DATE	DESCRIPTION	BY
	REVISIONS			
	COMPUTER FILE MANAGEMENT			
	FILE NAME:			
	CTB FILE:			
	PLOT DATE:			
	THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY

PREPARED BY:

Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL

AMERICAN HORSE COMPANY

9560 SOUTH EAST CHERRY CREEK RD.
DOUGLAS COUNTY

SITE PLAN

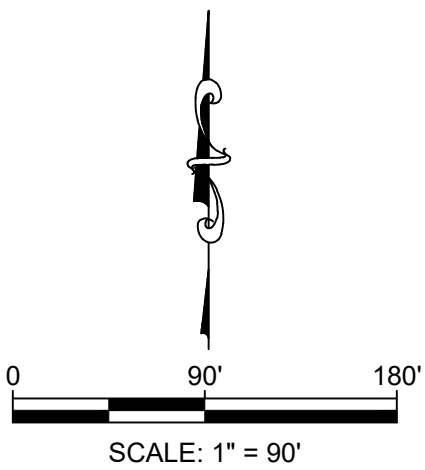
DESIGNED BY:	MLP	SCALE	DATE ISSUED:	5-28-2025
DRAWN BY:	MLP	HORIZ. 1"=50'		
CHECKED BY:	MLP	VERT.	SHEET	

C1.1

9560 SOUTH EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT

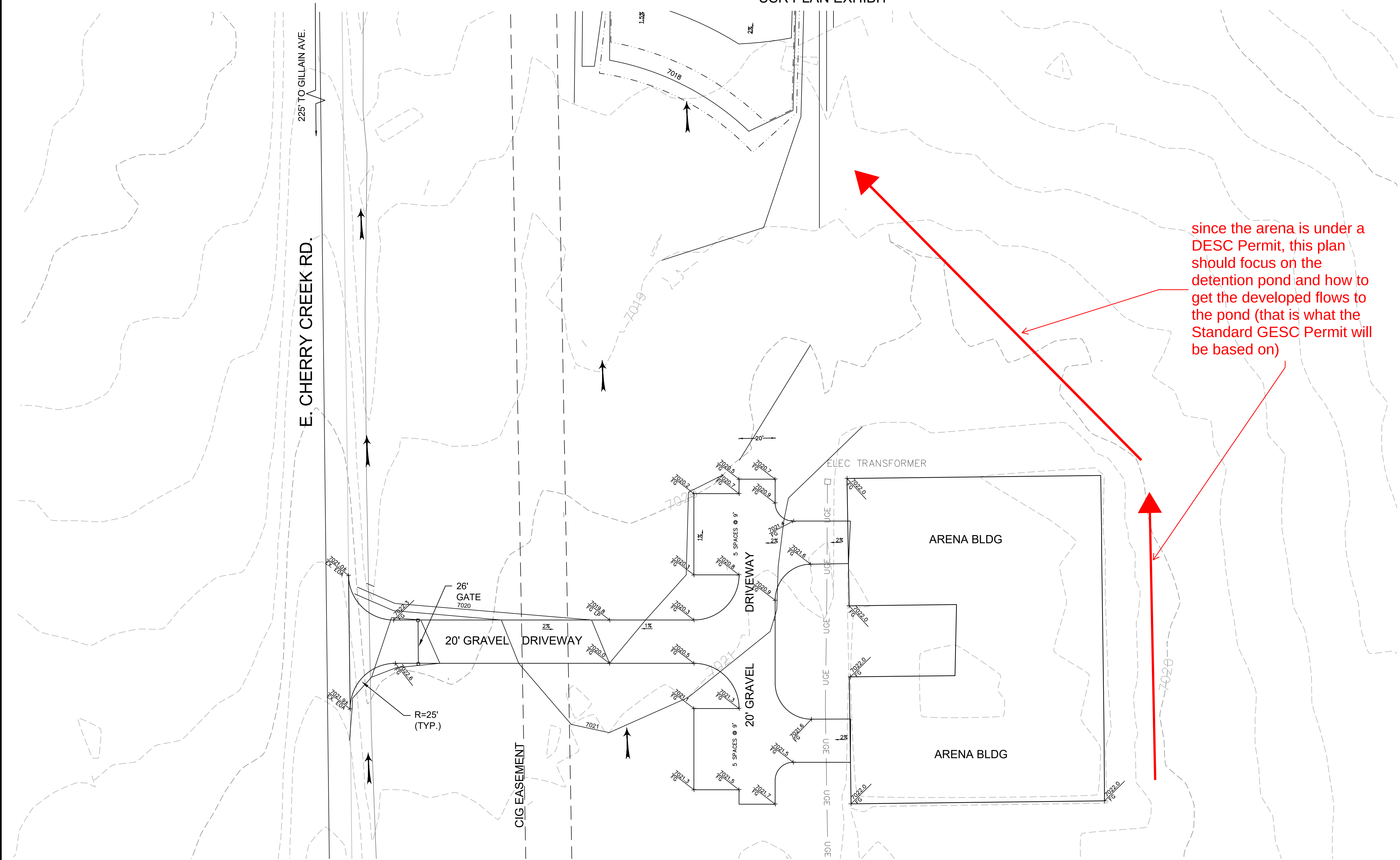
SHEET No.



