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Colorado Springs, CO 80908-3240

13 properties are considered adjacent and require notification. Please refer to the diagram example which shows what is considered adjacent property, which can be found within this application packet for a replat: <https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/Forms/LandUseForms/Amended-Plat.pdf>

7075 Campus Drive, Suite 200
Colorado Springs, CO 80920

October 29, 2020

Jim and Nancy Higham
13245 Bridle Bit Road
Colorado Springs, CO 80908-3241

Jeff and Laurel Kalin
3810 Wapiti Way,
Colorado Springs CO 80908-3236

Dr. Jeff and Sherrill Oram-Smith
3815 Wapiti Way
Colorado Springs, CO 80908-3236

Re: Request to adjust lot lines on Lot 10, Bridle Bit Ranch subdivision and two existing unplatted parcels

Notification of Adjoining Owners

Greetings!

This letter is being sent to you because Doug Barber is proposing a land use project in El Paso County adjacent to your property on Bridle Bit Road (see reverse side of this page for map). This information is being provided to you prior to submittal with the County. Please direct any questions on the proposal to Doug Barber (719) 338-3053, via email at Rawhide@Realtor.com or by mail to the address above.

Prior to any public hearing on the proposal a notification of the time and place of the hearing will be sent to 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 for, against or expressing no opinion in writing or in person at the public hearing for the proposal.

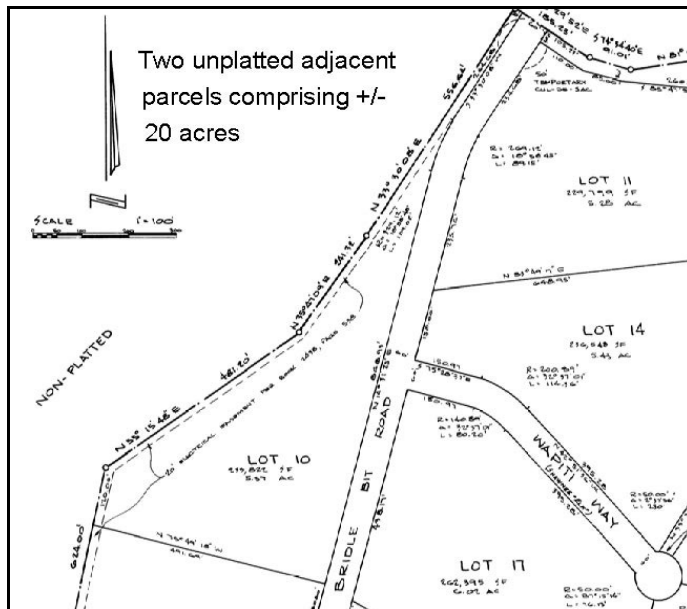
No new lots will be created by this proposal, nor will there be any impact to your properties, nor will there be any change to any facilities structures or roads, and no waivers of County requirements are being requested. Frankly, there is no impact to any of you from this. It is simply going through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

