

Memo

To: Honorable Mayor Pinkham
Board of Trustees
Town Administrator Halburnt

From: Alison Chilcott, Planner II, and
Bob Joseph, Community Development Director

Date: June 17, 2009

Re: East Riverwalk Center Condominiums, Amendment to the Amended Condominium Map, Condominium Units H, I, J, K, L, M, Building 2, Units 420, 424, 426, 428 E. Elkhorn Ave., Whipp Properties/Applicant, LLC

Background.

This property is located near the Highway 34/36 intersection downtown, as shown in the aerial photo below, and is zoned CD–*Downtown Commercial*. The applicant, Whipp Properties, LLC, has submitted an application to combine six condominium units Units H, I, J, K, L, and M in Building 2 of the East Riverwalk Center Condominiums into two condominium units, Units H and I.

Building permit #8651 was issued to convert the six units (one residential unit, two storage units, and two office units) into two residential units. A condition of building permit approval was Town approval and recordation of an updated condominium map. The applicant did not apply for, and the units have not been approved for, nightly rental use. This use would require additional review by the Building Department.

Budget.

None.

Action.

Approval of the condominium map application conditioned on:

1. Compliance with the comments in Attorney White's memo dated June 8, 2009.



GREGORY A. WHITE
Attorney at Law

North Park Place
1423 West 29th Street
Loveland, Colorado 80538

970/667-5310
Fax 970/667-2527

June 8, 2009

ALISON CHILCOTT, PLANNER II
COMMUNITY DEVELOPMENT DEPT
TOWN OF ESTES PARK
PO BOX 1200
ESTES PARK, CO 80517

Re: **AMENDMENT TO AMENDED CONDOMINIUM MAP –
EAST RIVERWAL CENTER CONDOMINIUMS -**

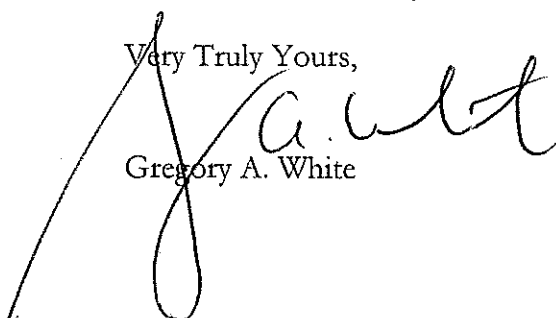
Dear Ms. Chilcott:

I have the following comment:

1. