

Liberty Tree Academy
P O Box 64614
Colorado Springs, CO 80962

April 27, 2018

Dear Neighbor;

1. This letter is being sent to you because Liberty Tree Academy is proposing a land use project in El Paso County at 8579 Eastonville Road in Peyton, CO. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contacts in item #2 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 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.
2. For questions specific to this project, please contact:
 - a. Liberty Tree Academy: Burt Hands at theteam@ltaeagles.org .
 - b. Canyon Construction: Terry Jenni; 3040 N. 44th St. Suite 4; Phoenix, AZ 85018; 602-358-7332
 - c. Carhuff & Cueva Architects, LLC, Attn: Philip Carhuff, Project Architect (520) 577-4560.
3. The project is located at 8579 Eastonville Road, Peyton, CO on 1.5 acres, zoned RR5 for a school/church.
4. Liberty Tree Academy (LTA) is a Hillsdale College affiliate (tuition free) charter school that will open in August of this year in grades K-8 in a temporary location. We are in the process of purchasing the property on the attached map to build a Kindergarten through 12th grade school. Forty families and nearly 80 children of your immediate neighbors have already applied for enrollment in LTA.

We are in the process of designing phase I to begin construction this summer and intend to add an additional phase II at a later date that will then accommodate all grades, K-12. The initial phase includes classrooms for 450 students. When the second phase is completed it will house a total of only 702 students in all grades. The school is designed to be small enough to foster a family atmosphere for our neighbors in this part of our community. LTA will offer a Traditional American Education in a respectful, orderly environment.

5. The school being proposed is shown on the attached drawings. There will be one 2-story building approximately 34,500 square feet in size in Phase I and an additional 11,700 square feet in Phase II added on in future construction. Aside from classrooms, there are playgrounds, a parking lot, and multi-use gym/cafeteria/performance auditorium.
6. There are no waiver requests being made in the application to El Paso County as the current zoning allows for the school to be built on this location.
7. A Vicinity Map showing adjacent property owners is attached.

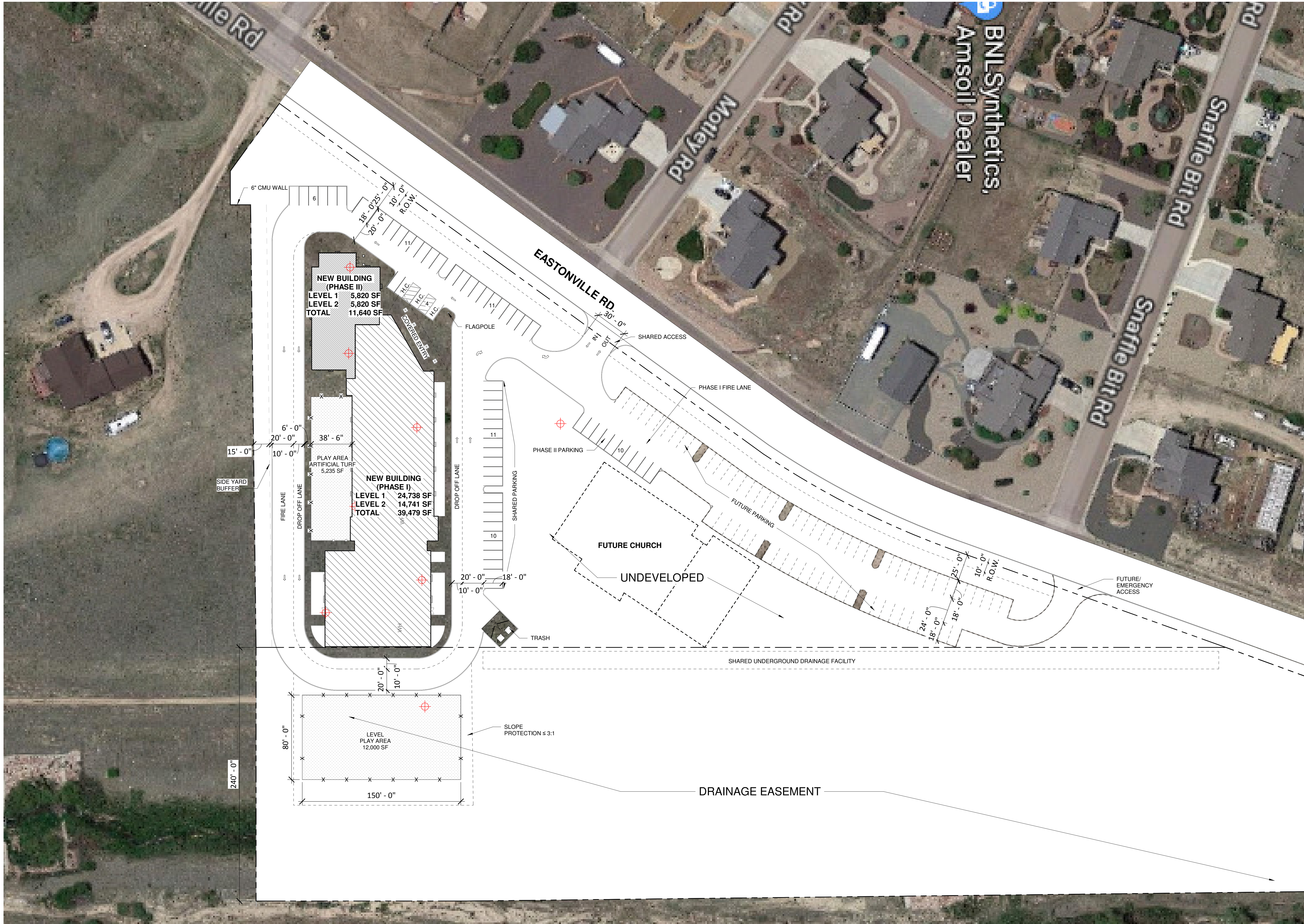
It has taken a lot of work, time and cooperation with many people in our community to arrive at this stage. We are excited about being able to bring this charter school to our community. If you have any questions about the project, the school, timing, etc., please call 719-822-0644 to leave a message and we can arrange a time to meet if you would like.

