

Paul and Amy Kinch  
10805 Milam Rd.  
Colorado Springs, CO 80908

To Whom it May Concern,

This letter is being sent to you because we, Paul and Amy Kinch, are proposing a land use project in El Paso County at the referenced location. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contacts. 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 Building 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.

For questions specific to this project, please contact:

Paul Kinch and/or Amy Kinch  
719-338-5791 719-244-5846  
108005 Milam Rd.  
Colorado Springs, CO 80908  
panakinch@msn.com

Jerome W. Hannigan and Associates, Inc.  
19360 Spring Valley Road  
Monument, CO 80132  
719-481-8292  
[Hannigan.and.assoc@gmail.com](mailto:Hannigan.and.assoc@gmail.com)

Location site:

10805 Milam Rd. Colorado Springs, CO 80908

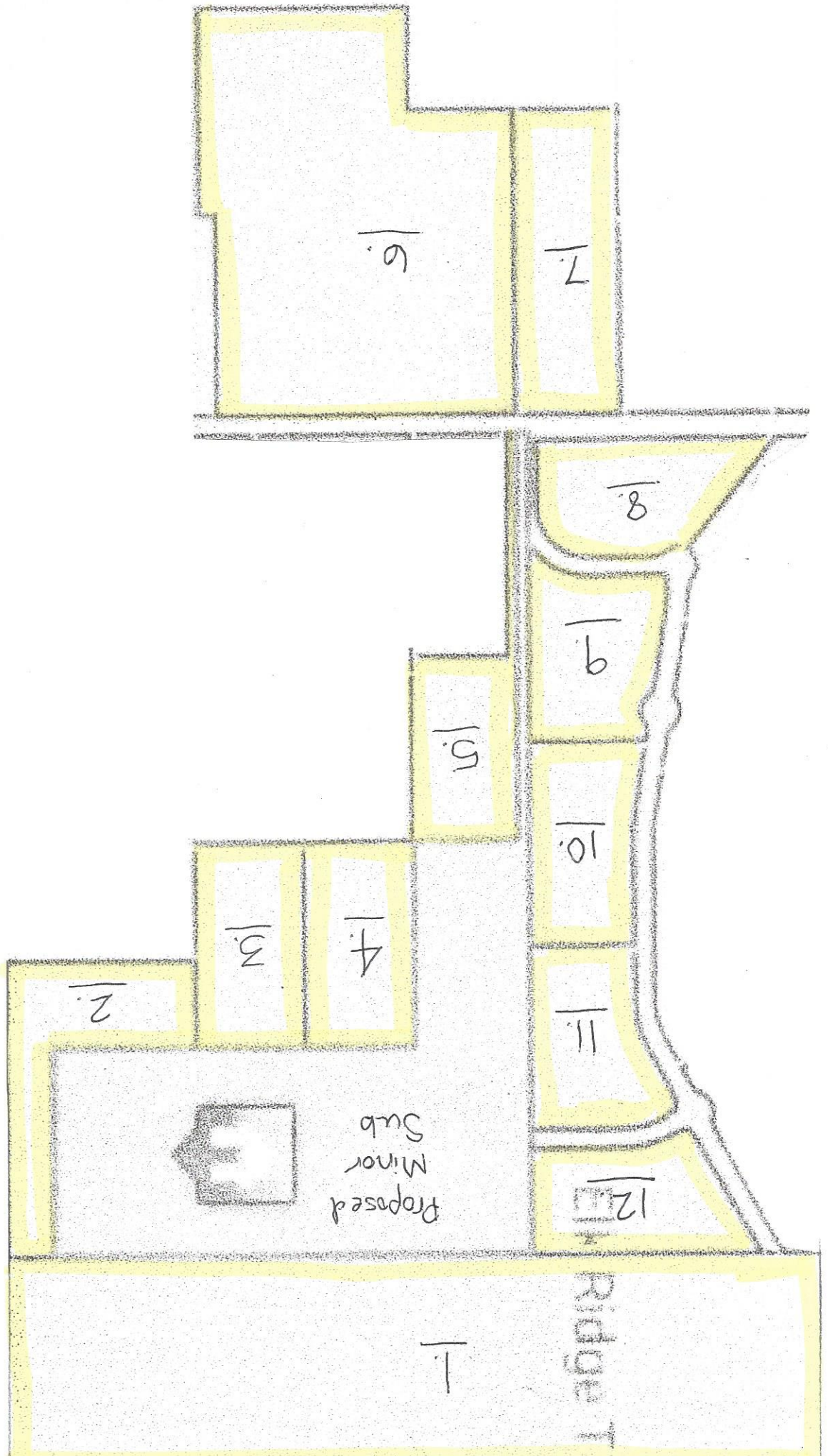
Proposed minor subdivision, dividing the current 29.12 acres into 4 lots. One 5 acre with existing home, two other 5 acre lots east of the current existing home as well as one 14 acre lot on the south east end of the acreage. The current zoning for this property is R5, a minimum lot size of 5 acres.

