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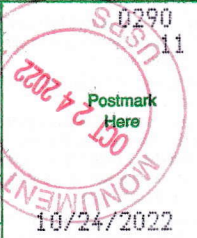
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Postage	\$0.60
Total Postage and Fees	\$4.60

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$4.60

Sent To *Steven & Sandra Clark*
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$4.60

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 Street and Apt. No., or PO Box No. *18035 Saddlewood Rd*
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$4.60

Sent To *Brice & Karen Osborne*
 Street and Apt. No., or PO Box No. *18230 Appaloosa Rd*
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$4.60

Sent To *Michael + Dorothy Wilbourn*
 Street and Apt. No., or PO Box No. *18180 Appaloosa Rd*
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
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 Street and Apt. No., or PO Box No. *2155 E HWY 105*
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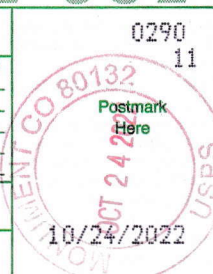
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Sent To **Robert & Brenda Dillow**
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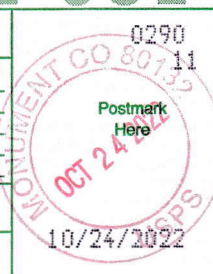
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Monument CO 80132

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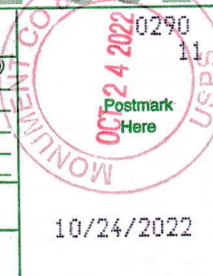
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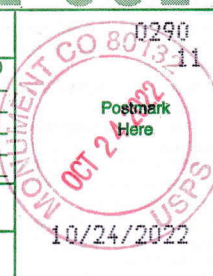
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John & Bengetta Chapman
18065 Saddlewood Rd.
Monument, CO 80132
719-799-6708
Parcel 6116000001

October 24th, 2022

Hello neighbors,

Notice of Intent to request Special Use with El Paso County.

I, John and Bengetta Chapman are the owners of 18065 Saddlewood Road Monument Colorado 80132. 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 property is a zoned RR5 property on 40.5 acres having an Agritainment variance with the county. We are pursuing a Special Use approval for the property for parking allowance that would support viability of the Pumpkin Patch. The current limit does not. This letter is to inform neighbors that boarder this property about the effort to purse an update to the traffic allowance through the special use process with the county.

First my apologies for the traffic violations. I have reviewed the original meeting data from the original Agritainment and now understand where the confusion transpired with the term "50 car average" being stated by the engineer. The code however does not have that verbiage and states 50 cars at any given time. The 50 cars at any given time is a concept that would only work on at annual plan for Agritainment vs the seasonal which we are currently involved in.

Driveway access is provided from Saddlewood Road to the current parking along the west boundary. Originally, we had the parking on the North end in hopes of obtaining access to 105, but that has currently been denied. We also have an option of having the parking on the south end but feel that neighbors might be affected more on that end due to its proximity to the property line.

For Public Health we will be providing porta potty and trash bins for guests. Vicinity Map included.

Per the original request for Agritainment we were asked to plant trees along the edge of Dale Baxter's property. So far, we have tried to plant over 120 pine saplings. We have not been successful, but as we continue to try the trees plants are lasting longer. We believe we will have success someday. The county has mentioned a landscaped dirt berm in replacement may be an option to finish compliance with that effort.

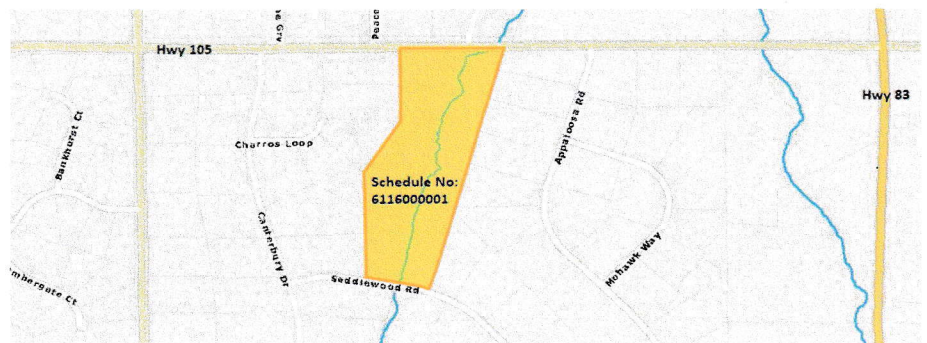
The special use approval will impact the neighborhood with traffic unless we succeed with Hwy 105 access. We have dust abatement actions that we continue to add to like gravel and water trailers which is seeming to make progress. Mulch has been mentioned by the county as a parking lot base option. We continue to pursue a traffic solution that includes access to 105 because we do not prefer to use Saddlewood access for traffic, but so far this is the only option allowed. After a 2019 HOA meeting we attended, we were asked to participate in helping with traffic. We did so with signs. If agreed upon, we can participate in the traffic mediation if allowed to. The current HOA has been against this effort, but we are for it even if it includes hiring a traffic company to assist. We have added direction signs and cones and speed limit signs in the past but those were discouraged in the 2022 season. For traffic concerns along Charros loop we created signs and put out cones only to have them removed, so we staffed an employee on the street for traffic on weekends. We look forward to addressing the concerns at the Special use hearing on the traffic limits and hopefully serving Canterbury better in the future.

