

February 10, 2016

**City Of Colorado Springs
Land Use Review
30 S Nevada
Colorado Springs, CO 80901**

Attn: Katie Carleo

Re: Cumbre Vista Subdivision

Nine Design Ltd. is representing KF 103 CV, LLC, owners of the above referenced development in the following application for submission and approval to the City of Colorado Springs.

- *Minor Amendment to a Development Plan*

Cumbre Vista subdivision is located in northeast Colorado Springs, north of Woodmen Rd., and east of Powers Blvd. The subdivision contains a total of 112 acres more or less. The development is single family residential with a multi-year, multi-phase project construction schedule. With approximately 50% of the development completed since 2006.

Development Plan Amendments 2016

The requested minor amendments to the approved Development Plan are as follows:

- Construction phase revisions adding phases (4A, 4B) (5A, 5B) and (6A, 6B)
- Phase line revision
- Lot numbering due to phase revisions
- Extend De Anza Peak Tr. South to Sorpresa Ln.
- Reduce the total number of lots to accommodate the proposed road extension.

The proposed extension of De Anza Peak Trail is to provide a more convenient north/south access route through the Cumbre Vista development. This proposed modification is intended to benefit the property owners south of the Cumbre Vista development. This road extension is an ongoing gesture of cooperation between the residents to the south and the developer.

The Minor Amendment attached submittal package includes the required graphic depiction of the proposed revisions as required by the City of Colorado Springs.

No major issues were identified during the pre-application meetings, the accompanying submittal package addresses standard issues associated with the proposed amendments and development requirements.

Thank you for your consideration,



James F. Byers, RLA
Planner/Landscape Architect
Nine Design, Ltd.