

August 5, 2021

Kenny Rendon  
6750 Chief Rd  
Peyton, CO 80831

Sample notification letter sent to all neighboring properties. See attached cert letter receipts.

Notice of request for a variance from the County of El Paso

1. This letter is being sent to you because Joseph Prue & Stephanie McDiarmid is proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the reference contact(s) in item #2. Prior to any public hearing 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 either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Joseph L Prue or Stephanie McDiarmid  
1118 E. Dale St. Colorado Springs, CO 80903  
719 360-2320

3. Project address: 6550 Chief Rd. Peyton, CO 80831  
13.4 acres, zoned A-5

4. Request and Justification

We are requesting a variance of use in order establish a rural destination brewery on the referenced site. It is our belief that the Falcon/Peyton community is the ideal business-friendly environment for the Pikes Peak Region's first true rural Destination Brewery/Tasting Room. A rural Destination Brewery/Tasting Room differs from a typical urban brewery in that an urban brewery is focused on maximizing craft beer sales and access to customers in densely populated areas (i.e. city centers) with a higher rate of traffic. A rural Destination Brewery/Tasting room is focused on providing customers with a unique opportunity to sample craft beer while appreciating the local rural landscape. The Destination Brewer/Tasting Room will be built on the eastern side of the property closest to Chief Rd. At the same time it is our intent to construct a house on the property as our primary residence and hops/vegetable garden to provide ingredients to the brewery. This affords us the opportunity to live and work on the property, thus ensuring harmonious integration into the neighborhood and the Falcon community. Likewise, this project will enable customers with educational opportunities regarding the process of craft brewing from growing ingredients to brewing beer all in one location on the property.

5. Existing and proposed facilities, structures, roads, etc.



- There currently exists a barn that will continue to be use as a barn
- There currently exists a one-car garage that will continue to be used as a garage
- There currently exists a small grain silo that will be kept for nostalgia
- There currently existing dirt/gravel driveway that accesses the property from Falcon Highway
- We will be constructing a residential house and garage as our primary residence
- We will be constructing a brewer/tasting room on the eastern side of the property
- We intend to establish an additional access to the property from Chief Rd. per county code
- We intend to establish an approximate ½ acre hops/vegetable garden

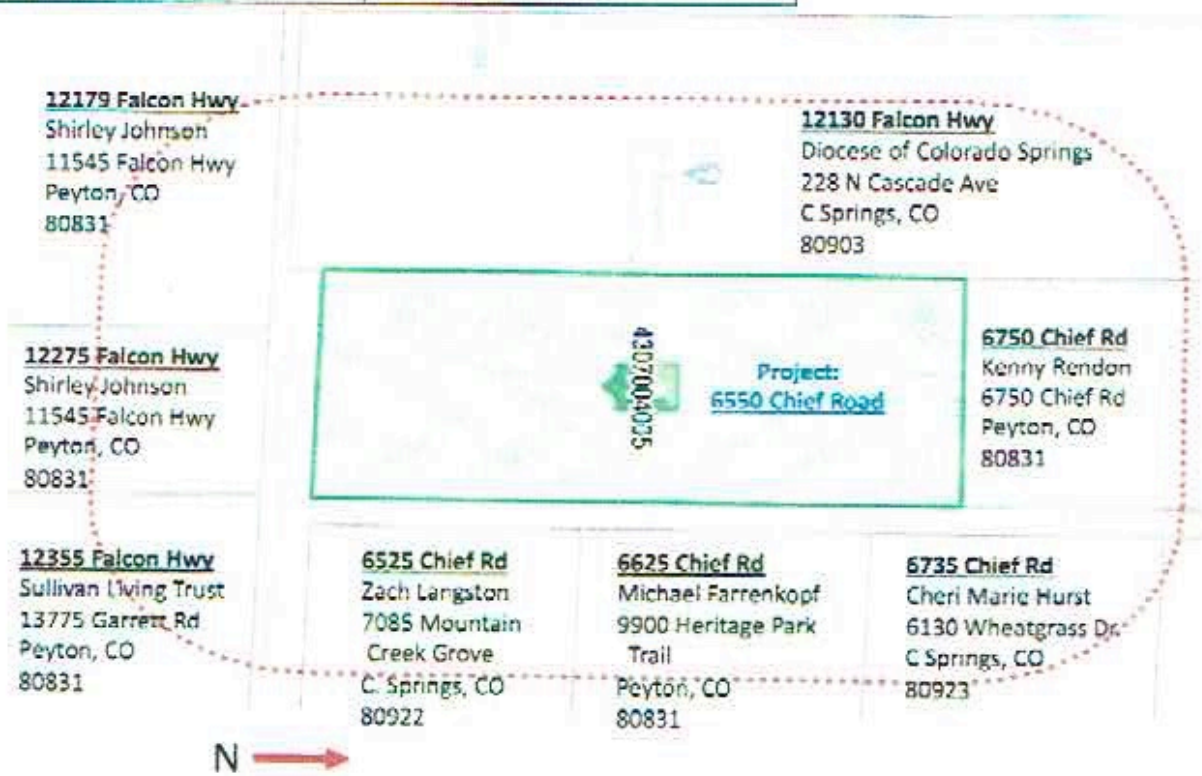
\*All existing, proposed facilities, structures, and roads will lie within the 13.4 acre parcel.