LEGEND

- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 - FT)
- FLOW DIRECTION

since the arena is under a
DESC Permit, this plan
should focus on the
detention pond and how to
get the developed flows to
the pond (that is what the
Standard GESC Permit will
be based on)



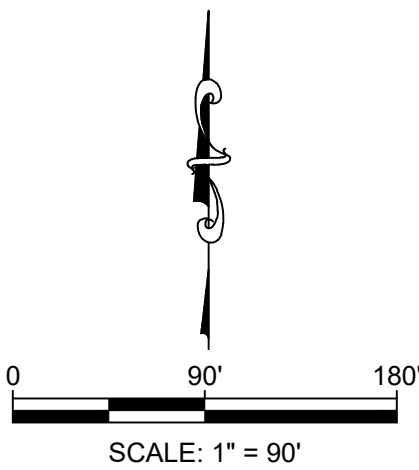
9560 SOUTH EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT

SHEET No.



Know what's below.
Call before you dig.



E. CHERRY CREEK RD.

DETENTION FACILITY (EDB)
REQUIRED 10YR VOL. 7013 cf
ALLOWED Q₁₀₀ RELEASE = 0.4 cfs
ALLOWED Q₁₀₀ RELEASE = 3.5 cfs
REQUIRED V₁₀₀ = 12,415 cf
10YR WSEL = 7017.85
100YR WSEL = 7018.41
TOP POND = 7019.41

DRAINAGE SWALE @ 1%

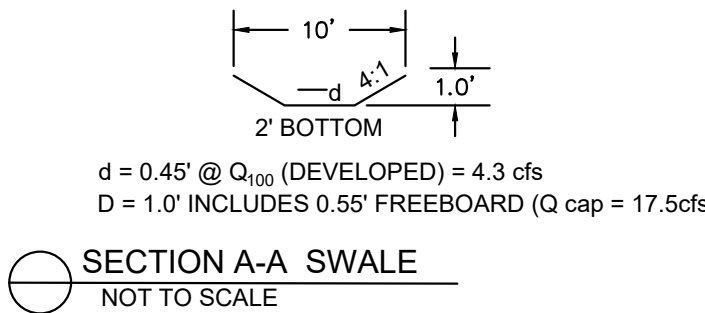
OUTLET STRUCTURE

DETENTION POND
7017

construction plans are required
to show the design of the outlet
structure, emergency spillway,
maintenance access etc.

LEGEND

- EXISTING CONTOUR (SURVEY 1FT)
- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 FT)
- FLOW DIRECTION



the County will require the applicant provide
us with a secondary drainage easement to
access the property for our annal inspections
- I will provide the applicant with our standard
drainage easement document

REFERENCE DRAWINGS			
1	12-4-2020	EAST & WEST FIRE ACCESS	
No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME:			
CTB FILE:			
PLOT DATE:			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY

MLP

PREPARED BY:



Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL



AMERICAN HORSE COMPANY

9560 SOUTH EAST CHERRY CREEK RD.
DOUGLAS COUNTY

DETAIL GRADING PLAN (DETENTION POND)

DESIGNED BY:	MLP	SCALE	DATE ISSUED:	5-28-2025
DRAWN BY:	MLP	HORIZ. 1"=50'	SHEET	
CHECKED BY:	MLP	VERT.		

C1.4



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

August 12, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Heather Scott

Re: 9560 S. East Cherry Creek Rd, Case # US2025-003

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **the above-mentioned case** and currently has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Referral Agency Response Report**Page 1 of 3****Project Name:** 9560 S East Cherry Creek Rd**Project File #:** US2025-003**Date Sent:** 07/28/2025**Date Due:** 08/18/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/29/2025	No Comment	No response required
Assessor	07/29/2025	Received: please be aware we have no comments.	No response required
AT&T Long Distance - ROW	07/30/2025	No Comment	No response required
Black Hills Energy		No Response Received	No response required
Building Services	07/30/2025	No Comment	No response required
CenturyLink	08/01/2025	No Comment	No response required
Cherry Creek Basin Water Quality Authority	08/12/2025	Summary of Response: The Cherry Creek Basin Water Quality Authority acknowledges notification that the proposed development plans for US2025-003, 9560 S. East Cherry Creek Rd will be reviewed by Douglas County.	No response required
Colorado Department of Transportation CDOT-Region # 1	07/28/2025	No Comment	No response required

