

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



January 10, 2019

Austin & Stacey Perkins
32195 Big Springs Road
Yoder, CO 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.

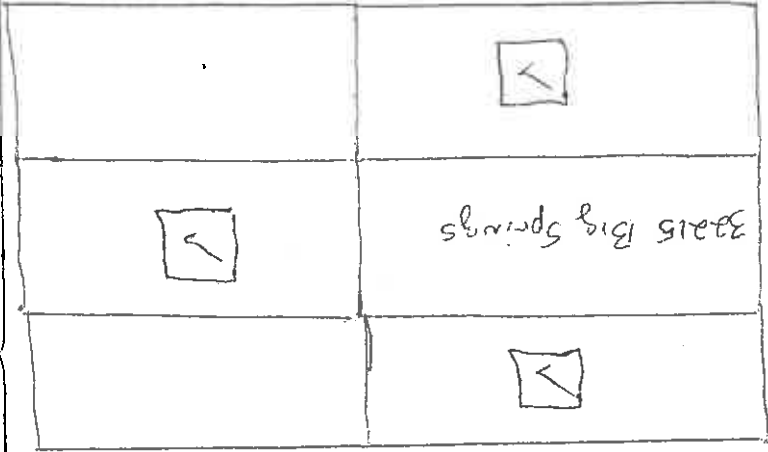
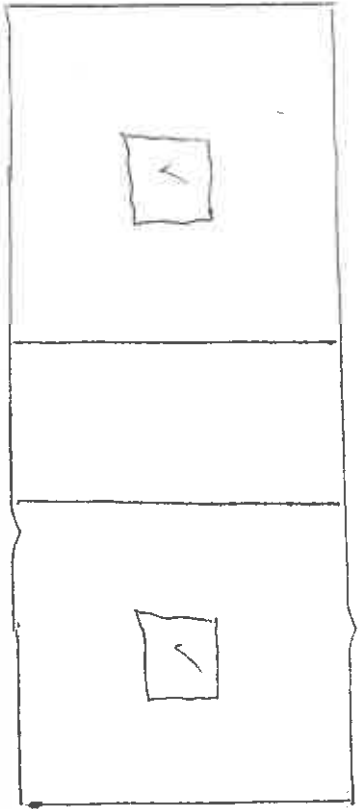
5. The property has an existing metal building, a driveway and the property is fenced. We are not proposing any additional structures at this time.

Sincerely,

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

Enclosed: Vicinity Map

Big Springs



Chambers

Notification of Adjacent Property Owners

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



January 10, 2019

Stephanie Jordan
31948 Chambers Road
Yoder, CO 80864

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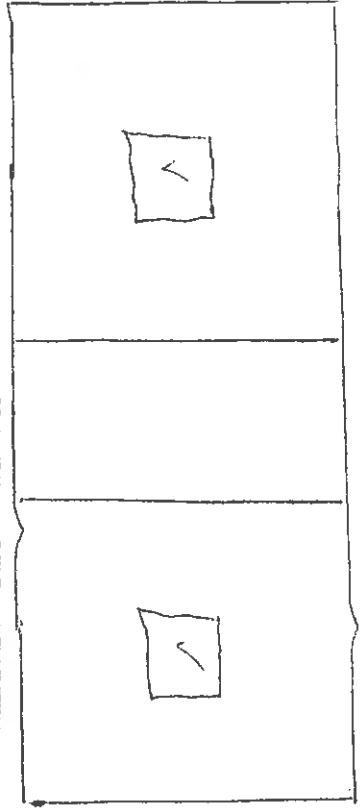
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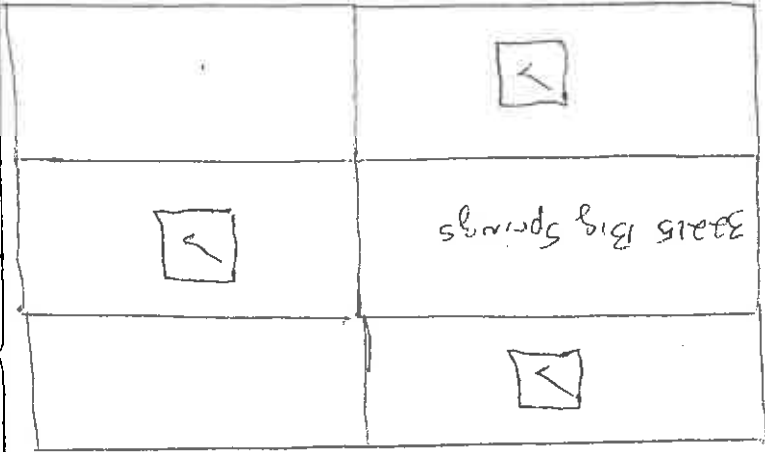
BA Rodents Ranch, LLC
Leslie Boynton, Managing Member
Kathrine Mische, Managing Member
Crystal Stinebeck, Managing Member

