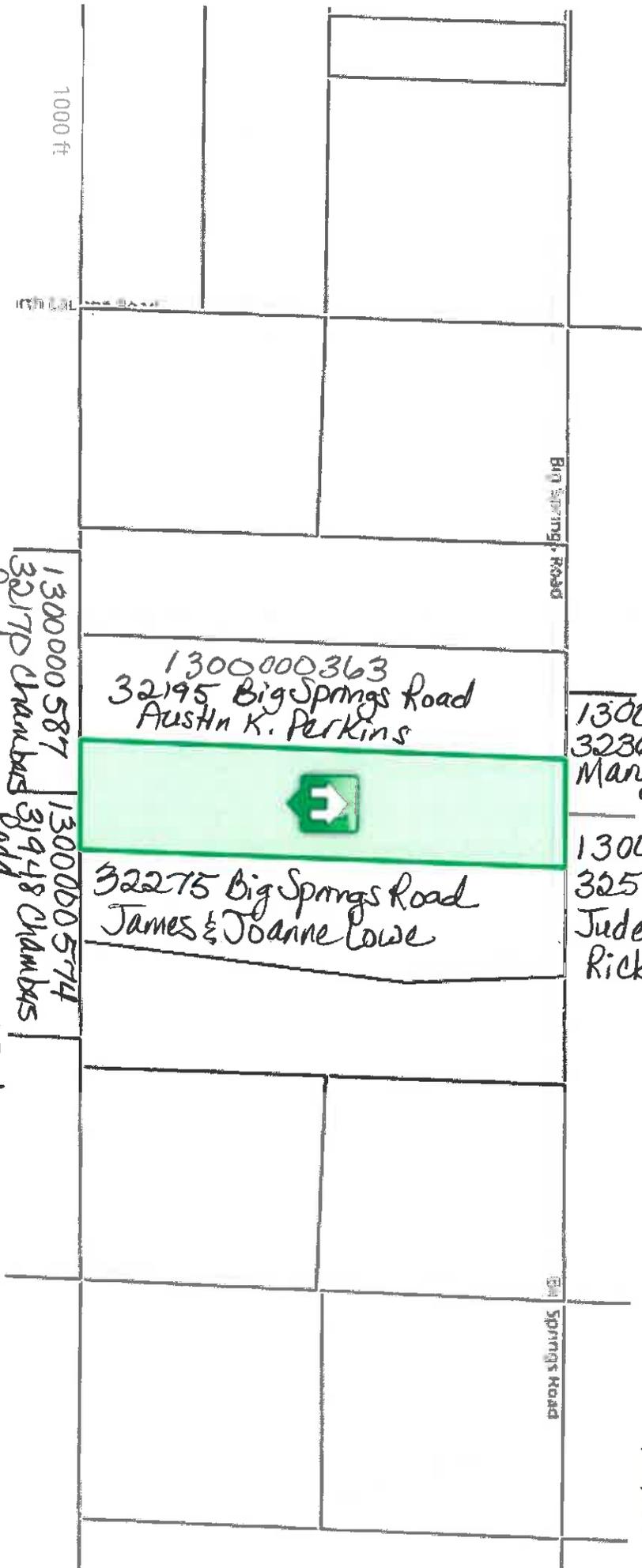


**EL PASO COUNTY - COLORADO**

1300000346  
32215 BIG SPRINGS RD

Total Market Value  
\$35,100



**Disclaimer**

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

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BA Rodents Ranch LLC  
32215 Big Springs Rd  
Yoder, CO 80864  
719-432-8395



March 27, 2019

Mary Beddoe  
32215 Big Springs Road  
Yoder, Colorado 80864

Dear Neighbor,

This letter is being sent to you because David Martin and BA Rodents Ranch LLC are proposing a land use project in El Paso County at the location referenced below (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 referenced contacts in item#2. 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:

Owner	David Martin
Applicant	BA Rodents Ranch LLC Call 719-432-8395 (Leslie Boynton) or 719-440-7906 (Kathy Mische)
Consultant	Debra Eiland, Esq. Call (719) 471-1545

3. The property is located at 32215 Big Springs Rd, Yoder, CO 80864, consists of 35.27 acres and is zoned A35.

4. Request and Justification:

BA Rodents Ranch LLC is requesting a Special Use Permit for the property at 32215 Big Springs Rd. Yoder, CO. We will be breeding and raising rodents to sell wholesale to a distributor. We will not be open to the public and will not have advertising up on the

property. There will only be 3 to 4 of us working at any one time. We want to assure you that our animals are secure, and housed in industry accepted caging systems, and are well cared for while with us. We are a small business, woman owned and operated.

5. The property has an existing metal building, a driveway and the property is fenced. We are not proposing any additional structures at this time.

Sincerely,

BA Rodents Ranch, LLC  
Leslie Boynton, Managing Member  
Kathrine Mische, Managing Member  
Crystal Stinebeck, Managing Member

Enclosed: Vicinity Map

7009 1680 0002 0741 9817

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®	
<b>OFFICIAL USE</b>	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$6.80

3/27/19  
Postmark  
Here

Sent To <u>Mary Beddoe</u>	
Street, Apt. No., or PO Box No. <u>32215 Big Springs Rd.</u>	
City, State, ZIP+4 <u>Cloder, CO 80864</u>	

PS Form 3800, August 2006 See Reverse for Instructions