



Jerome W.
HANNIGAN and ASSOCIATES, INC.

Land Planning • Land Surveying • Land Development Consulting

19360 Spring Valley Road, Monument, CO 80132 • 719-481-8292 • Fax 719-481-9071

Dear Adjoining Owner:

This letter is being sent to you because New Breed Ranch Inc., in care of Jerome W. Hannigan and Associates, Inc, Authorized Representative, 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 proposal to the referenced contact 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:

Jerry Hannigan
Jerome W. Hannigan and Associates, Inc.
19360 Spring Valley Road
Monument, Co. 80132
719-481-8292

3.) New Breed Ranch Filing Three is located on the north side of Meadow Run Circle, between Filing One on the west and Filing Two on the east. The property is zoned PUD RR-5 and is 34.7 acres in area. Please see the enclosed plat.

4.) Request and justification: See enclosed Letter of Intent.

5.) Existing and proposed facilities, structures, roads, etc.: See enclosed materials.

6.) There are no waiver requests associated with this application.

7.) See the enclosed plat showing the location of adjacent owners.



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**LETTER of INTENT
NEW BREED RANCH FILING THREE**

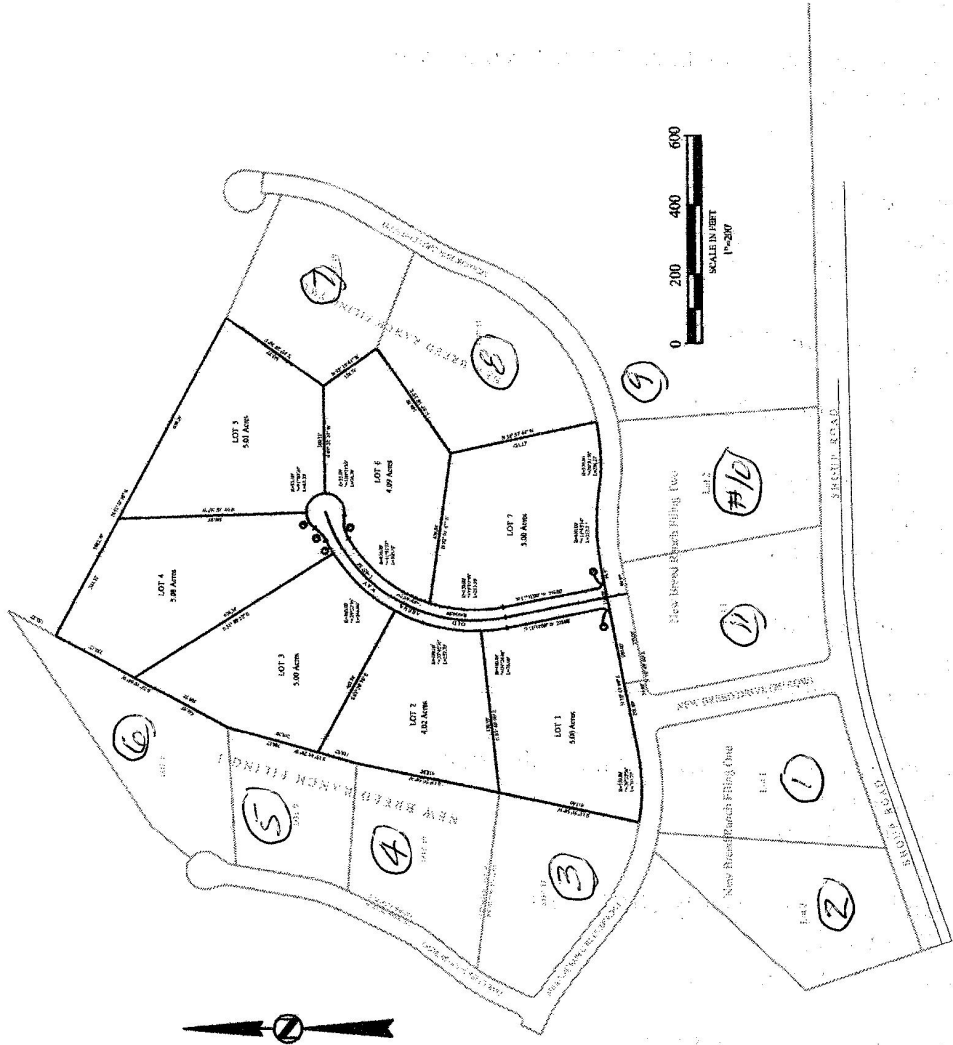
Job No. 21-014
Nov. 13, 2023

New Breed Ranch is an existing rural residential subdivision located on the north side of Shoup Road just east of its beginning at Colorado Highway 83. The approved Development Plan / Preliminary Plan illustrates a total of 92 lots on 450 acres. Current and proposed zoning is PUD RR-5. Filing One and Two are complete and consist of 10 and 11 lots, respectively, all but one of which is built upon and occupied. This proposed Filing Three is 34.7 acres in area and will consist of seven lots and the access cul-de-sac which is called Old Arena Way. Old Arena Way occupies 1.48 acres leaving 33.22 acres for the seven lots.

Lying west of New Breed Ranch is Abert Estates and to the east adjoins Bridle Bit Ranch, both rural residential subdivisions with similar features, zoning (RR-5) and density. Both are already built out. Lying to the south side of Shoup Road is a parcel of about 350 acres, zoned Agriculture and currently used for grazing that is within the city limits of Colorado Springs. Access to New Breed Ranch is through New Breed Ranch Drive, a 95 foot wide separated lane road that houses an underground cistern with water for fire fighting within the landscape island.