Referral Agency Response Report

Page 2 of 3

Project Name: 9560 S East Cherry Creek Rd

Project File #: US2025-003

Date Sent: 07/28/2025

Date Due: 08/18/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	08/20/2025	Summary of Response: As currently permitted, well permit no. 336787 cannot be used for commercial purposes (including those associated with a horseback riding facility). However, according to DWR's 2023-1 guideline water from a well permitted for those non-commercial uses may be used at a property where commercial activity occurs, so long as no additional water will be diverted or consumed as a result of the business being conducted on the property. Specifically, employees (other than a party living in a single-family residence on the property) and customers cannot use water from the well, and any business on the property cannot use water from the well for conducting business. Therefore, so long as no water use is associated with the horseback riding facility, our office has no comments. However, if there is use of water from the existing well for the horseback riding facility a commercial well permit must be obtained for commercial purposes. Well permit no. 336787 would need to be re-permitted pursuant to a court-approved augmentation plan. Review letter for full response.	Spoke to Joana on August 20, 2025. Because Cornerstone Riding Academy does not board, the current permit, 336787 is sufficient for all personal horses. Any outside horses have to bring their own water if needed. Cornerstone Riding Academy does not board any outside horses & understands that if an outside horse is brought to the property for a lesson, the owner must bring water.
Colorado Geological Survey	08/14/2025	No Comment	No response required
Comcast		No Response Received	No response required
Douglas County Conservation District		No Response Received	No response required
Douglas County Health Department		No Response Received	No response required
Elbert County Community & Development Services		No Response Received	No response required

Referral Agency Response Report**Page 3 of 3****Project Name:** 9560 S East Cherry Creek Rd**Project File #:** US2025-003**Date Sent:** 07/28/2025**Date Due:** 08/18/2025

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	08/12/2025	Received: Please review red-marked comments on the DESC Plan, USR Exhibit and the Phase III Drainage Report.	
Franktown FD	08/18/2025	No Comment	No response required
Office of Emergency Management	07/29/2025	No Comment	No response required
Rural Water Authority of Douglas County		No Response Received	No response required
Sheriff's Office		No Response Received	No response required
Sheriff's Office E911		No Response Received	No response required
Wildfire Mitigation	08/13/2025	Received: A wildfire hazard assessment was performed, fuels are light, grass fuels, wildfire mitigation has no issues with the USR, no wildfire mitigation related actions are required at this time.	No response required
Xcel Energy-Right of Way & Permits	08/12/2025	Received: PSCo has reviewed the plans for the above-mentioned case and currently has no apparent conflict.	No response required



Know what's below.
Call before you dig.

MANAGEMENT PLAN

NUMBER OF ANIMALS:

OWNER HORSES: 10
TOTAL STALLS: 20

HOURS OF OPERATION:

8AM TO 6PM MONDAY–FRIDAY
9AM TO 4PM SATURDAY
CLOSED SUNDAY

NUMBER OF EMPLOYEES: 2

OWNERS/HORSE TRAINERS

LESSONS:

RIDING LESSONS 14 RIDING LESSONS PER DAY, 6 DAYS A WEEK.

TRAFFIC, PARKING, AND ACCESS:

APPROXIMATELY 20 TRIPS PER DAY, INCLUDING OWNERS AND LESSONS.
GRAVEL DRIVEWAY WITH PARKING AREA AT OFFICE.
DIRECT ACCESS TO E. CHERRY CREEK ROAD

FIRE PROTECTION:

FRANKTOWN FIRE DEPARTMENT

REQUIRED PERMITS:

ALL PERMITS ISSUED BY THE COUNTY WHEN THE BUILDINGS WERE CONSTRUCTED IN 2025.

SITE MAINTENANCE:

HAY DELIVERIES – APPROXIMATELY 4 TIMES PER YEAR.
COMPOST – REMOVED 4 TIMES PER YEAR
STALLS CLEANED TWICE DAILY
MANURE PILE 150' FROM NORTHEAST PROPERTY BOUNDARY

SITE STORAGE:

TWO CONEX CONTAINER STORAGE UNITS FOR EQUIPMENT & PERSONAL ITEMS.

SITE RULES:

NO OUTSIDE BOARDING.
NO SMOKING IN ARENA.
NO DOGS IN ARENA.

SITE LIGHTING:

SECURITY LIGHTING ILLUMINANCE LEVELS SHALL NOT EXCEED 10 FOOT–CANDLES AT A DISTANCE OF 10' FROM THE BUILDING OR USE.

