

July 15, 2022

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](mailto:panakinch@msn.com)

Consultant and Surveyor:

Jerry Hannigan

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719-481-8292

Civil Engineer:

John Schwab

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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 east end of the subdivision where a right of way has been platted that extends southerly to our north property line. The Tax schedule number is not available at this time but will be in line with other properties in the adjacent area.

3. We are seeking approval to be able to better maximize the use of the land in Black Forest. This will allow us to build a home on the Lot 4, the 11-acre lot. The other lots will be sold at a future date. The lot specifications and sizing are in line with county requirements, no special deviations, setbacks or allowances will be needed on the lots.

4. Lot 1 is the only lot that has an existing structure, our current home. It is a 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.

5. Utilities will be provided by the businesses in the area, letters from sources indicate that there will be no problems supplying the needed utilities for the lots.

6. The Geological Survey report indicated that there are no potential hazards and there would be no constraints or work arounds for the lots or the impending construction of the road on the easement that has already been granted by El Paso County. The traffic survey was deemed unnecessary by the County due to the lack of volume or the amount of vehicle traffic would be a negligible addition to the already used road.

Respectfully Submitted,

Paul and Amy Kinch