

LETTER OF INTENT

To: Town of Estes Park
From: Abundant Properties of the Rockies, LLC
Date: August 26, 2008
Re: Amended Plat Application for:

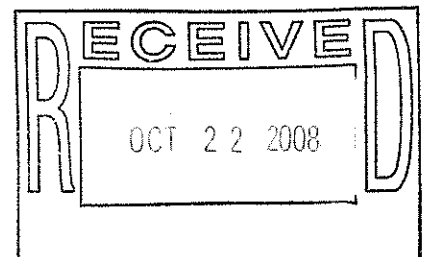
<u>Address</u>	<u>Parcel Number</u>	<u>Legal Description</u>
230 E. Elkhorn Ave.	35251-19-002	Lot 2. Block 4, 2 nd Amd Plat Town of Estes Park
234 E. Elkhorn Ave.	35251-19-001	Lot 1. Block 4, 2 nd Amd Plat Town of Estes Park
240 E. Elkhorn Ave.	35251-00-009	Metes and Bounds Parcel

1. We intend, if applicable, to vacate lot line between Shirt Shack (234 East Elkhorn) and Sierra Smallbird – (238 E. Elkhorn – formerly 240 East Elkhorn)
2. We request the reduction of the existing nineteen (19) foot wide utility and access easement to be reduced to a ten (10) foot easement coming from the furthest Eastern side of 240 E. Elkhorn Avenue.

Submitted by:

ABUNDANT PROPERTIES OF THE ROCKIES, LLC


Kevin J. Schwery, Manager





ESTES VALLEY DEVELOPMENT REVIEW APPLICATION

Submittal Date: _____

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 type="checkbox"/> Final Subdivision Plat	<input type="checkbox"/> Other: Please specify _____	
<input type="checkbox"/> Minor Subdivision Plat		
<input checked="" type="checkbox"/> Amended Plat		

General Information

Project Name Schwery Amended Plat (Abundant Properties) - Added 1-19-09 AC

Project Description Adjust lot line between two lots + combine two lots into one

Project Address 230, 234, + 240 East Elk Horn Avenue

Legal Description Lots 1+2, Block 4 2nd Amd Plat of the Town of Estes Park + Metax + Bonds

Parcel ID # 35251-019-002, 35251-14-001, 35251-00-009 Section 25 Township 5 North Range 73 West

Site Information

Total Development Area (e.g., lot size) in acres 0.32 acres

Existing Land Use Retail

Proposed Land Use Same

Existing Water Service Town Well None Other (specify) _____

Proposed Water Service Town Well None Other (specify) _____

Existing Sanitary Sewer Service EPSP UTSD Septic None

Proposed Sanitary Sewer Service EPSP UTSD Septic

Is a sewer lift station required? Yes No

Existing Gas Service Xcel Other None

Existing Zoning "CD" Proposed Zoning Same

Site Access (if not on public street) _____

Are there wetlands on the site? Yes No

Site staking must be completed at the time application is submitted. Complete? Yes No

Primary Contact Information

Name of Primary Contact Person Kevin Schwery

Complete Mailing Address PO Box 1362, Estes Park CO 80517

Attachments

<input checked="" type="checkbox"/> Application fee	<p><i>Completed by staff from information submitted by the applicant.</i></p> <p><i>A.C.</i></p> <p><i>1-7-09</i></p>
<input checked="" type="checkbox"/> Statement of intent	
<input checked="" type="checkbox"/> 3 copies (folded) of plat or plan	
<input checked="" type="checkbox"/> 11" X 17" reduced copy of plat or plan	
<input checked="" type="checkbox"/> 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.