DOWNLIT WALL–MOUNTED FIXTURES ARE PROVIDED TO ILLUMINATE THE BUILDING CONTAINED COMPLETELY WITHIN THE VERTICAL FACE OF THE BUILDING AND DO NOT SPILL OFF THE BUILDING EDGE. BUILDING FACADES MAY BE ILLUMINATED TO A MAXIMUM OF 20 FOOT–CANDLES AS MEASURED ON THE FACADE.

OUTDOOR ARENA AND HORSE PEN LIGHTS ARE FULL CUT OFF (NO TIMER/NO DAYLIGHT SENSOR). POLE MOUNT (H=20'), TILT 72', 400 WATT LED 5700K.

ALL LIGHTS EXCEPT THOSE REQUIRED FOR SECURITY AS PROVIDED HEREIN, SHALL BE REDUCED TO SECURITY LEVELS WITHIN ONE HOUR AFTER THE END OF BUSINESS UNTIL ONE HOUR PRIOR TO THE COMMENCEMENT OF BUSINESS. SECURITY LIGHTING AT ENTRANCES, STAIRWAYS AND LOADING DOCKS, AS WELL AS LIMITED PARKING LOT LIGHT, IS PERMITTED. THE USE OF MOTION SENSORS FOR SECURITY LIGHTING IS STRONGLY ENCOURAGED. SECURITY LIGHTING SHALL COMPLY WITH ALL APPLICABLE PROVISIONS CONTAINED HEREIN AND MAY NOT EXCEED THE MAXIMUM FOOT–CANDLE LEVEL PERMITTED ON SITE.

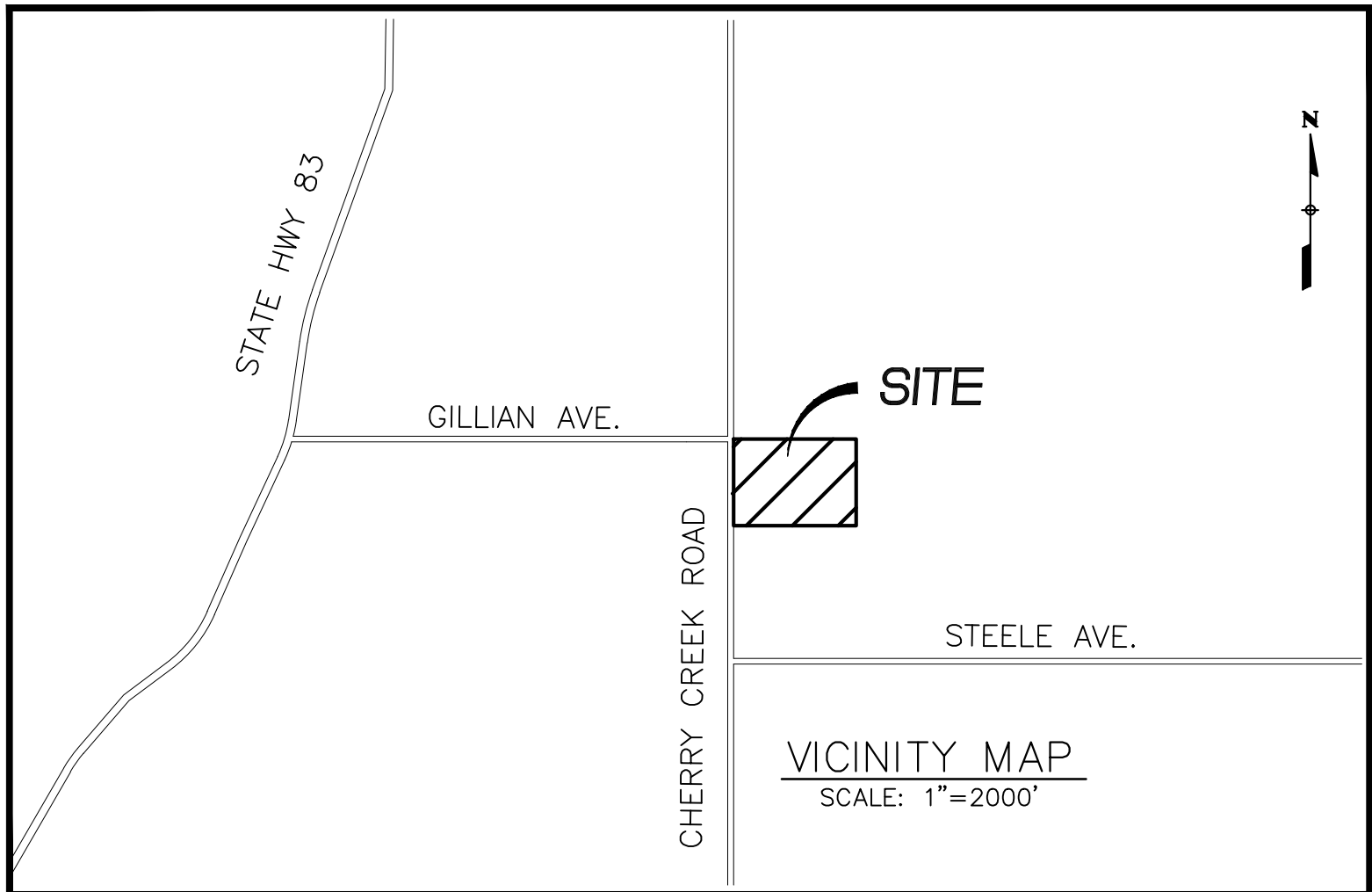
9560 SOUTH EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