We would also like to respectfully ask for your support.

Kind Regards,

A handwritten signature in black ink, appearing to be 'A. H.', written in a cursive style.

Liberty Tree Academy, Board Chair



LIBERTY TREE
ACADEMY

DESIGN
APPROVAL _____ DATE
APPROVED: _____

**PRELIMINARY
NOT FOR
CONSTRUCTION**



carhuff+cueva
architects, llc

3149 e prince rd #151
tucson, arizona 85716
phone 520.577.4560
www.cca-az.com
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NEW SCHOOL CAMPUS FOR:

LIBERTY TREE ACADEMY

**8579 EASTONVILLE RD,
PEYTON, CO 80831**

SCHEMATIC DESIGN

REVISION	DATE	DESCRIPTION	BY

PROJECT NO. 18001

DATE APRIL 3, 2018

SCALE 1" = 40'-0" DRAWN BY KA

DRAWING TITLE
REFERENCE SITE PLAN

DRAWING NUMBER
S1.0

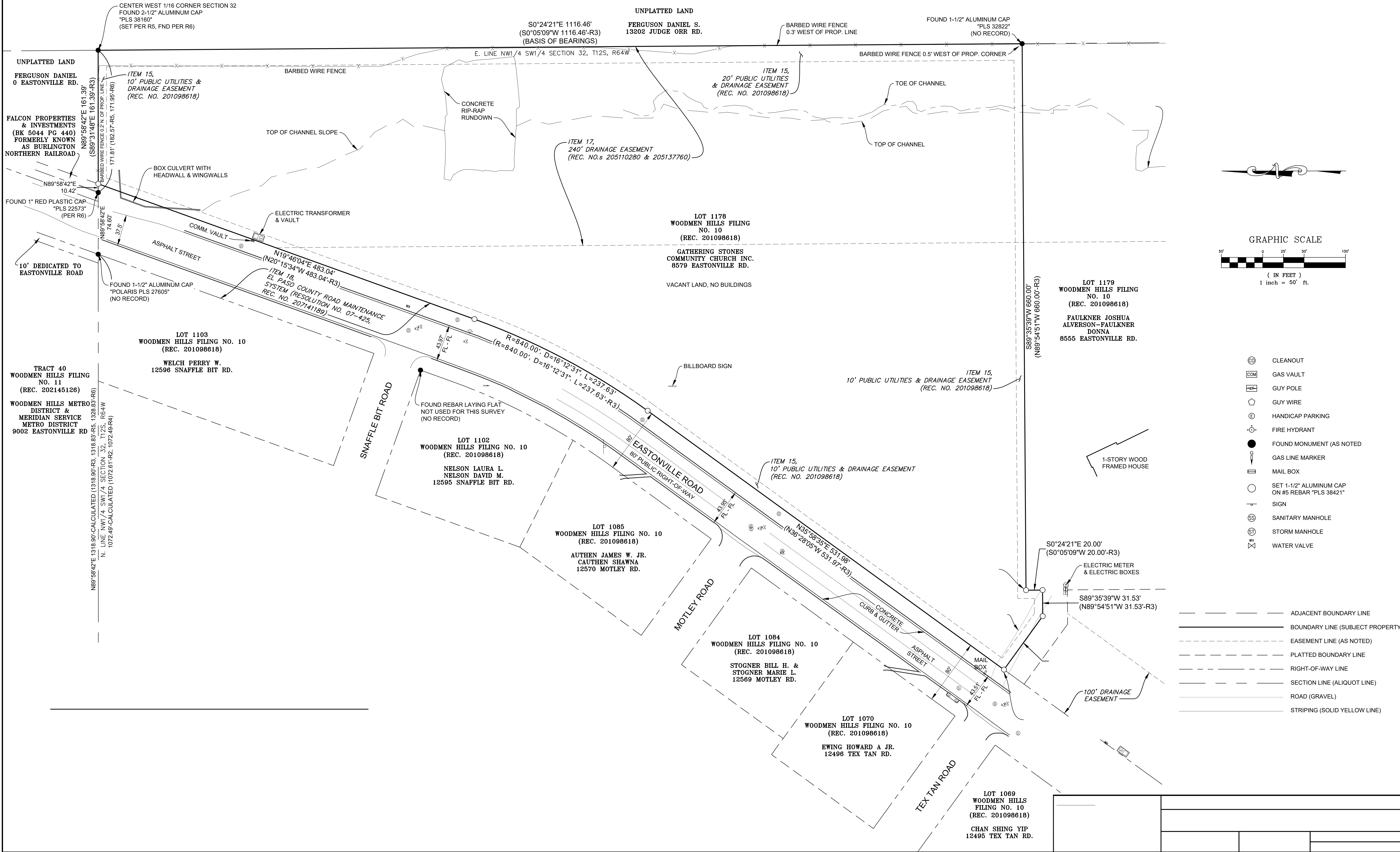
1 PROPOSED SITE PLAN AERIAL
1" = 40'-0"



