

Document Adjacent Property Owner Notification (Including letter and certified mailing receipts)

For Property referred to as "Glen Aspen Scout Ranch" at 11050 Loy Creek Road, Woodland Park CO
80863

Rad

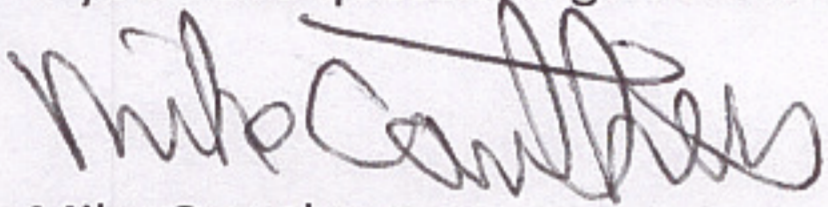
Attached are the following:

Certified Mail Receipts for all 5 of the adjoining El Paso County Residents to 11050 Loy Creek Road.

Sample of the letter that was sent to each of the 5 adjoining properties including the map.

And the signature page for Notification of Adjacent Property Owners done in person.

If you have questions give me a call.

A handwritten signature in black ink that reads "Mike Caruthers". The signature is written in a cursive style with a large, sweeping initial "M".

Mike Caruthers

719-330-8797

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WOODLAND PARK, CO 80866

7019 2280 0001 3326 8686

Certified Mail Fee	\$3.55	0618
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	
Sent To MITCHELL FAMILY ENTERPRISES LLC		
Street and Apt. No., or PO Box No. PO BOX 1827		
City, State, ZIP+4® WOODLAND PARK CO 80866-1827		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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WOODLAND PARK, CO 80866

7019 2280 0001 3326 8655

Certified Mail Fee	\$3.55	0618
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	
Sent To PEGGY L SAMBERSON		
Street and Apt. No., or PO Box No. PO BOX 224		
City, State, ZIP+4® WOODLAND PARK CO 80866-0224		

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WOODLAND PARK, CO 80863

7019 2280 0001 3326 8662

Certified Mail Fee	\$3.55	0618
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	
Sent To EDWARD H VAN SAMBERK		
Street and Apt. No., or PO Box No. 12730 RAMPART RANER RD		
City, State, ZIP+4® WOODLAND PARK CO 80863-9321		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

TEMPLETON
 4356 MONTEBELLO DR
 COLORADO SPRINGS, CO 80918-9998
 071815-0618
 (800)275-8777
 02/10/2020 09:17 AM

Product	Qty	Unit Price	Price
Other	1		\$0.00
First-Class Mail® Letter (Domestic) (WOODLAND PARK, CO 80866) (Weight:0 Lb 0.80 Oz) (Estimated Delivery Date) (Wednesday 02/12/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192280000133268686)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940238238032879252)			\$2.85
First-Class Mail® Letter (Domestic) (WOODLAND PARK, CO 80866) (Weight:0 Lb 0.80 Oz) (Estimated Delivery Date) (Wednesday 02/12/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192280000133268655)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940238238032879269)			\$2.85
First-Class Mail® Letter (Domestic) (WOODLAND PARK, CO 80863) (Weight:0 Lb 0.80 Oz) (Estimated Delivery Date) (Wednesday 02/12/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192280000133268662)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940238238032879276)			\$2.85
Total:			\$20.85
Cash			

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TEMPLETON
 4356 MONTEBELLO DR
 COLORADO SPRINGS, CO 80918-9998
 071815-0618
 (800)275-8777
 02/08/2020 11:35 AM

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Product	Qty	Unit Price	Price
Other	1		\$0.00
First-Class Mail® Letter (Domestic) (STILLWATER, OK 74074) (Weight:0 Lb 0.80 Oz) (Estimated Delivery Date) (Tuesday 02/11/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70191640000069970463)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940238238032893081)			\$2.85
First-Class Mail® Letter (Domestic) (COLORADO SPRINGS, CO 80903) (Weight:0 Lb 0.80 Oz) (Estimated Delivery Date) (Monday 02/10/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70191640000069970470)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940238238032893098)			\$2.85
Total:			\$13.90
Cash			\$20.00
Change			(\$6.10)

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

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7019 1640 0000 6997 0463

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STILLWATER, OK 74074

OFFICIAL USE

Certified Mail Fee	\$3.55	0618
Postage	\$0.55	11
Total Postage and Fees	\$6.95	

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark Here
 FEB - 8 2020
 02/08/2020

