

Whitehead Engineering, LLC

P. O. Box 1551
Colorado Springs, CO 80901

August 18, 2020

Dean & Kimberly Hawk
12790 Bridle Bit Cir
Colorado Springs, CO 80908

Lot 5, Bridle Bit Ranch
62100-01-023

RE: Notice to Adjacent Property Owners
12730 Bridle Bit Road
TIN: 6210001021

This letter is being sent to you because Nicole T. Telle, owner of 12730 Bridle Bit Road, is proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the project to the referenced contact(s) 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 the opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

For questions specific to this project, please contact:

Nicci Telle (Owner)
12730 Bridle Bit Rd
Colorado Springs, CO 80908
(719) 332-0238

David Whitehead, P.E.
Whitehead Engineering LLC
P. O. Box 1551
Colorado Springs, CO 80901
(719) 237-4411

Site address: 12730 Bridle Bit Road, El Paso County, Colorado Springs, CO 80908

Site Area: 10.12 acres

Zoning: RR-5, Current and proposed.

Request:

This request is to divide the existing 10-acre parcel into two (2) five-acre parcels. The property was originally platted into two five-acre parcels and subsequently combined into the current 10-acre parcel. This proposal is consistent with the current RR-5 zoning on the property.

Existing and Proposed Facilities:

The current property has one single family residence. The division of the property will allow the construction of a single-family residence on the new lot. The new lot will have its access along the northerly boundary of the property. No other improvements, beyond the new home, are proposed.

Waiver Requests:

There is no request for waivers of the El Paso County Land Development Code associated with this land use project.

Respectfully Submitted.

David J. Whitehead, P.E.

Attachment A (Vicinity Map)

Adjacent Property Owners

Dean & Kimberly Hawk
12790 Bridle Bit Rd.
Colorado Springs, CO 80908
Lot 5, Bridle Bit Ranch
62100-01-023

Adventure Bay Holdings, LLC
1751 Pinnacle Dr
Suite 1000
McLean, VA 22102
12735 Bridle Bit Rd.
Lot 26 Bridle Bit Ranch as amended by lot line vacation: Bk 5235 at Pg. 299
62100-02-004

Janice Larson
P.O. Box 38009
Colorado Springs, CO 80937-8009
12625 Bridle Bit Rd
Lot 34, Bridle Bit Ranch
62100-03-002

Remi & Charlotte Gagne Trust
12620 Bridle Bit Rd
Colorado Springs, CO 80908
Lot 2, Bridle Bit Ranch
62100-01-009

Matthew & Jessica Thomas
3565 Meadow Run Cir.
8941 Belcove Cir
Colorado Springs, CO 80920
Lot 7, New Breed Ranch Filing No. 2
62100-01-020

Glenn & Linda Peterson
3545 Meadow Run Cir.
Colorado Springs, CO 80908
Lot 8, New Breed Ranch Filing No. 2
62100-01-021

Gary & Linda Hokkanen Living Trust
3525 Meadow Run Cir.
Colorado Springs, CO 80908
Lot 9, New Breed Ranch Filing No. 2
62100-01-022

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Total Postage and Fees \$6.95

Sent To **ADVENTURE BAY HOLDINGS LLC**
 Street and Apt. No., or PO Box No. **1751 Pinnacle DR Ste 1000**
 City, State, ZIP+4® **McLean, VA 22102**

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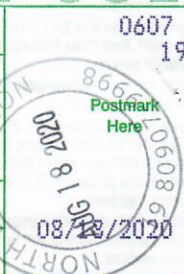
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Sent To **REMI & CHARLOTTE GAGNE LIVING TRUST**
 Street and Apt. No., or PO Box No. **12020 BRIDLE BIT RD**
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Sent To **GLEN & LINDA PETERSON**
 Street and Apt. No., or PO Box No. **3545 MEADOW RUN CIR**
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Sent To **JANICE LARSON**
 Street and Apt. No., or PO Box No. **P.O. Box 38009**
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Sent To **MATTHEW & JESSICA THOMAS**
 Street and Apt. No., or PO Box No. **3565 MEADOW RUN CIR**
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Sent To **GARY & LINDA HOKKANEN LIVING TRUST**
 Street and Apt. No., or PO Box No. **3525 MEADOW RUN CIR**
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Sent To

DEAN & KIMBERLY HAWK

Street and Apt. No., or PO Box No.