At this time we plan to sell off the two 5 acre lots east of the existing home. We plan to build a home for ourselves on the 14 acres as well as retain the current existing home on the west side of the property.

The proposed entrance to the new lots will be accessed near the east cul de sac of Sierra Ridge Trail, at the easement the County has already platted. The road will be 30' in width and approximately 500 ft in length with a turn around/cul de sac at the end, which will grant access to the 3 new lots.

Attached is the Map showing the adjacent property owners as well as the proposed development.

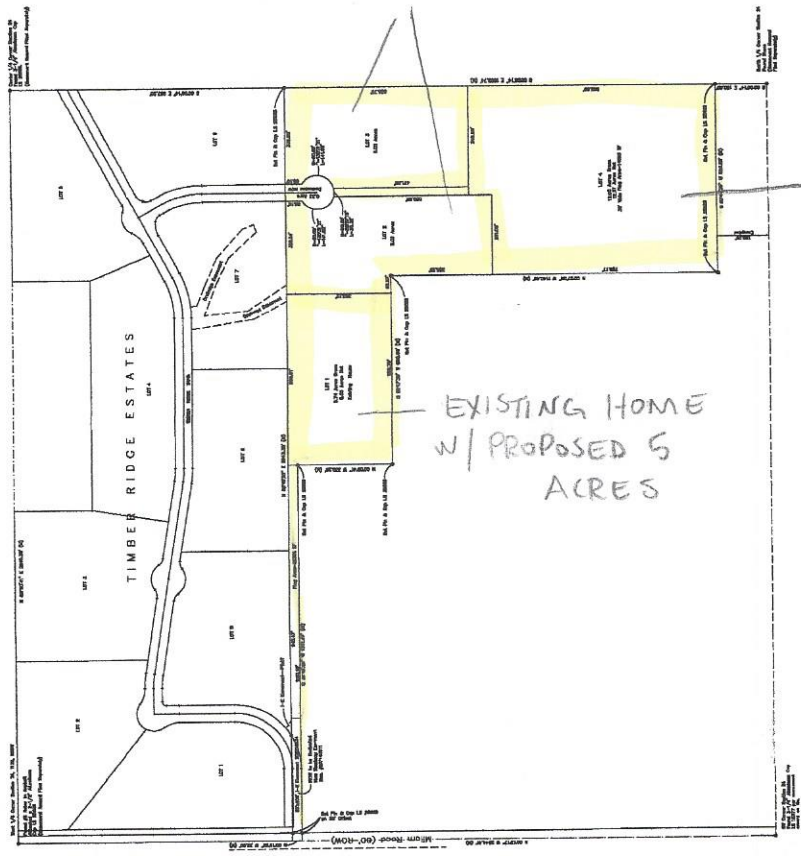
Sincerely,  
Paul and Amy Kinch



PROPOSED 6 ACRE LOTS

PROPOSED 14 ACRE LOT

EXISTING HOME  
W/ PROPOSED 6  
ACRES





Names of Property Owners Notified Certified Mail about proposed Minor Subdivision:

