



Academy Gateway II LLC
50 W. Cheyenne Mountain Rd.
Colorado Springs, CO 80906

Notice of the Western Museum of Mining & Industry's request for a variance from the County of El Paso

1 This letter is being sent to you because the Western Museum of Mining & Industry 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 send 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.

Before proceeding, let it be known, that the Western Museum of Mining & Industry (WMMI) has been in existence for 50 years and operating at its current location for nearly 40 years. Our activities and operations have not changed, however, due to a complaint the County is requiring WMMI to file for a variance of use.

2 For questions specific to this project, please contact:

Grant Dewey, Executive Director of WMMI
225 North Gate Blvd. Colorado Springs, CO 80921
719.487.3283

Tim Preibe, Esq. Trustee of WMMI
1155 Kelly Johnson Blvd. Colorado Springs, CO 80920
719.388.8899

3 Western Museum of Mining & Industry, 225 North Gate Blvd. Colorado Springs, CO 80921
At I-25 and North Gate Blvd. (Between Bass Pro and Kneaders)
Approx. 27 acres, zoned RR5

4 Request and Justification

WMMI is requesting a variance (type: Agritainment) in order to continue our events and hosting other events on our campus which is currently zoned RR5 in the County of El Paso. (Majority of our buildings are classified as commercial by the County) Holding our events and hosting others allows the museum to raise funds or generate revenue in order to maintain a sustainable operation and be open to the public. In other words, continue to fulfill our mission: The mission of the Western Museum of Mining and Industry is to educate the public about the history and continuing contributions of mining, ranching, and other supporting industries in the American West. WMMI is surrounded by commercial operations which would continue to benefit from our events and operations.

225 North Gate Blvd.,
Colorado Springs, CO 80921
Main: 719.488.0880
Toll Free: 800.752.6558
www.wmmi.org



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

Historic Reynolds Ranch House; Queen Anne Victorian style home (1890s); Last home of Husted.
Two historic barns from the Reynolds Ranch
Two historic bunk houses from the Reynolds Ranch
Main museum building and outdoor displays
Stamp Mill, Ore Mill bldg., blacksmith shop, hoist house, burro barn, 2 head frames, air shed
Existing entry and dirt roads around the campus
Proposed safe entry at Struthers and North Gate intersection

6 Waiver requests (if applicable) and justification

WMMI continues to request a waiver of the County's requirement for a variance (or rezoning) since our property and operations pre-existed all of our neighbors, therefore, WMMI was and is a known neighbor, operation, structure and mission. Our daily operations and especially our events, positively benefit our neighbors' businesses via visits and sales! The time, resources and funds required to obtain a variance are a significant burden on a non-profit (for impact) organization such as WMMI.

7 Vicinity map showing the adjacent neighbors

7-11	North Gate Blvd.	City of CS	Scholl Living Trust
Academy Gateway II	North Gate Blvd.	WMMI (27 acres)	Bass Pro
USAFA	North Gate Blvd.	USAFA	USAFA

Respectfully submitted,


Grant Dewey,
Executive Director of WMMI
225 North Gate Blvd.
Colorado Springs, CO 80921

7019 2280 0001 9575 6396

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

COLORADO SPRINGS, CO 80921

OFFICIAL USE

Certified Mail Fee	\$3.55	0620 29
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<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	\$4.10	

Postmark Here
MAR 13 2020

Sent To **Scholl Living Trust**
 Street and Apt. No., or PO Box No.
12254 Woodmont Dr
 City, State, ZIP+4®
COS, CO 80921

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

7019 2280 0001 9575 6459

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

DALLAS, TX 75221

OFFICIAL USE

Certified Mail Fee	\$3.55	0620 29
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<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	\$4.10	

Postmark Here
MAR 13 2020

Sent To **7-11 COS LLC**
 Street and Apt. No., or PO Box No.
PO BOX 711
 City, State, ZIP+4®
Dallas, TX 75221-0711