12790 BRIDLE BIT CIR

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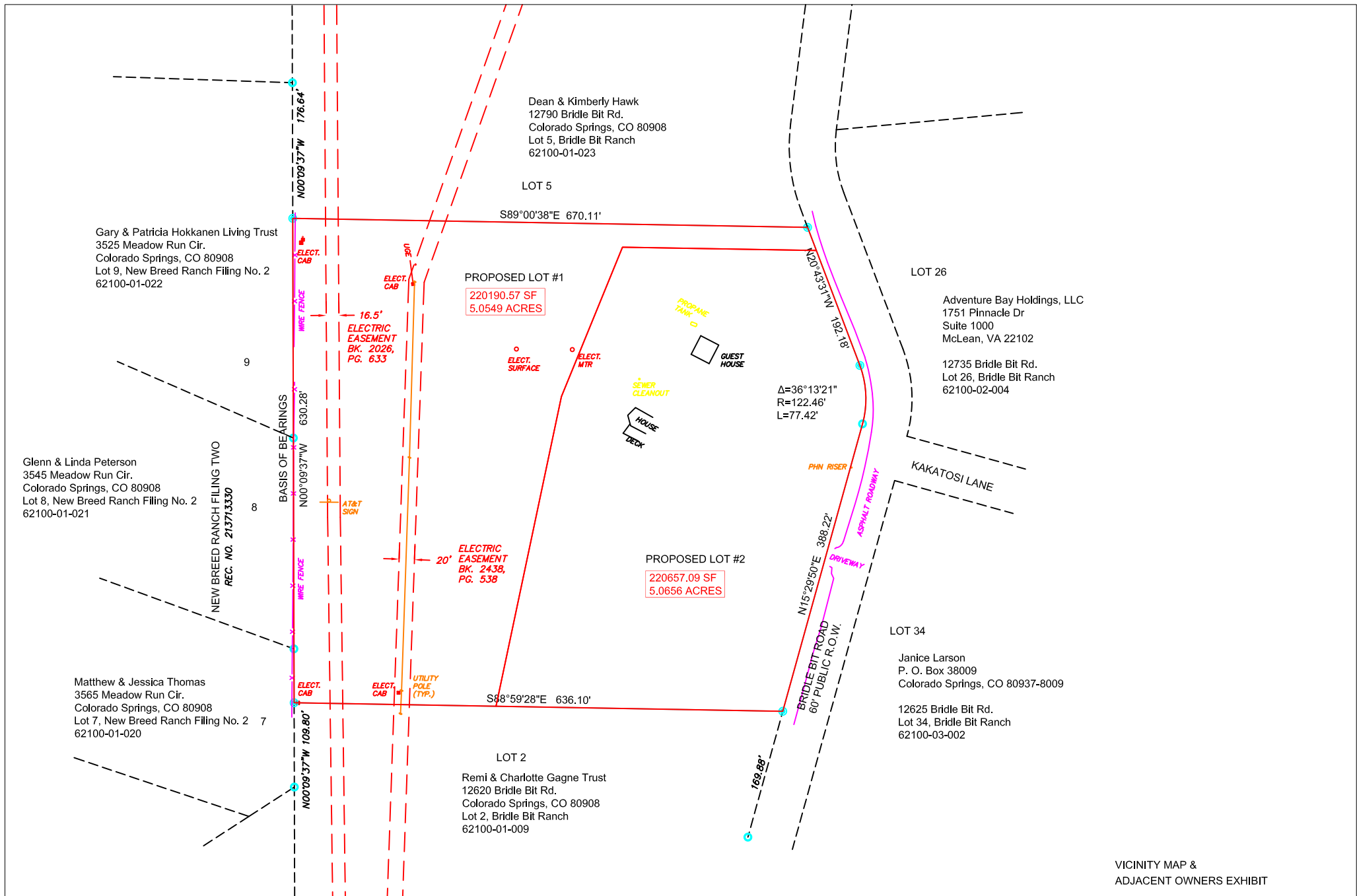
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VICINITY MAP &
ADJACENT OWNERS EXHIBIT