COUNTY OF DOUGLAS, STATE OF COLORADO

TOTAL PERMIT AREA 40.0 ACRES

USR PLAN EXHIBIT US2025-003



LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 33 AND CONSIDERING THE WEST LINE OF SECTION 33 TO BEAR NORTH 00 DEGREES 28 MINUTES 28 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN AND RELATIVE THERETO;
THENCE SOUTH 88 DEGREES 27 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1557.65 FEET;
THENCE SOUTH 00 DEGREES 28 MINUTES 28 SECONDS EAST A DISTANCE OF 1118.45 FEET;
THENCE SOUTH 88 DEGREES 276 MINUTES 28 SECONDS EAST A DISTANCE OF 1557.57 FEET TO THE WEST LINE OF SAID SECTION 33;
THENCE NORTH 00 DEGREES 28 MINUTES 28 SECONDS WEST A DISTANCE OF 1118.740 FEET TO THE POINT OF BEGINNING,

BENCHMARK:

NGS CONTROL POINT TT3B SOUTH OF GILLIAN AVE. ON EAST CHERRY CREEK ROAD 0.5 MILES TO THE STATION ON THE WEST SIDE OF THE ROAD. THE STATION IS A BRASS DISK SET IN A CONCRETE MONUMENT STAMPED 1933 ELEV. 7028
ELEVATION = 7031 (NAVD88)

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST, IS ASSUMED TO BEAR N00°28'28"W. ALL OTHER BEARINGS ARE RELATIVE THERETO. ALL MONUMENTS EXIST AS SHOWN HEREON.

LIST OF DRAWINGS

SHEET GENERAL DRAWINGS

- 1 OF 4 COVER SHEET
- 2 OF 4 SITE PLAN
- 3 OF 4 DETAIL GRADING PLAN
- 4 OF 4 DETAIL GRADING PLAN
- 5 OF 5 BUILDING ELEVATIONS

APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREIN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____, 2025.

DIRECTOR OF COMMUNITY DEVELOPMENT

THE USE BY SPECIAL REVIEW IS SUBJECT TO YEARLY REVIEW, OR AS OTHERWISE DEFINED BY THE BOARD OF COUNTY COMMISSIONERS AS PART OF ITS APPROVAL OF THE USE BY SPECIAL REVIEW, TO ENSURE COMPLIANCE WITH THE APPROVAL STANDARDS AND CONDITIONS OF APPROVAL.

CONSTRUCTION SHALL COMMENCE PURSUANT TO THE USE BY SPECIAL REVIEW WITHIN 3 YEARS FROM THE DATE OF APPROVAL, OR WITHIN THE EXTENDED EFFECTIVE APPROVAL PERIOD, OR THE USE BY SPECIAL REVIEW SHALL TERMINATE.

THE USE BY SPECIAL REVIEW SHALL TERMINATE WHEN THE USE OF THE LAND CHANGES OR WHEN THE TIME PERIOD ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH THE APPROVAL PROCESS EXPIRES. THE OWNER SHALL NOTIFY THE ZONONG DIVISION OF A TERMINATION OF THE USE. WHEN THE ZONING DIVISION IS NOTIFIED OF A TERMINATION OF USE OR OBSERVES THAT THE USE HAS BEEN TERMINATED DURING THE ANNUAL REVIEW, A WRITTEN NOTICE OF TERMINATION SHALL BE SENT TO THE LANDOWNER.

ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS BY DOUGLAS COUNTY ENGINEERING SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS EXPIRES THREE (3) YEARS AFTER THE DATE OF SIGNATURE.

SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE SIGN STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION.