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

7019 2280 0001 9575 6473

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

COLORADO SPRINGS, CO 80901

OFFICIAL USE

Certified Mail Fee	\$3.55	0620 29
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<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	\$4.10	

Postmark Here
MAR 13 2020

Sent To **City of COS**
 Street and Apt. No., or PO Box No.
PO Box 1575 mail code 455
 City, State, ZIP+4®
COS, CO 80901

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

7019 2280 0001 9575 6466

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

COLORADO SPRINGS, CO 80906

OFFICIAL USE

Certified Mail Fee	\$3.55	0620 29
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<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	\$4.10	

Postmark Here
MAR 13 2020

Sent To **Academy Gateway II LLC**
 Street and Apt. No., or PO Box No.
50 W Cheyenne Mtn RD
 City, State, ZIP+4®
COS, CO 80906

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

7019 2280 0001 9575 6435

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

USAF ACADEMY, CO 80840

OFFICIAL USE

Certified Mail Fee	\$3.55	0620 29
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<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	\$4.10	

Postmark Here
MAR 13 2020

Sent To **AFSA**
 Street and Apt. No., or PO Box No.
8120 Edgerton Dr Ste 40
 City, State, ZIP+4®
USAF ACADEMY CO 80840-2499

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

7019 2280 0001 9575 6442

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

COLORADO SPRINGS, CO 80921

OFFICIAL USE

Certified Mail Fee	\$3.55	0620 29
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<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	\$4.10	

Postmark Here
MAR 13 2020

Sent To **KAYCEE LLC**
 Street and Apt. No., or PO Box No.
13540 Meadowgrass Dr Ste 200
 City, State, ZIP+4®
COS, CO 80921-3009

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

Label 3800-N, January 2014
 PSN 7690-17-000-0906

FOR USE ONLY WITH IMPb SHIPPING LABEL

CERTIFIED MAIL®

UNITED STATES POSTAL SERVICE®

F

\$4.05 US POSTAGE
FIRST-CLASS
 Sep 09 2020
 Mailed from ZIP 80921

10709842



062S0010389463

Stamps
 indicia

USPS FIRST-CLASS

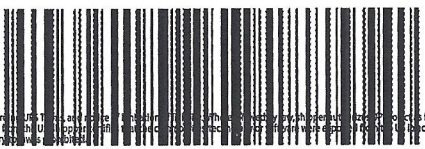
WESTERN MUSEUM OF MINING & I
 RICK SAUERS
 225 N GATE BLVD
 COLORADO SPRINGS CO 80921