Sent To
 DOUG WILSEY
 Street and Apt. No., or PO Box No.
 3900 S HARVEST LN
 City, State, ZIP+4®
 STILLWATER OK 74074 1239

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 6997 0470

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COLORADO SPRINGS, CO 80903

OFFICIAL USE

Certified Mail Fee	\$3.55	0618
Postage	\$0.55	11
Total Postage and Fees	\$6.95	

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark Here
 FEB 8 2020
 02/08/2020

Sent To
 PIKES PEAK RANGER DISTRICT ATTN
 Street and Apt. No., or PO Box No.
 601 S WEBER ST
 City, State, ZIP+4®
 COLORADO SPRINGS CO 80903

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



BOY SCOUTS OF AMERICA®
PIKES PEAK COUNCIL

February 7, 2020

To: USG, Department of the Interior, Pikes Peak Ranger District, Attn: Jeff Hovermale, 601 S Weber St, Colorado Springs, CO 80903

Dear Jeff Hovermale,

This letter is being sent to you because Pikes Peak Council Inc, Boy Scouts of America is proposing a land use project in El Paso County at the referenced location (see item #2). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contacts in item #1. Prior to any public hearings on this proposal, a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Item 1. For questions specific to this project, please contact:

Owner: Pikes Peak Council Inc, BSA, 985 W Fillmore St, Colorado Springs, CO 80907, phone 719-634-1584.

OR

Representative: Mike Caruthers, 5735 Old Farm Circle East, Colorado Springs, CO 80917, phone 719-332-8797.

Item 2. Address of Property: 11050 Loy Creek Rd, Woodland Park CO 80863, including 3 parcels each 40 acres for a total of 120 acres along Loy Creek Road. All 3 parcels are currently zoned A-5, Agriculture.

Item 3. Request Justification. We acquired the property in the Estate of Leonard Johnson Jr on January 3, 2008 following his death in 2007. **The mission of the Boy Scouts of America is to prepare young people to make ethical and moral choices over their lifetimes by instilling in them the values of the Scout Oath and Law.** In support of our mission statement, we provide our scouts and leaders a safe place out in nature to learn leadership and camping skills. We believed at the time that our current zoning would allow for this use.



Recently, we were informed by El Paso County Zoning and Use officials, that we need to apply for a special permitted use as a campground. We are therefore asking for your support for us to continue using our property which we call Glen Aspen Ranch for that purpose. We have no plans to do extensive development nor to significantly increase the usage of the property compared to what you have seen over the past 12 years. We want to continue to be a good neighbor and support good conservation practices. We obtained over \$100,000 in Federal Grants to perform fire mitigation to our property which indirectly improves the safety to of your property from wildland fires.

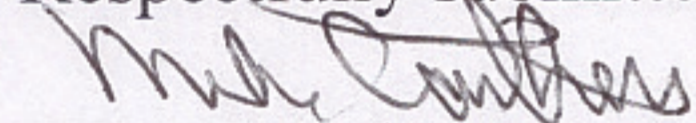
Item 4. We plan over the next few years to replace one of the existing log cabins with a new training facility (30x60). It will be built near the location of the current structure and will have storage space for some of our utility vehicles for protection from the weather.

Item 5. No waiver to set backs or current statutes is being requested.

Item 6. Attached is a Vicinity Map showing the adjacent property owners.

Thank you for your consideration of our application for our special permitted use of our property, which will allow us to comply with the current zoning codes. We will meet with you anytime you wish to show you our property and discuss the future project we will build in the future.

