

October 25, 2021

KINCH MINOR SUBDIVISION LETTER OF INTENT

To Whom It May Concern:

Please accept this letter of intent on behalf of the Kinch Subdivision submittal. The following information is provided for guidance and understanding.

1. The Kinch Subdivision is owned by:

Paul and Amy Kinch

10805 Milam Rd.

Colorado Springs, CO 80908

His: 719-338-5791 Her: 719-244-4856

panakinch@msn.com

Consultant and Surveyor:

Jerry Hannigan

Hannigan.and.assoc@gmail.com

719-481-8292

Civil Engineer:

John Schwab

john@jpsengr.com

719-477-9429

2. The current property size is 29.12 acres with the physical address of 10805 Milam Rd. Colorado Springs, CO 80908 and is zoned RR-5, which it will remain. The proposed minor subdivision will divide the land into 4 properties: 3 lots of 5.0 acres each and 1 lot of 11.12 acres. The adjoining property to the north is platted as Timber Ridge Estates with 9 lots on 58 acres. Other neighboring properties are likewise generally 5 acres and larger with RR-5 zoning. Access to our Lot 1, which has our current home on it, now comes from Sierra Ridge Trail in Timber Ridge Estates. This access point will remain. Access to the other 3 lots will also be from Sierra Ridge Trail, but at a point near the

platted that extends southerly to our

Please add the following:
-Tax schedule number
- A discussion detailing how the request complies with approval criteria in chapter 7 and 8 of the land development code
- A discussion detailing the provision of utilities
- A discussion detailing any constrains, hazard and potentially sensitive natural or physical features and how they have been incorporated or will be mitigated
- A discussion detailing traffic

f way has been

3. We are seeking approval to be a This will allow us to build a home future date.

- A discussion detailing the provision of utilities
- A discussion detailing any constrains, hazard and potentially sensitive natural or physical features and how they have been incorporated or will be mitigated
- A discussion detailing traffic

n Black Forest.
will be sold at a

4. Lot 1 is the only lot that has an e

2100 sq ft, 4

bedrooms, 2 bath home. The other lots have no structures at this point. The proposed road to access the property will be an entrance from the north with access to Lots 2-4. This road will be a valuable addition to the current Sierra Ridge Estates. There will be three new homes at a point in the future when all the upgrades to the road are finished and individual lots sold.

Respectfully Submitted,
Paul and Amy Kinch

