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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<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

Postmark Here  
 AUG 16 2021  
 TEMPLETON STATION  
 COLORADO SPRINGS CO 80918

Sent To *New Breed Ranch Inc*  
 Street and Apt. No., or PO Box No. *12750 Oak Cliff Way*  
 City, State, ZIP+4® *Colorado Springs, CO 80908*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Colorado Springs, CO 80924

**OFFICIAL USE**

Postage	\$3.60	0618
Certified Fee	\$2.85	31
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$7.00</b>	

Postmark Here  
 AUG 25 2021  
 TEMPLETON STATION  
 COLORADO SPRINGS CO 80924

Sent To *Scott + Sandy Schmitz*  
 Street, Apt. No., or PO Box No. *4822 Preachers Hollow Tr*  
 City, State, ZIP+4® *Colo Spgs, CO 80924*

PS Form 3800, June 2002 See Reverse for Instructions

7075 Campus Drive, Suite 200  
Colorado Springs, CO 80920

August 24, 2021

Mr. and Mrs. Scott Schmitz  
4822 Preachers Hollow Trail  
Colorado Springs CO, 80924-2903

Re: Request to adjust lot lines on two existing unplatted parcels

Dear Scott and Sandy:

I hope this finds you well. As you know, I started the lot line adjustment some time ago before we closed on Lot 10, but the County will now want me to give you a formal notice, so this is it. Owing to the roadblocks raised during the Terra benedetta replat, we have elected to abandon that and leave Lot 10 as it is. Instead we will simple change the common lot line between the two adjoining unplatted parcels we own to make both comply with the minimum lot size. Lisa and I plan to build on one of them, so we will be neighbors with you.

This letter is being sent to you because I am proposing a land use project in El Paso County adjacent to your property (unplatted part of New Breed Ranch; see reverse side of this page for map). This information is being provided to you as part of our revised submittal to the County. Please direct any questions on the proposal to Doug Barber (719) 338-3053, via email at [Rawhide@Realtor.com](mailto:Rawhide@Realtor.com) or by mail to the address above.

There will be no public hearing on this; it will be handled administratively. John Green at El Paso County is the project manager [(719) 520-6300 / [Johngreen@elpasoco.com](mailto:Johngreen@elpasoco.com)] if you want to contact him with comments.

No new lots will be created by this proposal, nor will there be any impact to your property, nor will there be any change to any facilities structures or roads, and no waivers of County requirements are being requested. Frankly, there is no impact to you from this. It is simply going through the County-required motions to formally change the lot lines.

Sincerely,  
Zonta Partnership Ltd., L.L.L.P.



Douglas H. Barber-Managing Partner

7075 Campus Drive, Suite 200  
Colorado Springs, CO 80920

August 15, 2021

New Breed Ranch, Inc.  
12750 Oak Cliff Way  
Colorado Springs, CO 80908-3734

Re: Request to adjust lot lines on two existing unplatted parcels

Dear Jim and Julie:

I hope this finds you well. You may remember back in December I sent you a Notification To Adjoining Owners regarding intending to replat Lot 10, Bridle Bit Ranch and two adjoining unplatted parcels as Terra Benedetta Sub. Owing to the County roadblocks raised, we have elected to abandon that and leave Lot 10 as it is. Instead we will simple change the common lot line between the two unplatted parcels we own to make both comply with the minimum lot size. Lisa and I plan to build on one of them, so we will be neighbors with you.

This letter is being sent to you because I am proposing a land use project in El Paso County adjacent to your property (unplatted part of New Breed Ranch; see reverse side of this page for map). This information is being provided to you as part of our revised submittal to the County. Please direct any questions on the proposal to Doug Barber (719) 338-3053, via email at [Rawhide@Realtor.com](mailto:Rawhide@Realtor.com) or by mail to the address above.

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Sincerely,  
Zonta Partnership Ltd., L.L.L.P.