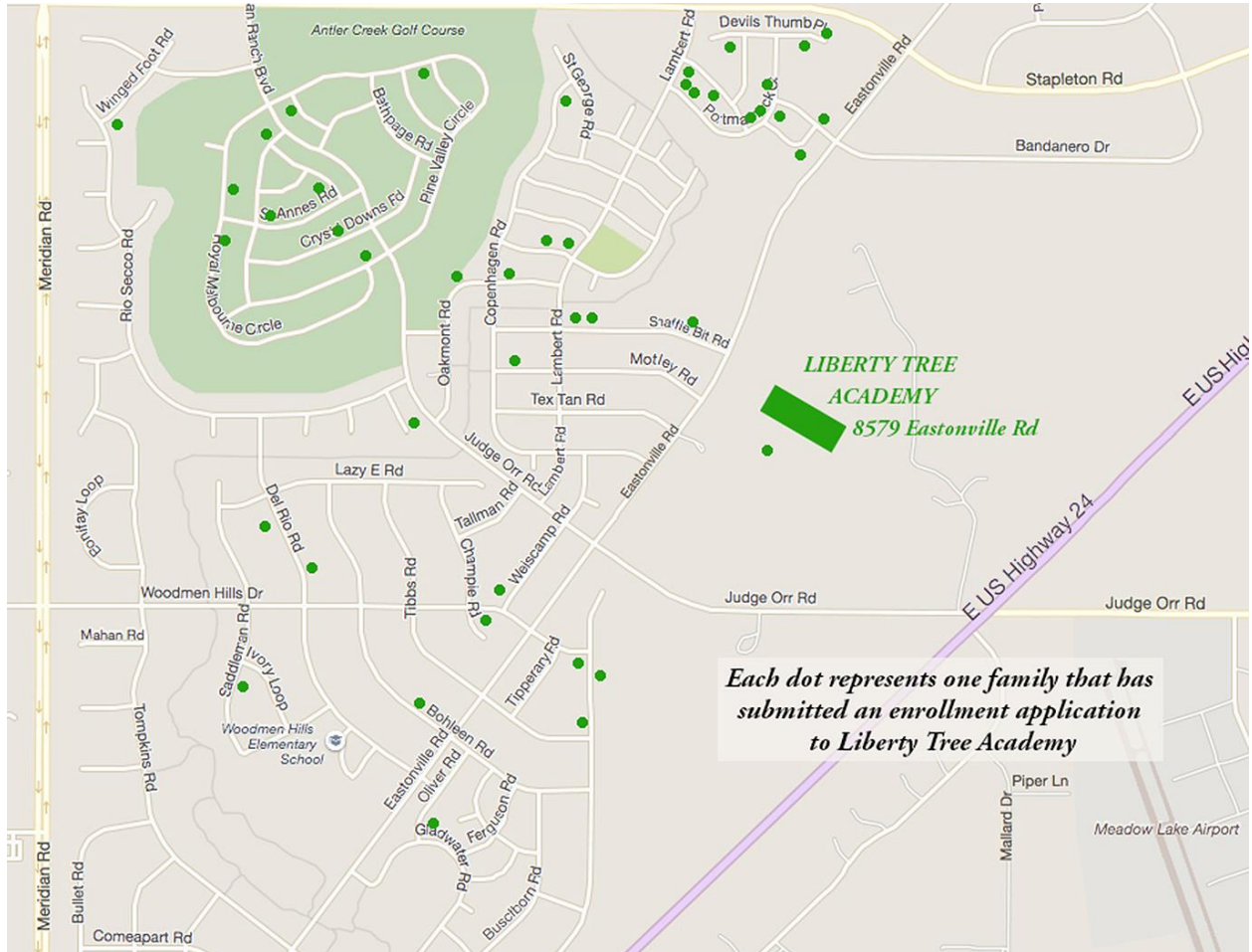
ltaeagles.org

ADJACENT NEIGHBOR MAP

LOT 1178, WOODMEN HILLS FILING NO. 10
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 64 WEST
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.



Liberty Tree Academy
Map of Neighboring Enrolled Students



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PEYTON, CO 80831

Postage	\$0.71
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Total Postage and Fees		\$4.00
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Sent To Mr. Perry Welch
Street and Apt. No., or PO Box No. 12596 Snaffle Bit Rd
City, State, Zip* Peyton, CO 80831

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Domestic Mail Only

PEYTON, E08083

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\$	\$0
Total Postage and Fees	\$4

Sent To Mr. Daniel Ferguson
Street and Apt. No., or PO Box No. 13202 Judge Orr Rd.
City, State, ZIP+4* Payton, CO 80831

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See Reverse for Instructions

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PEYTON, CO 80831

Postage	\$0.71
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\$	
Total Postage and Fees	

Sent To Mr. James Caution
Street and Apt. No., or PO Box No. 12570 Motley Rd
City, State ZIP+4® Devon, CD 80831

PS Form 3800, April 2015 BSN 7530-02-000-9047

See Reverse for Instructions

Domestic Mail Only

PEYTON, CO 80831

Postage	\$0.71
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Total Postage and Fees		\$4.00
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Sent To Mr. Bill Stogner
Street and Apt. No., or PO Box No. 12569 Morley Rd