1. **MUVISTA ENTERPRISES LLC. - 5470 OLD RANCH RD COLORADO SPRINGS CO, 80908-3927**
2. **THOMAS DOWLING - 5290 OLD RANCH RD COLORADO SPRINGS CO, 80908-3928**
3. **LEROY PEDONE - 333 ORPHEUS AVE ENCINITAS CA, 92024**
4. **TOM WILKERSON - 606 W 28TH PL LAWRENCE KS, 66046-4620**
5. **ROBERT HORNE - 10785 MILAM RD COLORADO SPRINGS CO, 80908-3913**
6. **TERRY WILSON - 10760 MILAM RD COLORADO SPRINGS CO, 80908-3913**
7. **J A M DEZWAAN TRUST - 10850 MILAM RD COLORADO SPRINGS CO, 80908-3945**
8. **KEVIN HART - 4810 SIERRA RIDGE TRL COLORADO SPRINGS CO, 80908-7001**
9. **COLAGUA LIVING TRUST - 4975 SIERRA RIDGE TRL COLORADO SPRINGS CO, 80908-7001**
10. **GARY MOORE - 5055 SIERRA RIDGE TRL COLORADO SPRINGS CO, 80908-7001**
11. **RICHARD MINGO - 8525 GULF BLVD UNIT 310 NAVARRE FL, 32566**
12. **JACK TUBBS JR. - 5215 SIERRA RIDGE TRL COLORADO SPRINGS CO, 80908-7003**



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Adult Signature Restricted Delivery \$

Postage \$ 58¢

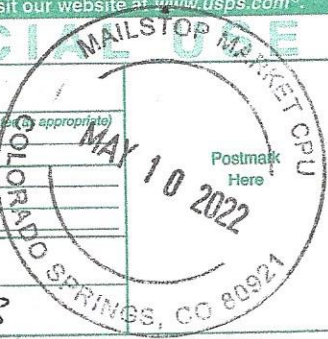
Total Postage and Fees \$ 4.33

Sent To Kevin Hart

Street and Apt. No., or PO Box No. 4810 Sierra Ridge Tr.

City, State, ZIP+4® Colorado Spgs, Co 80908-7001

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



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Adult Signature Restricted Delivery \$

Postage \$ 58¢

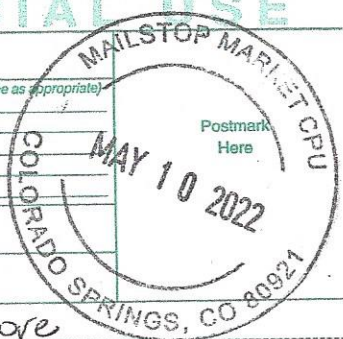
Total Postage and Fees \$ 4.33

Sent To Gary Moore

Street and Apt. No., or PO Box No. 5055 Sierra Ridge Tr.

City, State, ZIP+4® Colorado Spgs, Co 80908-700

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 58¢

Total Postage and Fees \$ 4.33

Sent To Robert Horne

Street and Apt. No., or PO Box No. 10785 Milam Rd

City, State, ZIP+4® Colorado Spgs, Co 80908-3913

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 58¢

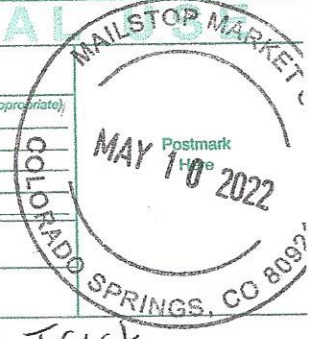
Total Postage and Fees \$ 4.33

Sent To JAN Derwaan Trust

Street and Apt. No., or PO Box No. 10650 Milam Rd

City, State, ZIP+4® Colorado Spgs, Co 80908 394

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 58¢

Total Postage and Fees \$ 4.33

Sent To Mustiva Enterprises

Street and Apt. No., or PO Box No. 5410 Old Ranch Rd

City, State, ZIP+4® Colorado Spgs, Co 80908-3927

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 58¢

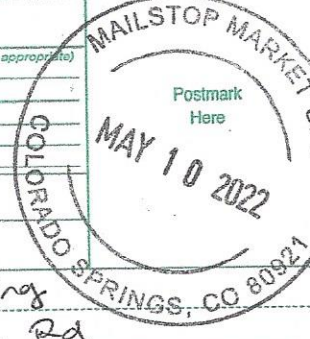
Total Postage and Fees \$ 4.33

Sent To Thomas Dowling

Street and Apt. No., or PO Box No. 5210 Old Ranch Rd

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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ 584

