

December 7, 2020

El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Replat request for Terra Benedetta Sub.

Greetings:

APPLICANT: Zonta Partnership Ltd., L.L.L.P., by Douglas H. Barber-Managing Partner (as to the unplatted parcels) and The Douglas Hawthorne Barber Irrevocable Trust by Douglas H. Barber-Trustee (as to Lot 10, Bridle Bit Ranch).

CONTACT: Douglas Barber at The Rawhide Company 7075 Campus Drive, #200, Colorado Springs, CO. 80920 [(719) 338-3053 / fax 466-2031 / Rawhide@Realtor.com). The surveyor preparing the plat will be Joe Alessi of Alessi and Associates at 2989 Broadmoor Valley Rd, Colorado Springs, CO 80906 (719) 540-8832 / jalessi@alessi3a.com.

PURPOSE: Adjust the existing lot lines between Lot 10, Bridle Bit Ranch Sub. (13120 Bridle Bit Road) and two adjacent unplatted pre-SB35 metes and bounds parcels: a 16.61 acre West lot at 13250 Bridle Bit Road and 3.53 acre East lot at 13260 Bridle Bit Road to provide legal access to the unplatted parcels from Bridle Bit Road and bring each unplatted parcel into compliance with the minimum 5-acre lot size for the zone. No new lots are being created. The County has chosen to handle this as a replat of the three existing parcels into a new plat called Terra Benedetta Sub.

PUBLIC IMPROVEMENTS: No alteration of existing drainage is contemplated. There are no public improvements to be completed in association with this request.

SCHOOLS: The property is located in and is currently served by School District 20.

FIRE: The property is located in, and is currently served by the Black Forest Volunteer Fire Department.

UTILITIES: Natural gas is supplied by Black Hills Energy, electric by Mountain View Electric Association, and telephone by Centurylink. There is also fiber for telecommunications recently installed throughout Bridle Bit Ranch Sub. by Stratus IQ. Each lot will be served by individual sewage disposal systems.

WATER SUPPLY PLAN: Each lot is or will be served by an exempt individual Dawson aquifer water well. At this time, Lot 10 has an existing well (Permit 308950). The easterly unplatted parcel has an existing well (Permit 126812). No permit has been obtained for the westerly unplatted parcel, but an exempt permit is available.

ROADS: All three parcels currently access existing Bridle Bit Road, which is a maintained

County road; however, the unplatted parcels do not have direct legal access to that road. The lot line adjustments will correct this and provide a minimum of thirty (30) feet of frontage on a maintained County road per County requirement. No additional roads or public improvements are contemplated in connection with this replat.

CONFORMANCE: This replat conforms to County zoning, and is consistent with the Black Forest Preservation Plan. The replat is consistent and compatible with adjoining land uses which are: Bridle Bit Ranch Sub. (5-acre residential lots to the east and south of the Subject Property); unplatted land to the north and west of the subject property. The property to the west has been master planned as New Breed Ranch (2.5-5 acre residential lots). The three parcels are now and will continue to be single-family residential. No waivers or variances are requested.

HOMEOWNER ASSOCIATION (HOA): Lot 10, Bridle Bit Ranch Sub. will become Lot 1, Terra Benedetta Sub. It is presently part of the Bridle Bit Ranch Association, Inc., and will remain part of that HOA and subject to the Bridle Bit Ranch covenants after the replat. This will be included in the plat notes of Terra Benedetta Sub. The other two parcels are not now, nor will they be subject to an HOA or covenants.

ADJOINING OWNERS: Were notified of this request by certified mail.

We look forward to your review and approval of this land use matter. Thank you very much.

Sincerely,

A handwritten signature in black ink that reads "Douglas H. Barber". The signature is written in a cursive, flowing style.

Douglas H. Barber