SIGNATURE BLOCK

THE UNDERSIGNED AS THE OWNER OR OWNER’S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN HEREBY AGREE ON BEHALF OF ITSELF, ITS SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN EXHIBIT AND THE DOUGLAS COUNTY ZONING RESOLUTION

SIGNATURE OF OWNERS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY_____

MY COMMISSION EXPIRES: _____

WHITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

REFERENCE DRAWINGS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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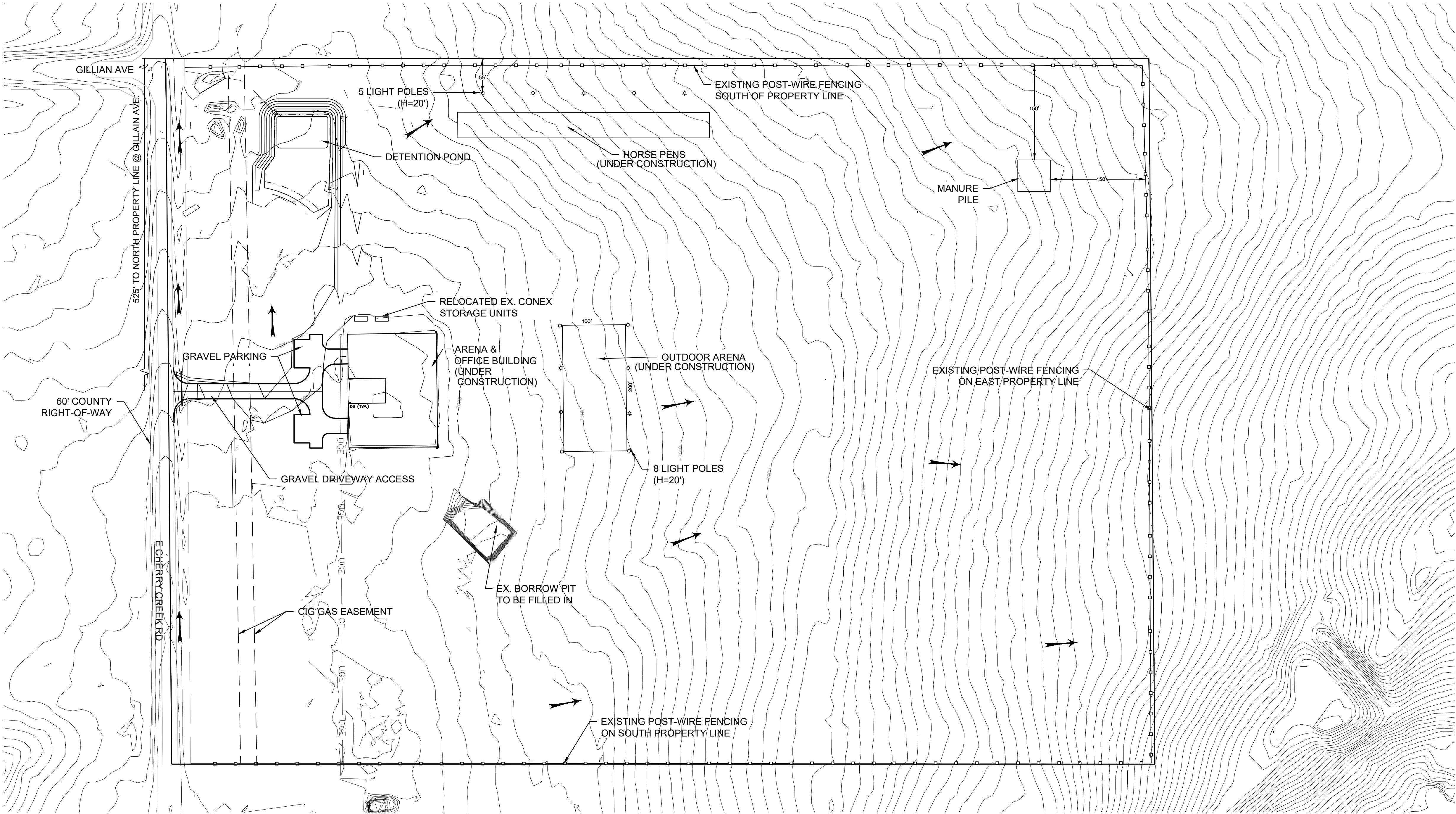
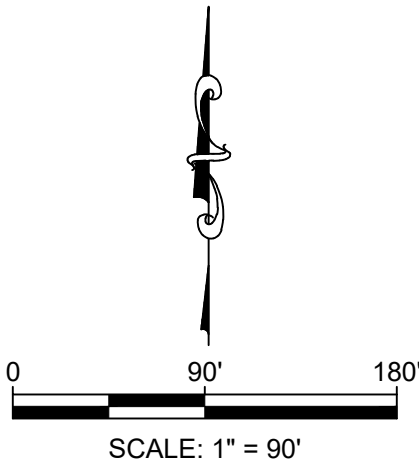
9560 S. EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT US2025-003

SHEET No.



Know what's below.
Call before you dig.



LEGEND

- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 FT)
- FLOW DIRECTION
- POLE MOUNTED LUMINAIRE

APPROVAL CERTIFICATE

PLANNING	INITIALS / DATE
OWNERS	INITIALS / DATE
LESSEE (IF APPLICABLE)	INITIALS / DATE

REFERENCE DRAWINGS			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME:			
CTB FILE:			
PLOT DATE:			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY

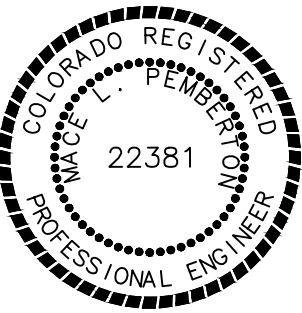


PREPARED BY:



Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL



AMERICAN HORSE COMPANY

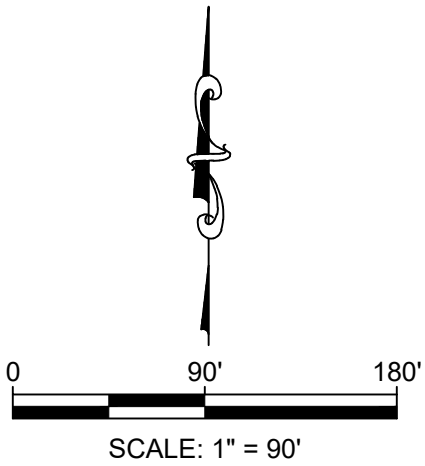
9560 E. CHERRY CREEK RD.
DOUGLAS COUNTY

SITE PLAN
CASE # US2025-003

DESIGNED BY:	MLP	SCALE	DATE ISSUED:	5-28-2025
DRAWN BY:	MLP	HORIZ. 1"=50'		
CHECKED BY:	MLP	VERT.	SHEET	



Know what's below.
Call before you dig.



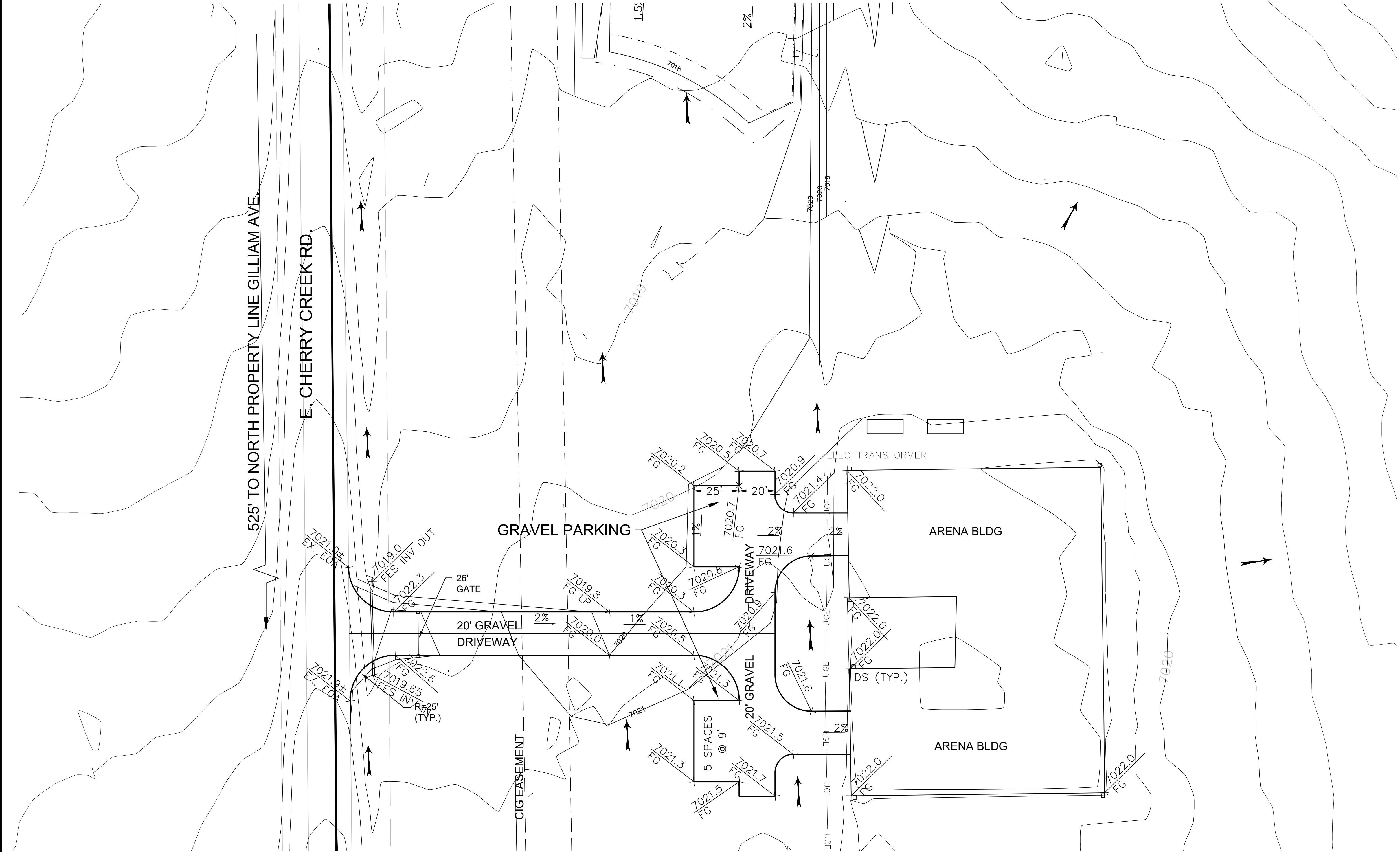
9560 EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT US2025-003

