

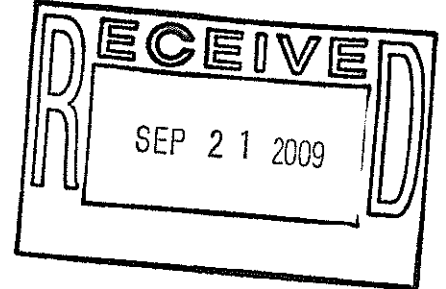
PAWNEE MEADOWS, L.L.C.

1885 Sketch Box Lane #6
Estes Park, CO 80517

Telephone 970-586-5175
FAX received at 970-577-0381

September 18, 2009

Alison Chilcott
Town of Estes Park
P.O. Box 1200
Estes Park, CO 80517



RE: Statement of Intent for Final Plat
Amended Plat of Lots 15, 16 & 17, Block 2, The Neighborhood

Dear Alison:

The attached application and plat depict the division of 3 lots into 5 lots at The Neighborhood subdivision. They are the first lots east of the entry and along the south side of the street.

All utility mains are in-place for these lots. We have extended two more sewer services from the north side of the street. Electric can be served with the current pedestals which number three along the south boundary lines. Because the lots are small, it is simple to keep the distance short from the pedestals to the meter on the side of the houses. The water main is south of the curb line and can be tapped for each lot as the buildings are constructed.

This proposal will include these five lots in the existing list of attainable houses for the subdivision. The project now offers 15 lots for attainable homes. With the addition of the two new lots created by this plat, we will be able to offer 17 lots for attainable homes.

Because the lots are smaller, we will have less invested in infrastructure which will allow us to sell the homes at about \$20,000 less than homes built on the other lots. We believe this will make a very great difference to the prospective purchasers.

As sales have been slow, this kind of change in the offering price is necessary to keep the project viable. Although the lots have less street frontage, we have prepared a house plan that adapts to the width by moving one side of each house close to one lot line which makes the outside living space available along the side of the house as opposed to the rear of the house. The footprint of the house is smaller but the square footage of the home is about 15% larger than the models currently constructed in the project.

The subdivision was originally approved under the current development code. As we are not changing utility mains or the street, this proposal is also in keeping with the development code. Not only are all the utility mains and street in-place, but there are no hazard areas to contend with and the site has not been identified as a critical wildlife habitat. These smaller lots abut a commercial property - self storage units - which means very little or no impact to neighboring properties.

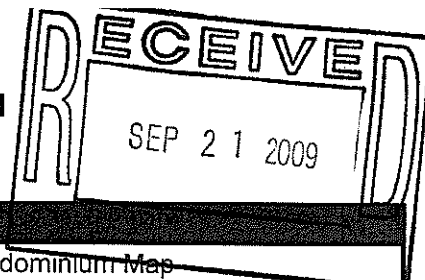
If you have any questions or require additional information, please contact us.

Respectfully yours,
Pawnee Meadows, LLC

A handwritten signature in black ink, reading "Paul M. Kochevar". The signature is written in a cursive style with a large initial "P" and a long, sweeping underline.

Paul M. Kochevar
Manager

ESTES VALLEY
DEVELOPMENT REVIEW APPLICATION



Submittal Date: April 22, 2009

Type of Application

- | | | |
|--|---|---|
| <input type="checkbox"/> Development Plan | <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Condominium Map |
| <input type="checkbox"/> Special Review | <input type="checkbox"/> ROW or Easement Vacation | <input type="checkbox"/> Preliminary Map |
| <input type="checkbox"/> Rezoning Petition | <input type="checkbox"/> Street Name Change | <input type="checkbox"/> Final Map |
| <input type="checkbox"/> Preliminary Subdivision Plat | <input type="checkbox"/> Time Extension | <input type="checkbox"/> Supplemental Map |
| <input checked="" type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Other: Please specify | |
| <input type="checkbox"/> Minor Subdivision Plat | | |
| <input type="checkbox"/> Amended Plat | | |

General Information

Project Name Amended Plat of Lots 15, 16 & 17, Block 2, The Neighborhood
Project Description divide three lots into five lots
Project Address Gray Hawk Court
Legal Description Lots 15, 16 & 17, Block 2, The Neighborhood
Parcel ID # 2520211015 - 017 Section 20 Township 5N Range 72W