Total Postage and Fees \$ 4.33

Sent To Richard Mingo

Street and Apt. No., or PO Box No. 8525 Gulf Blvd., unit 310

City, State, ZIP+4® Navarre, FL 32566

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ 584

Total Postage and Fees \$ 4.33

Sent To Colagua Living Trust

Street and Apt. No., or PO Box No. 4915 Sierra Ridge Tr.

City, State, ZIP+4® Colorado Spgs, CO 80908-7001

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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ 584

Total Postage and Fees \$ 4.33

Sent To Terry Wilson

Street and Apt. No., or PO Box No. 10160 Milam Rd

City, State, ZIP+4® Colorado Springs, CO 80908-3913

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ 584

Total Postage and Fees \$ 4.33

Sent To Jack Tubbs

Street and Apt. No., or PO Box No. 5215 Sierra Ridge Tr.

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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ 584

Total Postage and Fees \$ 4.33

Sent To Tom Wilkerson

Street and Apt. No., or PO Box No. 4006 W 26th PL

City, State, ZIP+4® Lawrence, KS 66040-4620

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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ 584

Total Postage and Fees \$ 4.33

Sent To Leroy Pedone

Street and Apt. No., or PO Box No. 333 Orpheus Ave

City, State, ZIP+4® Encinitas, CA 92024

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Letter  
 Colorado Springs, CO 80908  
 Weight: 0 lb 0.70 oz  
 Estimated Delivery Date  
 Thu 05/12/2022  
 Certified Mail® \$3.75  
 Tracking #: 70220410000194728753  
 Total \$4.33

First-Class Mail® 1 \$0.58  
 Letter  
 Navarre, FL 32566  
 Weight: 0 lb 0.80 oz  
 Estimated Delivery Date  
 Sat 05/14/2022  
 Certified Mail® \$3.75  
 Tracking #: 70220410000194728760  
 Total \$4.33

First-Class Mail® 1 \$0.58  
 Letter  
 Colorado Springs, CO 80908  
 Weight: 0 lb 0.80 oz  
 Estimated Delivery Date  
 Thu 05/12/2022  
 Certified Mail® \$3.75  
 Tracking #: 70220410000194728777  
 Total \$4.33

First-Class Mail® 1 \$0.58  
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 Colorado Springs, CO 80908  
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 Certified Mail® \$3.75  
 Tracking #: 70220410000194728746  
 Total \$4.33

First-Class Mail® 1 \$0.58  
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 Colorado Springs, CO 80908  
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 Tracking #: 70220410000194728715  
 Total \$4.33

First-Class Mail® 1 \$0.58  
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 Lawrence, KS 66046  
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 Estimated Delivery Date  
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 Certified Mail® \$3.75  
 Tracking #: 70220410000194728692  
 Total \$4.33

First-Class Mail® 1 \$0.58  
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 Encinitas, CA 92024  
 Weight: 0 lb 0.80 oz  
 Estimated Delivery Date  
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 Certified Mail® \$3.75  
 Tracking #: 70220410000194728685  
 Total \$4.33

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 Grand Total: \$51.96  
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 Credit Card Remitted \$51.96  
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Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.58
Colorado Springs, CO 80908			
Weight: 0 lb 0.80 oz			
Estimated Delivery Date			
Thu 05/12/2022			
Certified Mail®			\$3.75
Tracking #:			
70220410000194728678			
Total			\$4.33
First-Class Mail® Letter	1		\$0.58
Colorado Springs, CO 80908			
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Estimated Delivery Date			
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Certified Mail®			\$3.75
Tracking #:			
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First-Class Mail® Letter	1		\$0.58
Colorado Springs, CO 80908			
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Estimated Delivery Date			
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Certified Mail®			\$3.75
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First-Class Mail® Letter	1		\$0.58
Colorado Springs, CO 80908			
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Estimated Delivery Date			
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First-Class Mail® Letter	1		\$0.58
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