City, State, ZIP+4® Peyton CO 80831

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PEYTON, CO 80933

Postage	\$0.71
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\$	
Total Postage and Fees	\$4

Sent To Mr. Howard Ewing
Street and Apt. No. or PO Box No. 12496 Tex Tan Rd
City, State, ZIP+4® Beverton CO 80831

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PEYTON, CO 80831

Postage	\$0.71
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Total Postage and Fees \$4.00

Sent To Laura + David Nelson
Street and Apt. No., or PO Box No. 12595 Saffsle Bit Rd
City, State, ZIP+4* Peurton, CO 80831

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Official USE

Certified Mail Fee	\$3.45
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 \$0.71

Total Postage and Fees \$4.16

Sent To *Mr Joshua Faulkner*
 Street and Apt. No., or PO Box No. *8555 Eastonville Rd*
 City, State, ZIP+4® *Peyton, CO 80831*

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

Postage \$0.71

Total Postage and Fees \$4.16

Sent To *Woodmen Hills Metro District*
 Street and Apt. No., or PO Box No. *8046 Eastonville Rd*
 City, State, ZIP+4® *Falcon, CO 80831*

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Official USE

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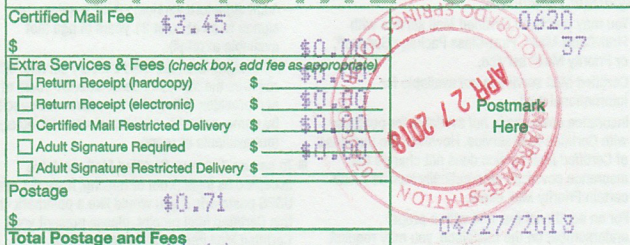
Postage \$0.71

Total Postage and Fees \$4.16

Sent To *Mr. Shing Chan*
 Street and Apt. No., or PO Box No. *12495 Tex Tan Rd*
 City, State, ZIP+4® *Peyton, CO 80831*

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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