

From: Dave Ellis <dai69@reagan.com>
Sent: Monday, September 4, 2023 4:51 AM
To: irvings@pprbd.org
Cc: PCD Hearings; Ryan Howser
Subject: Colorado Pumpkin Patch Building Permit / Inspections Non-Compliance -- Schedule 6116000001 PCD File Number AL2217
Attachments: Atch 1 - CPP LLC Aerial - Circles around buildings + structures.jpg; Atch 2 - Three one-hundred foot long thrill sides Colorado Pumpkin Patch LLC 2023-08-30.JPG; Atch 3 - Buildings and 290 Vehicles on Colorado Pumpkin Patch LLC Property 2022-10-22.png; Atch 4 - Ticket sales building on CPP LLC property 2023-08-30.JPG; Atch 5 - Laser Tag Building and Unknown Purpose Second Building CPP LLC 2023-08-30.JPG; Atch 6 - Laser Tag building and unknown purpose building from different angle 2023-08-30.JPG; Atch 7 - Ticket sales and admission building from different angle - CPP LLC - 2023-08-30.JPG

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Hello Irving Sanchez,
Non-Compliance Inspector,
Pikes Peak Regional Building Department,
phone 719-327-2933.

Dave Ellis here in northern El Paso County.

We spoke on the phone last week about an apparent total lack of pertinent building permits and inspections on the grounds of the Colorado Pumpkin Patch LLC property, 18065 Saddlewood Rd., Monument, CO 80132, [property schedule 6116000001](#), where a public amusement park is again scheduled to operate from [September 16 through October 29, 2023](#).

Colorado Pumpkin Patch LLC purports to operate an "Agritainment" commercial enterprise in accordance with the county's Land Development Code. I only refer to it as an amusement park operation because any other descriptive term would be a misnomer. Regardless, "Section 5.2.6. Agritainment" in the Code states in paragraph (F): "Building Permits Required. Buildings or structures that are open to the public or employees shall be subject to the requirements of the building code."

I promised to send you photos of buildings on the amusement park grounds utilized by their employees and/or paying customers. These buildings have been in place for four and five years and are used during the approximately 70 days each year when the amusement park operates during various months. The remainder of the year all the buildings sit in place outdoors unused so the place looks like a junkyard 365 days a year. I see no building permits for any of these amusement park buildings your website at PPRBD.ORG utilizing the ["permit search" page](#). The only permits that can be found pertain to residences on the property. Additionally, constructed on the property is a very tall platform customers climb to slide down one of three one-hundred

foot long amusement park thrill slides and I see no permit or inspections for this potentially very hazardous permanently placed structure.

After you review all the information and photos I am providing you here Irving, I believe it is incumbent on you to discuss this serious situation with the [county Planning and Community Development Department](#) there in your same building at 2880 International Circle, Colorado Springs, CO 80910. That department has scheduled a public hearing on Thursday September 7th at 9 a.m. where a Special Permit application from Colorado Pumpkin Patch LLC to operate their amusement park starting September 16th will be heard and voted on by the Planning Commission. The Planning Department identified this matter as File Number AL2217. You may need to testify at that hearing if there are violations of county's building code. Ryan Howser in the Planning Department is their point man in this matter. He is a Cc: addressee to this email, as is the PCDhearings@elpasoco.com email address which is a collection point for File AL2217 matters.

Colorado Pumpkin Patch LLC (CPP LLC) has a long history of being less than truthful in the documents they submit to the Planning Department as well as shocking negligence by failing to obtain required government agency approvals for the amusement park rides and services they advertise to their paying customers. It appears that business' failure to secure building permits and satisfactorily pass required building inspections is yet another example of CPP LLC's negligence.

The photos attached here contain descriptions on the file name and/or labels overlain on the photo which will help you understand what sort of buildings and structures are on the amusement park grounds.

The implications of Colorado Pumpkin Patch LLC not having any building permits or inspections on file for their "Agritainment" business goes far beyond Thursday's hearing on their requested Special Use application. It should completely shut down that business' "Agritainment" operation, even if a 50 vehicle limit is observed, due to failure to comply with PPRBD requirements necessary for safe operations protecting both customers and employees.

In a few hours I have to fly out of state and will be incommunicado most of the week. Therefore I am counting on you and your department to investigate this serious problem and coordinate with Ryan Howser and the Planning Department so your inputs will be heard at the September 7th hearing.

Thank you Irving.

David Ellis
18185 Appaloosa Rd.
Monument, CO 801232
cell 719-726-1564



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1 SE



AXTER,
THOMAS
DALE

CPP LLC
PROPERTY

ORANGE CIRCLES
AROUND SOME
BUT NOT ALL THE
AMUSEMENT PARK
BUILDINGS AND
STRUCTURES

OSBOR
KARE
NICHOLS

(Private)

Sat

2D



Hunt Map
Layers





Saturday October 22, 2022 11:18 a.m. Colorado Pumpkin Patch LLC
268 Vehicles in Parking Area
4 Vehicles in Middle Area
18 Vehicles in South Area
290 Vehicles Total on Property



Saturday October 22, 2022 11:19 a.m.
Colorado Pumpkin Patch LLC Mid Area
4 Vehicles



Saturday October 22, 2022 11:20 a.m.
Colorado Pumpkin Patch LLC South Area
18 Vehicles