Why should we be allowed to have a special use permit? As a perfect solution, I can see access to 105 and a mulched parking lot providing most of the relief on the issue. But should we be allowed to continue? When the Agritainment was approved I recall reading the notes from its approval meeting that it wasn't perfect, but

it was a starting point and the county needed it to be in place. We were one of the first properties to get the Agritainment approval with the understanding that we could modify our request as we grew (PPR2235). When looking through the brief layout of the Agritainment, it is evident that there were two schools of thought at the time of its creation, one for large Agritainment and one for produce stand. The traffic constriction of 50 cars, including staff cars, is more in line with the produce stand. The minimum of 35 acres is more in line with the pumpkin patch type event. We feel in our case that our mission is to bring fall fun to the area. We understand that this has grown, and we have friends and families coming from the region versus only Colorado Springs. Besides bringing a very tame friends and family entertainment event, we also have a non-profit called Johnny Pumpkinseed that has some inspiration from Venetucci Farms and serves Special needs and foster kids and families in the region. We have taken on a youth mentoring approach with employment of many youths. More than 50 youth per season are hired, receiving their first job, and teaching them many life skills they can use in the future. The current limit of 50 cars at any given time including staff cars can only financially be sustainable on an annual business profile. We currently only have a seasonal profile because of being on Monument Hill. We feel like we add lots of value to the community and region and hope that we can continue. A result of 50 or even a 100-car limit for a short season will likely mean the end of the Colorado Pumpkin Patch as an event location for El Paso County.

Thank you for your consideration,

John & Bengetta Chapman



Notice via Certified Mail was sent to the adjacent property owners on 10/24/2022, meeting the El Paso County notification requirement. A secondary notice was sent to the adjacent property owners via USPS to provide additional notice. The two pages to follow are copies of the letter that was sent as well as the names and addresses that were included in the secondary notification.



Vertex Consulting Services, LLC
455 Pikes Peak Avenue, Suite 101
Colorado Springs, CO 80903-3672
719-733-8605

May 18, 2023

RE: Colorado Pumpkin Patch

Dear Adjacent Neighbor:

This letter is being sent to you because the Colorado Pumpkin Patch, LLC, is proposing a land use project in El Paso County at the referenced location (see below). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact below. 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 and Community Development 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 at the public hearing for this proposal.

For questions specific to this project, please contact:

Vertex Consulting Services, Nina Ruiz
455 E Pikes Peak Avenue, Suite 101
Colorado Springs, CO 80903
Nina.ruiz@vertexc.com
719-733-8605

Request and justification: The purpose of this application is to request approval of a special use for Agritainment with more than 50 vehicles onsite on 40+ acres located within the RR-5 zoning district. The property owner requests to speak with you regarding the activities onsite to determine any specific concerns could be resolved in a cooperative manner. Please contact Nina Ruiz regarding any concerns or suggestions you may have (contact above).

Site location:



Adjacent Property Owner List:

1. Melvin Troyer
2155 E Highway 105, Monument, CO 80132
2. Jacob Van Pelt
2110 Charros Loop, Monument, CO 80132
3. Thomas Baxter
2115 Charros Loop, Monument, CO 80132
4. Brian Nelson
2085 Charros Loop, Monument, CO 80132
5. Stephen Clark
18175 Canterbury Drive, Monument, CO
80132
6. Cory Town
18095 Canterbury Drive, Monument, CO
80132
7. Angela Renee Olivia-Small
18045 Canterbury Drive, Monument, CO
80132
8. Darcy Hansen
18015 Saddlewood Road, Monument, CO
80132
9. Lee A Gomolchak
18035 Saddlewood Road, Monument, CO
80132
10. Michael R Wilbourn
18180 Appaloosa Road, Monument, CO
80132
11. Karen Nicholson Osborne
18230 Appaloosa Road, Monument, CO
80132
12. Janet L Schulte
18270 Appaloosa Road, Monument, CO
80132
13. Ida E Lash
18340 Appaloosa Road, Monument, CO
80132
14. Erins Escape LLC
954 Pinenut Court, Colorado Springs, CO
80921
15. Carolyn K Simmons
18470 Appaloosa Road, Monument, CO
80132
16. Todd A Wyatt

8547 E Arapahoe Road, Suite J141,
Englewood, CO 80112

17. Maia Aichele

18512 Cherry Springs Ranch Drive,
Monument, CO 80132

18. Robert A Dillow

18515 Peaceful Pines Road, Monument, CO
80132