There are no natural or man made hazards that would preclude use as planned. Impacts to the existing flora and fauna are minimal due primarily to the relatively low intensity of use proposed. The existing New Breed Ranch Association, Inc. and protective covenants apply to all of New Breed Ranch, not just that part already developed, so controls like forestry care or noxious weed control or wildland fire issues are currently in place and enforceable. Water has previously been adjudicated for the entire property and is more than sufficient for the seven lots as proposed. Each lot will be served by an individual well and septic system with return flows accounted for in the approved water augmentation plan. All necessary utilities are onsite and available for extension. Utility service providers will continue to serve the new lots. Fire protection is provided by the Black Forest Fire Protection District which will likewise continue service to the new lots.

The property owner is New Breed Ranch, Inc. c/o Jim Scott, President, 12750 Oak Cliff Way, Colorado Springs, Colorado 80908. The authorized representative is Jerome W. Hannigan and Associates, Inc., 19360 Spring Valley Road, Monument, Colorado 80132, Telephone 719-481-8292 and email to Hannigan.and.assoc@gmail.com.



NEW BREED RANCH FILING THREE

A Final Plat for a 7 Lot Subdivision in Section 10, Township 12 South, Range 66 West, 6th Principal Meridian, El Paso County, Colorado.

New Breed Ranch Filing Three Adjoining Owners – January 26, 2024

- 1.) Dwight Braswell, Maritza Braswell
2805 Meadow Run Circle
Colorado Springs, Co. 80908-3738
- 2.) Kirt A. Byerly Living Trust, Vicki J. Byerly Living Trust
2825 Meadow Run Circle
Colorado Springs, Co. 80908
- 3.) Craig & Carylee Trust
2840 Meadow Run Circle
Colorado Springs, Co. 80908-3738
- 4.) Thomas S. Barta, Jeanne A Barta
12735 Oak Cliff Way
Colorado Springs, Co. 80908-3734
- 5.) Brent K. Morrill, Laurie Morrill
12755 Oak Cliff Way
Colorado Springs, Co. 80908
- 6.) RCO/DRWO Family Trust
12795 Oak Cliff Way
Colorado Springs, Co. 80908-3734
- 7.) Louis G. Arvanetes Trust, Laurie L. Arsenault Trust
3540 Meadow Run Circle
Colorado Springs, Co. 80908-3523
- 8.) Lawrence Scally & Nancy Scally 2019 Trust
3580 Meadow Run Circle
Colorado Springs, Co. 80908-3523
- 9.) John & Natalia Bealer Living Trust
3385 Hollycrest Drive
Colorado Springs, Co. 80920-3011
- 10.) Jeffrey Dwire, Elizabeth Dwire
3665 Meadow Run Circle
Colorado Springs, Co. 80908-3600
- 11.) Fickle Family Trust
3685 Meadow Run Circle
Colorado Springs, Co. 80908

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