C059

0023

SHIP BSP RIDGEPOINTE COLORADO LLC
 TO: 3501 JAMBOREE RD STE 4200
 NEWPORT BEACH CA 92660-2958

9407 1118 9956 4883 1256 76



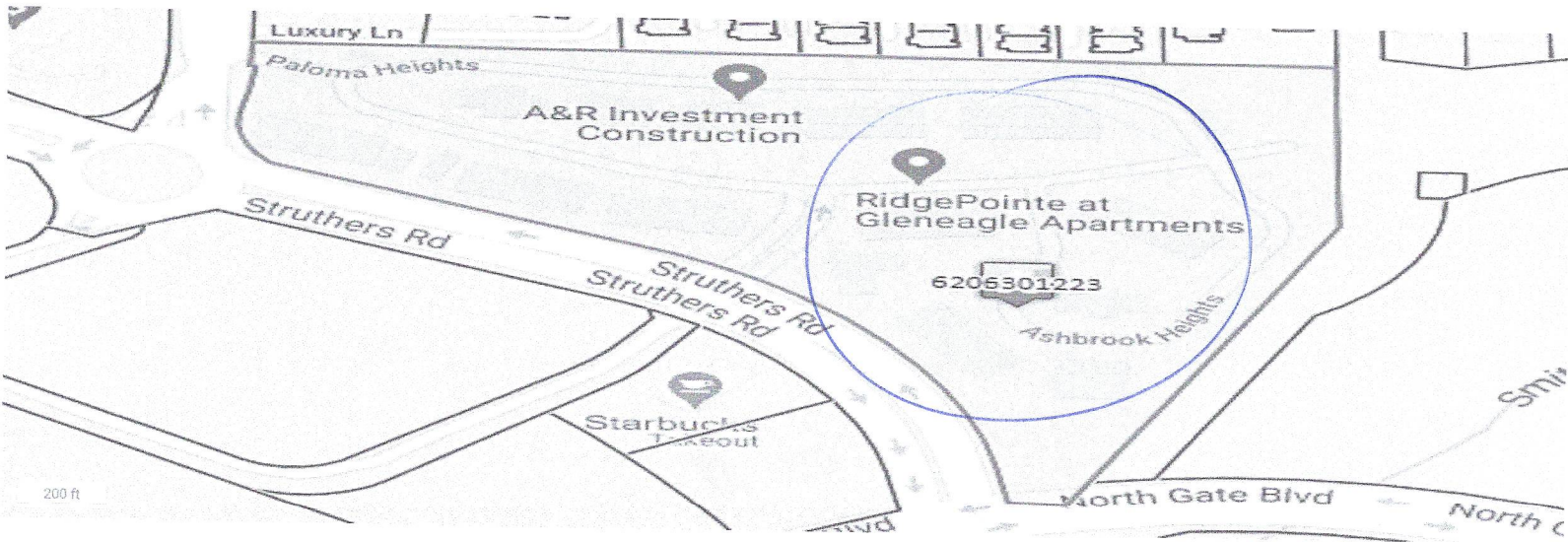
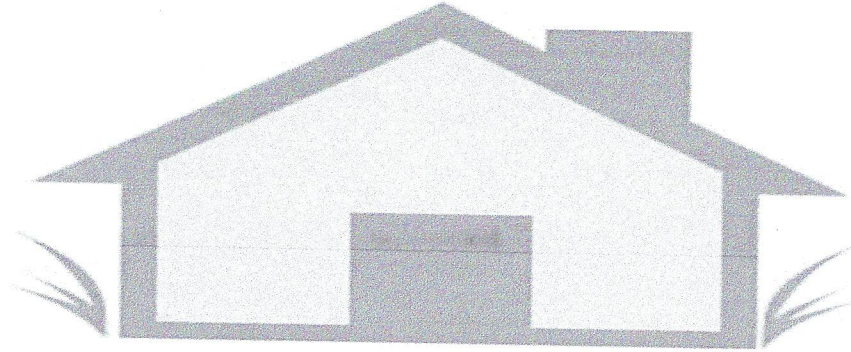
SEE NOTICE ON REVERSE regarding export control and customs purposes. If exported from the United States, this item is subject to export control and customs regulations. Diversion contrary to law. Forwarding agent for export control and customs purposes. In accordance with the Export Administration Regulations. KR0520

6206301223

13631-13647 SHEPARD HTS

Total Market Value
\$43,209,967

No Photo Available



OVERVIEW

Owner:	BSP RIDGEPOINTE COLORADO LLC
Mailing Address:	3501 JAMBOREE RD STE 4200 NEWPORT BEACH CA, 92660
Location:	13631-13647 SHEPARD HTS
Tax Status:	Taxable
Zoning:	RM-30
Plat No:	10299
Legal Description:	LOT 1 RIDGE POINT SUB FIL NO 1 EX THAT PT CONVEYED TO R/W BY REC # 219082147

MARKET & ASSESSMENT DETAILS ?

	Market Value	Assessed Value
Land	\$1,774,634	\$126,890
Improvement	\$41,435,333	\$2,962,650
Total	\$43,209,967	\$3,089,540

LAND DETAILS