Site Information

Total Development Area (acres) 0.592
Existing Land Use Single Family
Proposed Land Use Single Family
Existing Water Service Town Well Other (Specify) _____
Proposed Water Service Town Well Other (Specify) _____
Existing Sanitary Sewer Service EPSD UTSD Septic
Proposed Sanitary Sewer Service EPSD UTSD Septic
Is a sewer lift station required? Yes No
Existing Gas Service Xcel Other None
Existing Zoning R-1 Residential Proposed Zoning Same
Site Access (if not on public street) _____
Are there wetlands on the site? Yes No
Has site staking been completed? Yes No

Primary Contact Information

Name of Primary Contact Person Paul M. Kochevar, Pwnee Meadows, LLC 586-5175
Mailing Address 1885 Sketch Box Lane #6 Estes Park, CO 80517

Attachments

- Application fee
- Statement of intent
- 3 copies (folded) of plat or plan
- 11" X 17" reduced copy of plat or plan
- Names & mailing addresses of neighboring property owners (see attached handout)

Please review the Estes Valley Development Code Appendix B for additional submittal requirements, which may include ISO calculations, drainage report, traffic impact analysis, geologic hazard mitigation report, wildfire hazard mitigation report, wetlands report, and/or other additional information.

Contact Information

Primary Contact Person is Owner Applicant Consultant/Engineer

Record Owner(s) Pawnee Meadows LLC

Mailing Address 1885 Sketch Box Lane #6 Estes Park, CO 80517

Phone 970-586-5175

Cell Phone _____

Fax _____

Email paulk0971@gmail.com

Applicant Owner

Mailing Address _____

Phone _____

Cell Phone _____

Fax _____

Email paulk0971@gmail.com

Consultant/Engineer SAME AS APPLICANT

Mailing Address _____

Phone _____

Cell Phone _____

Fax _____

Email _____

APPLICATION FEES

For development within the Estes Valley Planning Area, both inside and outside Town limits

See the fee schedule included in your application packet or view the fee schedule online at www.estesnet.com/ComDev/Schedules&Fees/PlanningApplicationFeeSchedule.pdf.

All requests for refunds must be made in writing. **All fees are due at the time of submittal.**

MINERAL RIGHT CERTIFICATION

On July 1, 2001, House Bill 01-1088 became effective. This legislation requires applicants for Development Plans, Special Reviews, Rezoning, Preliminary and Final Subdivision Plats, Minor Subdivision Plats if creating a new lot, and Preliminary and Final Condominium Maps to give notice of their application to all mineral estate owners where the surface estate and the mineral estate have been severed. This notice must be given 30 days prior to the first hearing on an application for development.

I hereby certify that the provisions of House Bill 01-1088 Section 24-65.5-103 CRS have been met.

Names:

Record Owner Pawnee Meadows LLC

Applicant Same

Signatures:

Record Owner

Paul M. Koehn MANAGER

Date

9-18-09

Record Owner _____

Applicant _____

Date _____

APPLICANT CERTIFICATION

- ▶ I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that in filing the application I am acting with the knowledge and consent of the owners of the property.

- ▶ In submitting the application materials and signing this application agreement, I acknowledge and agree that the application is subject to the applicable processing and public hearing requirements set forth in the Estes Valley Development Code (EVDC).

- ▶ I acknowledge that I have obtained or have access to the EVDC, and that, prior to filing this application, I have had the opportunity to consult the relevant provisions governing the processing of and decision on the application.
(The Estes Valley Development Code is available online at www.estesnet.com/ComDev/DevCode.)

- ▶ I understand that acceptance of this application by the Town of Estes Park for filing and receipt of the application fee by the Town does not necessarily mean that the application is complete under the applicable requirements of the EVDC.

- ▶ I understand that this proposal may be delayed in processing by a month or more if the information provided is incomplete, inaccurate, or submitted after the deadline date.

- ▶ I understand that a resubmittal fee will be charged if my application is incomplete.

- ▶ The Community Development Department will notify the applicant in writing of the date on which the application is determined to be complete.

- ▶ I grant permission for Town of Estes Park Employees and Planning Commissioners with proper identification access to my property during the review of this application.

- ▶ I acknowledge that I have received the Estes Valley Development Review Application Schedule and that failure to meet the deadlines shown on said schedule shall result in my application or the approval of my application becoming NULL and VOID. I understand that full fees will be charged for the resubmittal of an application that has become null and void.

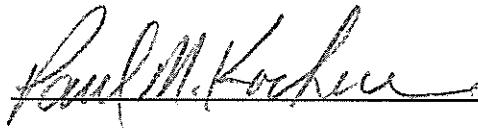
Names:

Record Owner Pawnee Meadows LLC

Applicant Same

Signatures:

Record Owner



Date

9-18-09

Record Owner

Date

Applicant

Date