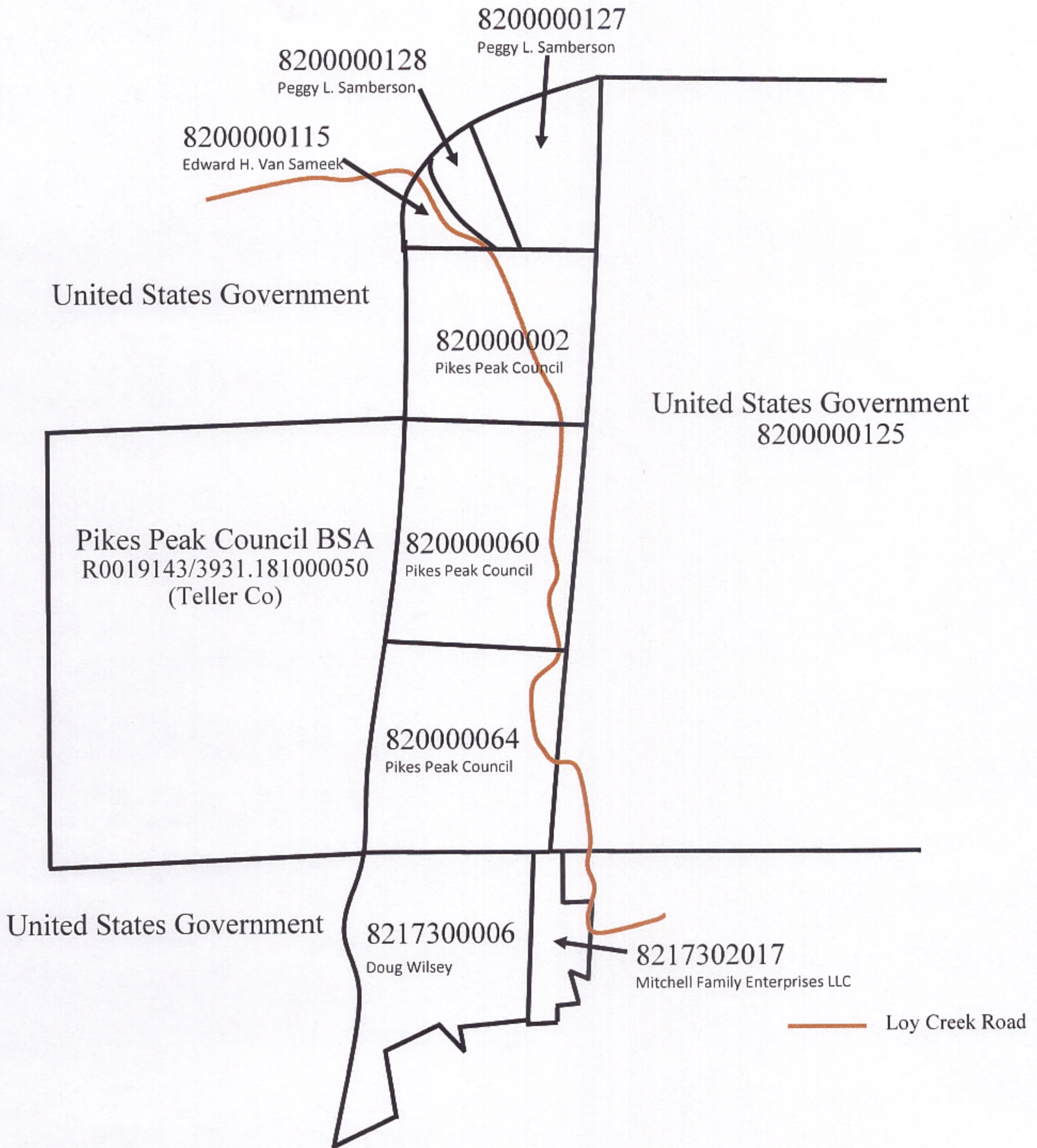
Respectfully submitted,



Mike Caruthers

Scout Volunteer and Glen Aspen Ranch Coordinator.

Adjacent Property Owners of Glen Aspen



Notification of Adjacent Property Owners

Name and Address of Petitioner(s): PIKES PEAK COUNCIL BSA
985 W. FILLMORE ST, COLORADO SPRINGS CO 80907

Telephone #'s: 719 634 1584 MIKE CARUTHERS 719 332 8797

Description of Proposal: WE ARE APPLYING FOR SPECIAL USE OF THE PROPERTY
11050 LOY CREEK RD, WOODLAND PARK CO 80863 AS A "CAMPGROUND"
FOR USE BY BOY SCOUTS AS A TRAINING FACILITY

A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
#6	Yes	PIKES PEAK COUNCIL BSA 985 W. FILLMORE ST COLORADO SPRINGS CO	
		JAMES MACHAMER, CEO X <i>James Machamer</i> For Pikes Peak Council	

(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.

James Machamer
 (Signature of Petitioner or Owner)

date 2-10-2020

date _____
 (Signature of Petitioner or Owner)

James Machamer