LEGEND

- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 FT)
- FLOW DIRECTION

NOTE: FRONT DOWNSPOUTS DRAIN TO DETENTION POND.
REAR DOWNSPOUTS DRAIN TO EAST.



REFERENCE DRAWINGS			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME:			
CTB FILE:			
PLOT DATE:			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY	

PREPARED BY:

Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL

AMERICAN HORSE COMPANY

9560 E. CHERRY CREEK RD.
DOUGLAS COUNTY

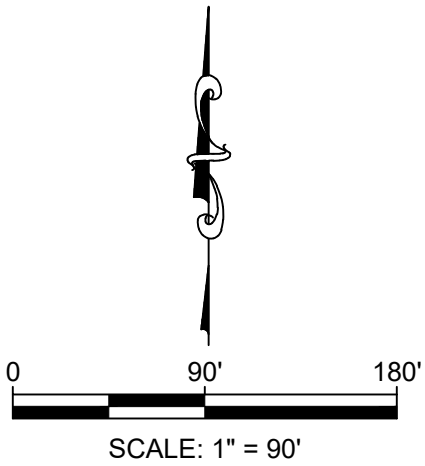
DETAIL GRADING PLAN
(DRIVEWAY)

DESIGNED BY:	MLP	SCALE	DATE ISSUED:
DRAWN BY:	MLP	HORIZ. 1"=50'	5-28-2025
CHECKED BY:	MLP	VERT.	SHEET

3 of 5



Know what's below.
Call before you dig.



9560 EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT US2025-003

E. CHERRY CREEK RD.

DETENTION FACILITY (EDB)
REQUIRED 10YR VOL. 7013 cf
ALLOWED Q₁₀₀ RELEASE = 0.4 cfs
ALLOWED Q₁₀₀ RELEASE = 3.5 cfs
REQUIRED V₁₀₀ = 12,415 cf
10YR WSEL = 7017.85
100YR WSEL = 7018.41
TOP POND = 7019.41

DRAINAGE SWALE @ 1%

OUTLET STRUCTURE

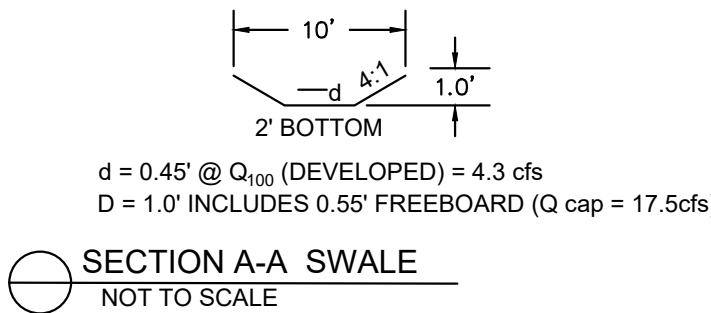
DETENTION POND
7017

10-YEAR WSEL
7017.85

100-YEAR WSEL
7018.41

LEGEND

- EXISTING CONTOUR (SURVEY 1FT)
- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 FT)
- ← FLOW DIRECTION



REFERENCE DRAWINGS			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME:			
CTB FILE:			
PLOT DATE:			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY

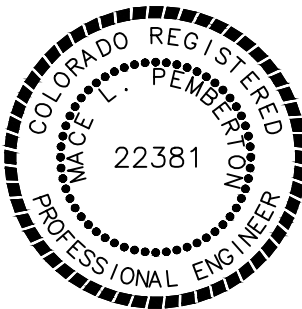


PREPARED BY:



Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL



AMERICAN HORSE COMPANY

9560 E. CHERRY CREEK RD.
DOUGLAS COUNTY

DETAIL GRADING PLAN
(DETENTION POND)

DESIGNED BY:	MLP	SCALE	DATE ISSUED:	5-28-2025
DRAWN BY:	MLP	HORIZ. 1"=50'	SHEET	
CHECKED BY:	MLP	VERT.		