6. Waiver requests (if applicable) and justification

None

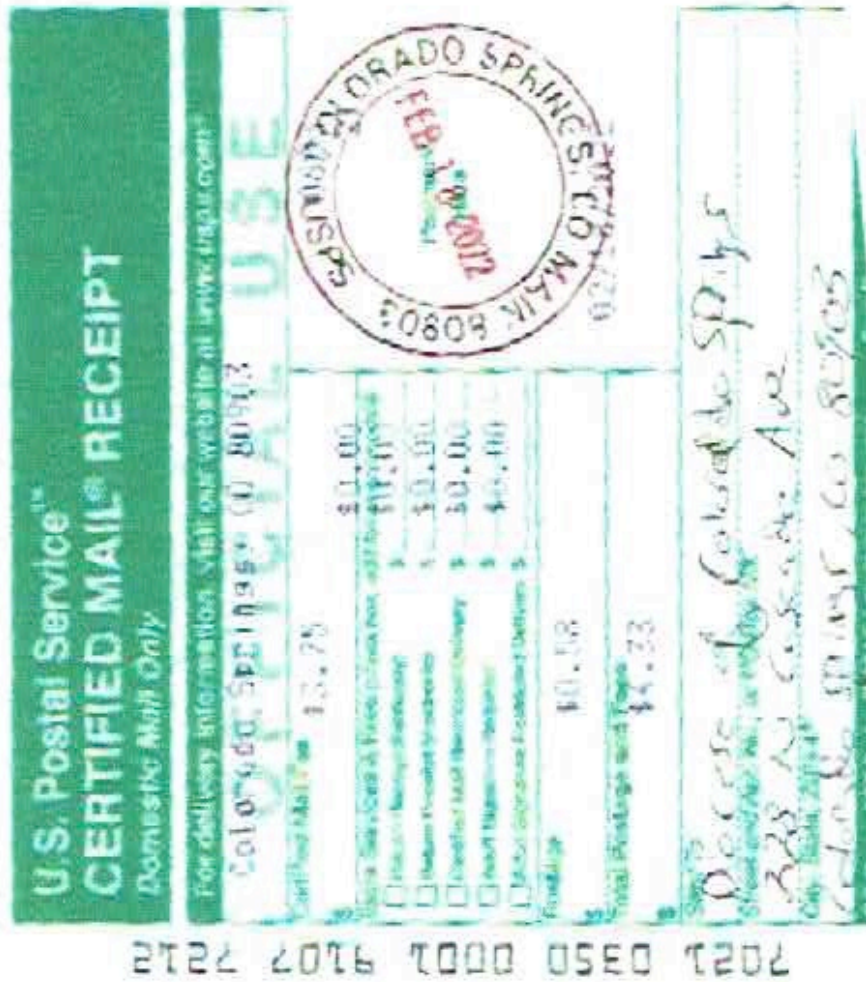
7. Vicinity map showing the adjacent neighbors