Sincerely,

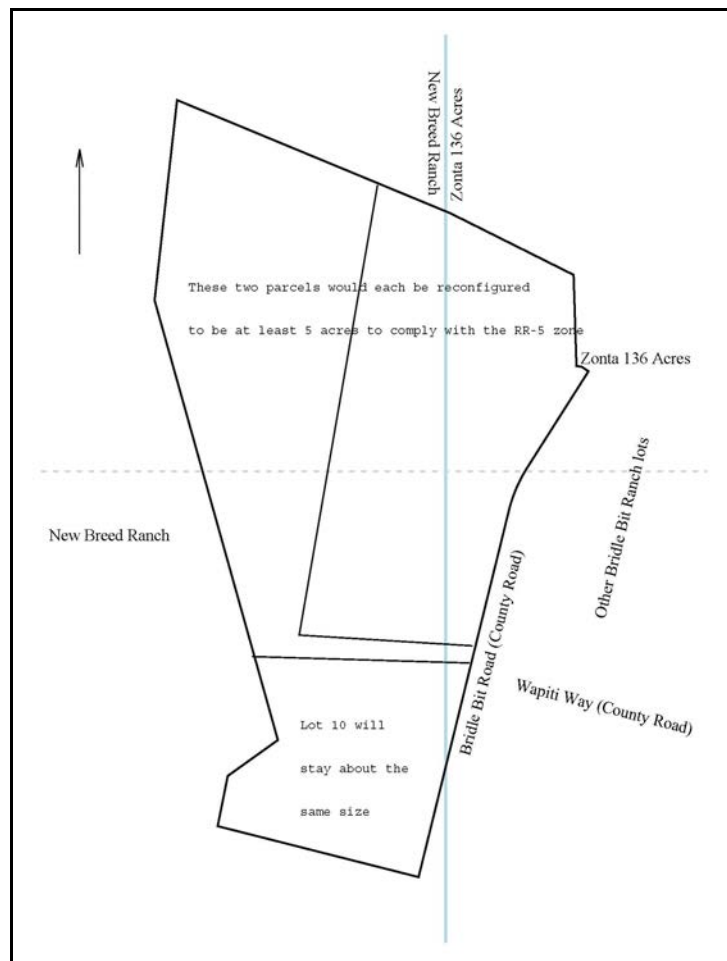


Douglas H. Barber

Following is not an exact drawing of the proposal, but is sufficient to give you the idea.



Existing Lot 10, Bridle Bit Ranch



Approximate proposed lot line adjustment

7019 2970 0000 7116 4268

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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

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

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Sent To *Trung Phan + Thao Chung*
 Street and Apt. No., or PO Box No. *13010 Bridle Bit Rd.*
 City, State, ZIP+4® *Co Spgs, CO 80908*

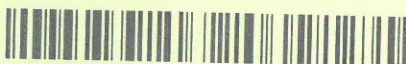
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New Broad Ranch Inc
12750 Oak Cliff Way
Co Spring, CO 80908



9590 9402 5968 0062 7327 32

2. Article Number (Transfer from service label)

7019 2970 0000 7116 4275

PS Form 3811, July 2015 PSN 7530-02-000-9053

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A. Signature

X *Julie Sosa*

☐ Agent☒ Addressee

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- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
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- ☐ Insured Mail Restricted Delivery (over \$500)

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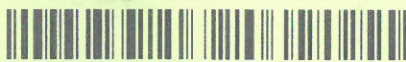
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1. Article Addressed to:

Trang Phan + Thao Chung
13010 Bridle Bit Rd.
Co Spring, CO 80908



9590 9402 5968 0062 7327 56

2. Article Number (Transfer from service label)

7019 2970 0000 7116 4305

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Trang Phan*

☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

11/2/20

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☒ No

3. Service Type

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- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

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1. Article Addressed to:

Jeff + Laurel Kalin
3810 Wapiti Way
Co Spring, CO 80908



9590 9402 5968 0062 7327 18

2. Article Number (Transfer from service label)

7019 2970 0000 7116 4251

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Jeff Kalin*

☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☒ No

3. Service Type

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- ☐ Certified Mail Restricted Delivery
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- ☐ Collect on Delivery Restricted Delivery
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1. Article Addressed to:

Christopher + Amanda Souder
13365 Bridle Bit Rd.
Co Spring, CO 80908



9590 9402 5968 0062 7327 25

2. Article Number (Transfer from service label)

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☒ Addressee

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1. Article Addressed to:

Dr. Jeff + Sherr: Oron-South
3815 Wapiti Way
Co Spring, CO 80908



9590 9402 5968 0062 7327 01

2. Article Number (Transfer from service label)

7019 2970 0000 7116 4282

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☒ Addressee

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C. Date of Delivery

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- ☐ Signature Confirmation Restricted Delivery

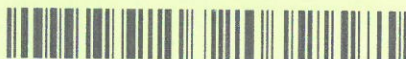
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1. Article Addressed to:

Jim + Nancy Higham
13245 Bridle Bit Rd.
Co Spring, CO 80908



9590 9402 5968 0062 7327 49

2. Article Number (Transfer from service label)

7019 2970 0000 7116 4299

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D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☒ No

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- ☐ Collect on Delivery Restricted Delivery
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Adjacent Property Owner Notices_V1.pdf Markup Summary

Sophie Kiepe (1)



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 5/14/2021 4:14:50 PM
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