Enclosed: Vicinity Map

Notification of Adjacent Property Owners



Big Springs



Chambers

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



January 10, 2019

Gregory & Stephanie Jordan
10246 Lairwood Drive
Santee, California 92071

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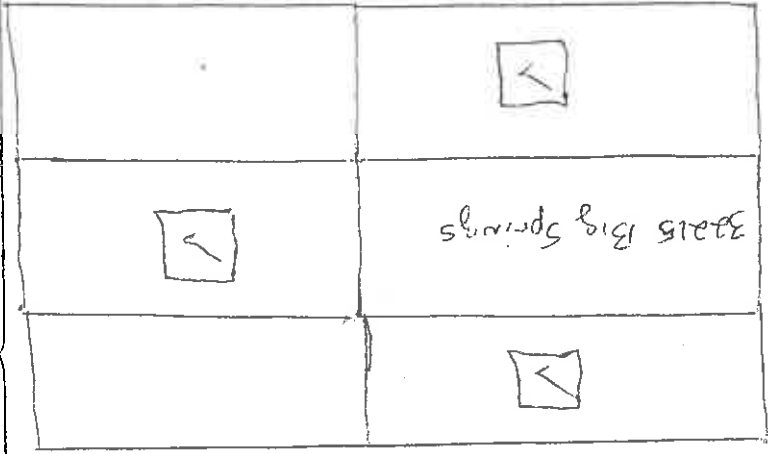
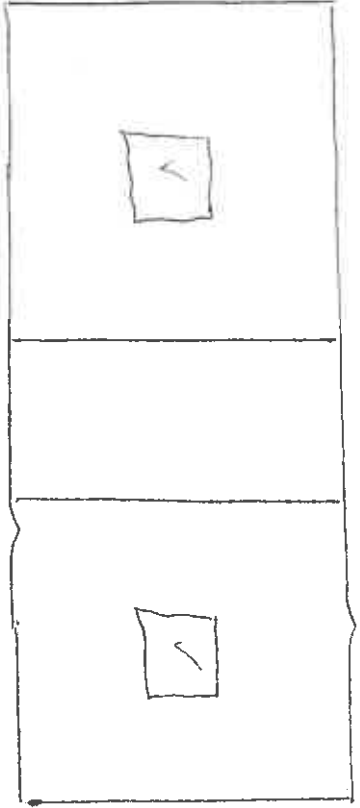
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Leslie Boynton, Managing Member
Kathrine Mische, Managing Member
Crystal Stinebeck, Managing Member

Enclosed: Vicinity Map

Big Springs



Chambers

Notification of Adjacent Property Owners

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



January 10, 2019

James & Joanne Lowe
32275 Big Springs Road
Yoder, CO 80864

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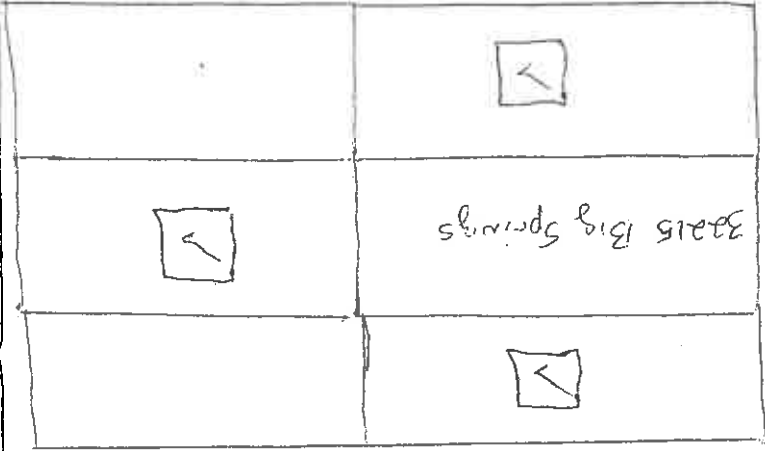
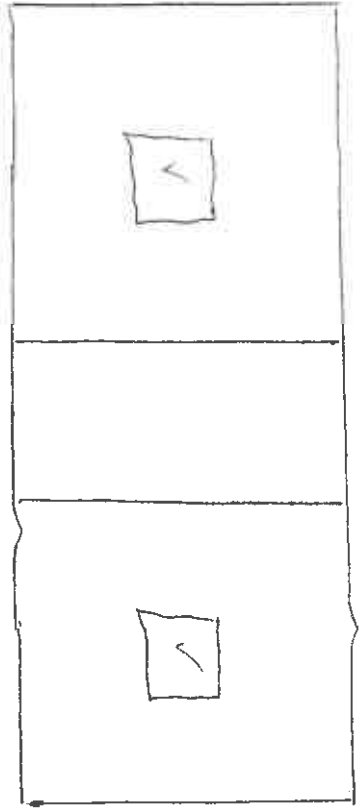
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Enclosed: Vicinity Map

Notification of Adjacent Property Owners

Big Springs



Chambers

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



January 10, 2019

Mary Beddoe
32360 Big Springs Road
Yoder, CO 80864

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Notification of Adjacent Property Owners