St Benedict Catholic Church	12355 Falcon Highway	6735 Chief Rd
12179 Falcon Highway	6525 Chief Rd	6750 Chief Rd
12275 Falcon Highway	6625 Chief Rd	



Please feel free to contact us with any questions. We look forward to being a part of the community and being your neighbor.

Joseph Prue & Stephanie McDiarmid  
Owners  
6550 Chief Rd, Peyton, CO



-The original submission of the Adjacent Property Owner Notification had only 6 certified mail receipts. There is a total of 8 adjacent properties to 6550 Chief Rd.

- The Diocese of Colorado Springs (for the St Benedict Catholic Church) was mistakenly omitted. An additional notification was submitted and the above receipt is evidence of such actions. (this addresses 7 of the 8 adjacent properties)
- The properties located at 12179 Falcon Highway and 12275 Falcon Highway are owned by the same person (Ms. Shirley Johnson who resides at 11545 Falcon Highway) and a certified mail receipt indicating that Ms. Johnson was notified via certified mail to address 11545 Falcon Highway. (This addresses all 8 of the adjacent properties being notified via certified mail).





CPU THE STATE BANK  
7499 McLAUGHLIN RD STE 100  
PEYTON, CO 80831-4714  
(800)275-8777

Product	Qty	UNIT PRICE	Price
First-Class Mail® Letter	1		\$3.60
Certified Mail®			\$3.60
Tracking® # 7019297000139475831			
<b>Total</b>			<b>\$4.15</b>
<b>Grand Total:</b>			<b>\$4.15</b>
Cash Charge			\$4.15
			\$0.16



CPU THE STATE BANK  
7499 McLAUGHLIN RD STE 100  
PEYTON, CO 80831-4714  
(800)275-8777

Product	Qty	UNIT PRICE	Price
First-Class Mail® Letter	1		\$3.60
Certified Mail®			\$3.60
Tracking® # 7019297000139475824			
<b>Total</b>			<b>\$4.15</b>
<b>Grand Total:</b>			<b>\$4.15</b>
Cash Charge			\$4.15
			\$0.16

7019 2970 0001 3947 5831

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Certified Mail Fee  
\$ 3.60

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

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

Postage  
\$ .55

**Total Postage and Fees**  
\$ 4.15

Sent To  
*Michael Farrenkopf*  
Street and Apt. No., or PO Box No.  
*3900 Heritage Park Trail*  
City, State, ZIP+4®  
*Peyton, CO 80831*

PS Form 3800, April 2013 PSN 7530-02-000-9047



7019 2970 0001 3947 5824

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\$ 3.60

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

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

Postage  
\$ .55

**Total Postage and Fees**  
\$ 4.15

Sent To  
*Shirley Johnson*  
Street and Apt. No., or PO Box No.  
*11545 Falcon Hwy*  
City, State, ZIP+4®  
*Peyton, CO 80831*

PS Form 3800, April 2013 PSN 7530-02-000-9047



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

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

Postage  
\$ .55

**Total Postage and Fees**  
\$ 4.15

Sent To  
*Sullivan Living Trust*  
Street and Apt. No., or PO Box No.  
*13775 Garrett Rd*  
City, State, ZIP+4®  
*Peyton, CO 80831*

PS Form 3800, April 2013 PSN 7530-02-000-9047



Grand Total: \$4.15  
Cash Charge: \$4.15  
Change: \$0.16

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Change: \$0.16



UNITED STATES POSTAL SERVICE  
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