

CORNERSTONE

ENGINEERING &



SURVEYING, INC.

1692 Big Thompson – Suite 200
Estes Park, CO 80517
Phone: (970) 586-2458
Fax: (970) 586-2459

May 27, 2009

Mr. Bob Joseph
Community Development Director
Town of Estes Park
P.O. Box 1200
Estes Park, CO 80517

RE: Letter of Intent for the “Amendment to the Amended Condominium Map of East Riverwalk Center Condominiums”

Dear Bob,

Cornerstone Engineering and Surveying, Inc. (CES) on behalf of our client, Mike Whipp, are pleased to submit the “Amendment to the Amended Condominium Map of East Riverwalk Center Condominiums”.

Owners/Lien Holders

The current unit owners of the East Riverwalk Center Condominiums are:

Building #1

Pika Properties, LLC, Mark & Jean Rissmiller and Edward Fleming

Building #2

Whipp Properties, LLC, Lyons Properties, LLC, Mystic Mountain Gallery and Gifts, Tom Mussehl and Patrice & Curtis Dreiling

Mike Whipp and First National Bank of Estes Park are the lien holders of the units.

Project Description

The amended condominium map and declaration of East Riverwalk Center Condominiums was approved by the Town of Estes Park Town Board at the April 13, 2004 meeting. The condominium map for East Riverwalk Center Condominiums was recorded on April 22, 2004 at Reception #2004-0038098 and the Condominium Declaration of Rivers Pointe Downtown Condominiums was recorded April 22, 2004 at Reception #2004-0038099 in the records of the Larimer County Clerk. This Amendment will combine the existing units 2H, 2I, 2J, 2K, 2L & 2M and create two units which will be defined as Units 2H & 2I. This Amendment will create a total of sixteen (16) units between Buildings #1 and #2, existing there are twenty (20) units between Buildings #1 and #2.

If you have any questions please do not hesitate to contact us.

Sincerely,

Jes Reetz
Planner

ESTES VALLEY DEVELOPMENT REVIEW APPLICATION

Submittal Date: 5/27/2009

Type of Application

- | | | |
|---|---|---|
| <input type="checkbox"/> Development Plan | <input type="checkbox"/> Boundary Line Adjustment | 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 checked="" type="checkbox"/> Other: Please specify | |
| <input type="checkbox"/> Minor Subdivision Plat | Amendment to the Condominium Map | |
| <input type="checkbox"/> Amended Plat | | |

General Information

Project Name Amendment to the Amended Condominium Map of East Riverwalk Center Condominiums

Project Description Combine six units to create two units

Project Address 420, 424, 426 & 428 E. Elkhorn Ave.

Legal Description Condominium Units H, I, J, K, L, M, Building 2 East Riverwalk Center Condominiums

Parcel ID # _____ Section _____ Township _____ Range _____

Site Information

Total Development Area (acres) NA

Existing Land Use Condominiums

Proposed Land Use Condominiums

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 CD- Commercial Downtown Proposed Zoning CD- Commercial Downtown

Site Access (if not on public street) East Elkhorn Ave.

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 Jes Reetz

Mailing Address 1692 Big Thompson Ave, Suite 200, 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.