

Owner/Applicants
John & Bengetta Chapman
(Current Address)
2780 Crestwood Dr.
Monument, CO 80132

March 23, 2018

Letter of Intent

John and Bengetta Chapman are the purchasing owners of 18065 Saddlewood Road Monument Colorado 80132. The property is set to close on May 4th. The property is an RR5 property on 42 acres. We are pursuing an Agritainment approval for the property for the ability to run a seasonal pumpkin patch at that address.

The property currently has on it a home built in 1914, a barn built in 1940, an outdoor arena built in 1980 and a couple out buildings including a garage and shed. The activity of the patch will include planting a few pumpkins for educational purchases but bring most of the pumpkins we sell from farms in southern Colorado that reside along the Arkansas river valley that focus on pumpkin production.

Our intent is to run a pumpkin patch where kids and families will come in to enjoy some activities and buy a pumpkin on the way out. We will include a petting farm, straw pyramid, straw maze, face painting and tractor hay ride.

Traffic will not exceed 50 cars per arranged parking and enforcement from parking attendants.

Time of season for the pumpkin patch will be six weeks from the last two weekends in September to the end of October. We anticipate open hours to be 9-5 during those 6 weeks.

Our goal will be to provide a high-quality fun fall festival for people to enjoy.

Thank you for your consideration,

John & Bengetta Chapman

Determine what type of ground cover you are proposing for the parking lot.

A waiver of El Paso County Land Development Code (2018) Section 6.2.5.C.2.iii. is required, it will depend on what type of surface is proposed for the parking lot and access. Ask for this waiver in the letter of intent.

A driveway access permit will need to be submitted for the access off of Saddlewood Road.

If the total land disturbance does not exceed one acre, please include in the letter of intent that the drainage will not have an adverse affect on the adjacent properties. If the anticipated land disturbance exceeds one acre, refer to comment on the site development plan.

Please identify the average daily traffic anticipated for this action. Note that if the combined average daily weekday traffic for the pumpkin patch exceeds 100 trips per day, then a traffic study will be required. A trip is considered when one vehicle enters the property or when one vehicle exits the property (one vehicle in and out is two trips).

Markup Summary

dsdgrimm (3)

Our goal will be to provide a high-quality
Thank you for your consideration,
John & Bergetta Chapman
A driveway access permit will need
to be submitted for the access off
of Saddlewood Road.

Subject: Engineer
Page Label: 1
Author: dsdgrimm
Date: 7/2/2018 3:49:09 PM
Color: ■

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Thank you for your consideration,
John & Bergetta Chapman
If the total land disturbance does not exceed one acre,
please include in the letter of intent that the drainage
will have an adverse effect on the adjacent
properties. If the anticipated land disturbance
exceeds one acre, refer to comment on the site development
plan.

Subject: Engineer
Page Label: 1
Author: dsdgrimm
Date: 7/2/2018 3:49:19 PM
Color: ■

If the total land disturbance does not exceed one acre, please include in the letter of intent that the drainage will not have an adverse effect on the adjacent properties. If the anticipated land disturbance exceeds one acre, refer to comment on the site development plan.

Please identify the average daily traffic
anticipated for this action. Note that if the
combined average daily weekday traffic for the
pumpkin patch exceeds 100 trips per day, then
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or when one vehicle exits the property (one
vehicle in and out is two trips).

Subject: Engineer
Page Label: 1
Author: dsdgrimm
Date: 7/2/2018 4:24:50 PM
Color: ■

Please identify the average daily traffic anticipated for this action. Note that if the combined average daily weekday traffic for the pumpkin patch exceeds 100 trips per day, then a traffic study will be required. A trip is considered when one vehicle enters the property or when one vehicle exits the property (one vehicle in and out is two trips).

dsdkendall (4)

A waiver of El Paso County
Land Development Code
(2018) Section 6.2.5.C.2.iii.
is required, it will depend on
what type of surface is
proposed for the parking lot
and access. Ask for this
waiver in the letter of intent.

Subject: Text Box
Page Label: 1
Author: dsdkendall
Date: 7/2/2018 4:10:54 PM
Color: ■

A waiver of El Paso County Land Development Code (2018) Section 6.2.5.C.2.iii. is required, it will depend on what type of surface is proposed for the parking lot and access. Ask for this waiver in the letter of intent.

Subject: Callout
Page Label: 1
Author: dsdkendall
Date: 7/3/2018 10:55:34 AM
Color: ■

I believe you want to say educational purposes.

As the primary owner of 2001 Saddlewood Road, I am
in a better position to provide the necessary information
to support the permit for the proposed parking lot.
I am not a 501(c)(3) organization and I am not a
charitable organization. I am not a non-profit organization.
I am not a religious organization. I am not a
political organization. I am not a
government organization. I am not a
public utility organization. I am not a
financial institution. I am not a
health care organization. I am not a
educational organization. I am not a
social service organization. I am not a
recreational organization. I am not a
cultural organization. I am not a
arts and entertainment organization. I am not a
sports organization. I am not a
other organization.

Subject: Callout
Page Label: 1
Author: dsdkendall
Date: 7/3/2018 10:56:10 AM
Color: ■

on the way out. We will include a parking fee, a
fee of \$20 per arranged parking and enforcement from parking off
to the parking lot. We will include a parking fee of \$20 per arranged parking.
We anticipate open hours to be 9-5 during those 6 weeks.
to provide a high quality fun fall festival for people to enjoy
our community.
Chapman
Determine what type
of ground cover you
are proposing for the
parking lot.

Subject: Callout
Page Label: 1
Author: dsdkendall
Date: 7/3/2018 10:57:48 AM
Color: ■

Determine what type of ground cover you are proposing for the parking lot.