Big Springs

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	32215 Big Springs
	<input checked="" type="checkbox"/>

Chambers

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



January 10, 2019

Rickie & Judene Schuchke
32562 Big Springs Road
Yoder, CO 80864

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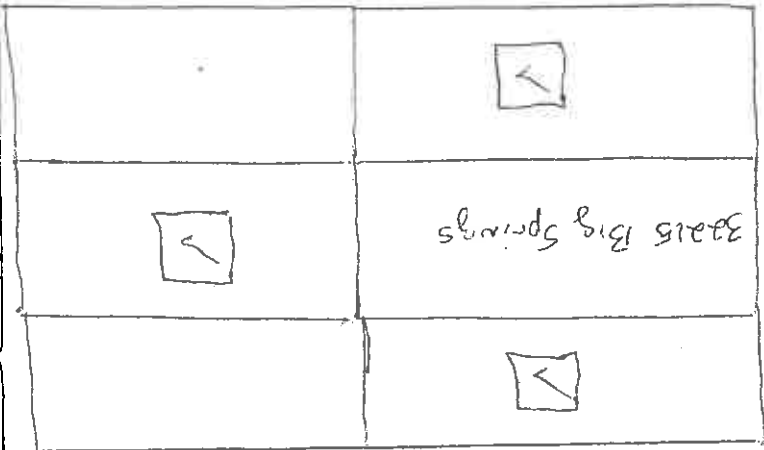
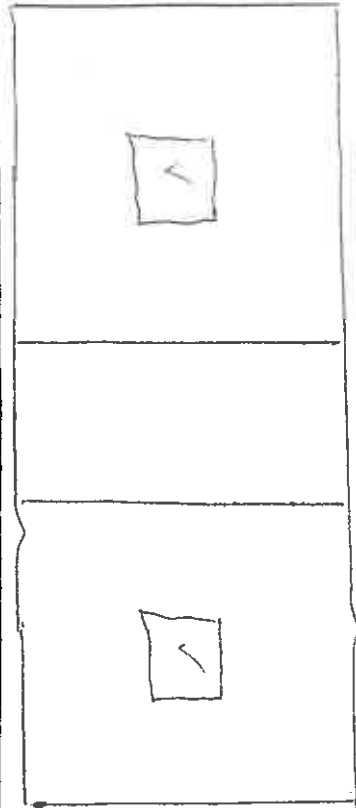
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Enclosed: Vicinity Map

Big Springs



Chambers

It appears that you notified the required number of adjacent parcel owners but this map layout is incorrect. Please revise for our records.

Notification of Adjacent Property Owners

Shipment-----
USPS First Class Mail
Ship To:
Rickie and Judene Schuchke
32562 BIG SPRINGS RD
YODER, CO 80864-9715
Package ID: 92608 5.60
Contents:
zp cp pw
Tracking #: 9407110200883006608083
Certified [\$5.00]

Shipment-----
USPS First Class Mail
Ship To:
Mary Beddoe
32360 BIG SPRINGS RD
YODER, CO 80864-9715
Package ID: 92609
Contents:
zp cp pw
Tracking #: 9407110200793968307705
Certified [\$5.00]

Per the assessor's records, Mary Beddoe's mailing address is 32215 Big Springs Road, Yoder, CO 80864-9715

Shipment-----
USPS First Class Mail
Ship To:
Wilbur D. Packard
C/O Carol L. Ferrera
657 W ASH ST
LOUISVILLE, CO 80027-1104
Package ID: 92610 5.60
Contents:
zp pc pw
Tracking #: 9407110200830148197807
Certified [\$5.00]

Shipment-----
USPS First Class Mail
Ship To:
Austin and Stacy Perkins
32195 BIG SPRINGS RD
YODER, CO 80864-9715
Package ID: 92611 5.60
Contents:
zp cp pw
Tracking #: 9407110200829945224311
Certified [\$5.00]

SUBTOTAL 44.80
TAX 0.00
TOTAL 44.80
TEND Visa 44.80

Total shipments: 9
BA Rodents Ranch LLC
#36721 01/11/2019 08:40 AM
Workstation: 2 - Auxiliary POS1
CCTran# 2340fea3-1392-46ae-bcb3-a596bc988314

Markup Summary

Lindsay Darden (2)

[\$5.00]

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Per the assessor's records, Mary Beddoe's mailing address is 32215 Big Springs Road, Yoder, CO 80864-9715

0

5

793968307705

[\$5.00]

Subject: Text Box
Page Label: 20
Lock: Unlocked
Author: Lindsay Darden
Date: 2/14/2019 2:02:08 PM
Color: ■

Per the assessor's records, Mary Beddoe's mailing address is 32215 Big Springs Road, Yoder, CO 80864-9715

It appears that you notified the required number of adjacent parcel owners but this map layout is incorrect. Please revise for our records.

Subject: Text Box
Page Label: 18
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Author: Lindsay Darden
Date: 2/14/2019 2:41:40 PM
Color: ■

It appears that you notified the required number of adjacent parcel owners but this map layout is incorrect. Please revise for our records.