

As residents of Colorado Springs, this letter of intent is to draw attention to an issue that has deeply affected not only our small business but also our wider community. Our area, known for its stunning natural beauty, offers limited options for camping that are both accessible and adequately private for a quick weekend getaway. The lack of such options has been a long-standing desire, and securing a special permit for a local campsite could bring positive change, addressing numerous community needs.

The location of this campsite is bisected by Old Stage Road, a city-maintained dirt road that leads to other businesses such as the Cantina, two Riding Stables, the Broadmoor's Cloud Camp and Emerald Vally Ranch and into Pikes National Forest and on through to Cripple Creek. Unfortunately, this road frequently encounters individuals who illegally camp (setting unmaintained fires) speeding, littering, and discharging firearms showing a complete disregard for the safety of the residents, wildlife and livestock. There appears to be a prevailing sentiment that this area is a lawless area.

county-maintained

As taxpayers who actively maintain the land, Our goal is to encourage recreational activities responsibly and legally benefiting from the county's commitment to safe and responsible infrastructure in hopes to help manage public behavior and protect those of us living near, on and utilizing this property.

This campsite will not only provide a much needed and legal recreational venue, it will also offer vital job opportunities for local residents. The development includes plans for fire mitigation measures (land clearing and utilizing dead lumber for fuel), which would enhance local safety standards and potentially decrease the risk of wildfires in our community—an issue increasingly relevant given recent climate patterns.

Furthermore, recreational activities at the campsite will foster community engagement by serving as a space for church, nonprofit organizations and youth groups' activities, as well as providing a refuge for our esteemed military personnel seeking respite. Such a

Discuss the proposed fixed building/s if any.

Discuss the proposed concrete pads (Site Development Plan is showing Excavation for foundation) for each camping area.

Discuss any private improvements if any.

Discuss any public improvements if any.

Discuss any Access permits if needed.

Discuss any ROW permits if needed.

Discuss any PPR permits if you are planning to submit one or not.

Sincerely,

Old Stage Road: Discuss ownership and maintenance responsibility. Gregg

Yakalo Ranch

1. Please address Special Use Permit criteria from 5.3.2.(C) of Land Development Code
2. What is the waste disposal plan?
3. What is the proposed parking plan, if any?
4. Is each site unimproved, or are there improvements such as concrete pads, structures, etc?
5. What are all of the existing and proposed structures to be used for? Employee housing, on-site caretaker, community events, etc.
6. Estimated visitor capacity, and # employees?