Douglas H. Barber-Managing Partner



Area Map For Parcel A and B Lot Line Revision  
Only three adjoining owners

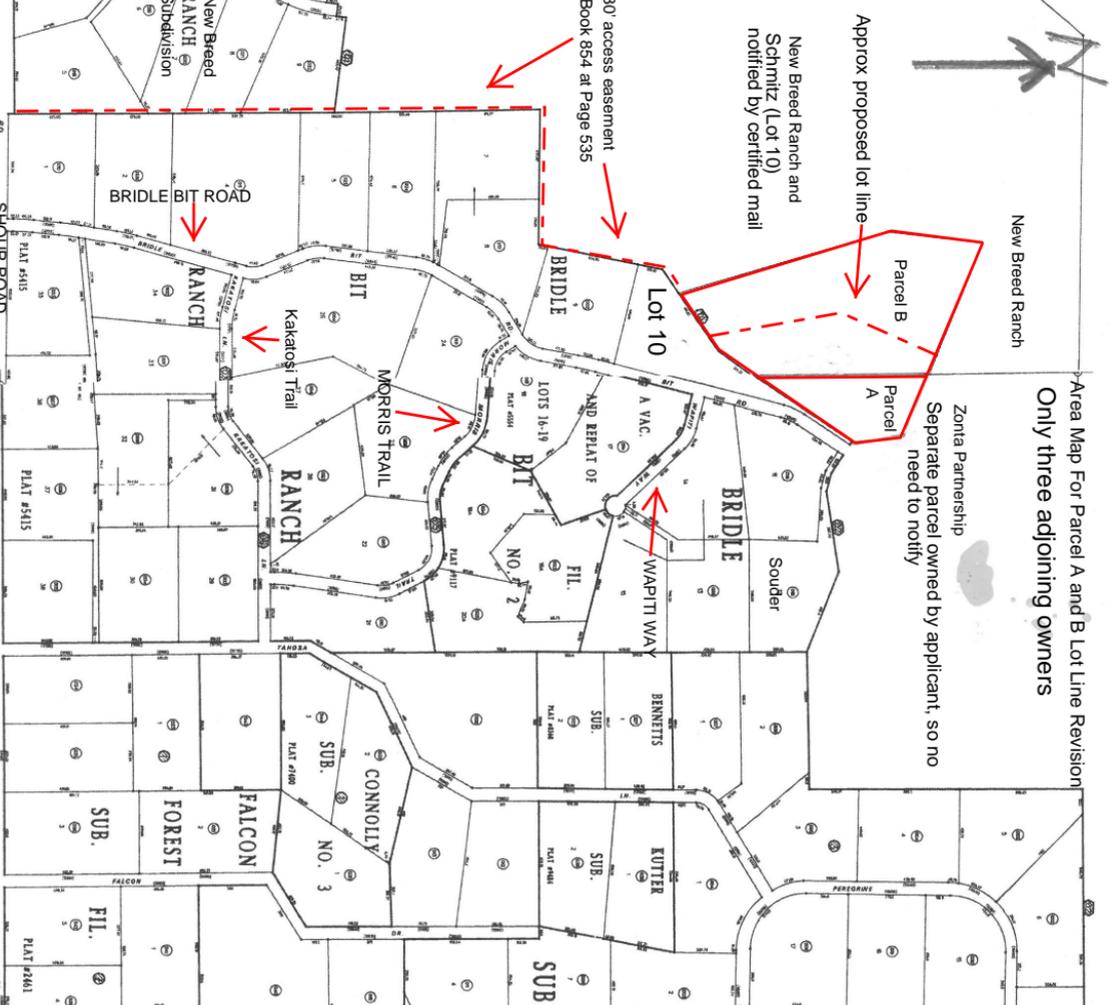
New Breed Ranch

Zonia Partnership  
Separate parcel owned by applicant, so no need to notify

Approx proposed lot line

New Breed Ranch and Schmitz (Lot 10) notified by certified mail

30' access easement  
Book 854 at Page 535



SHOUP ROAD

SEVING

470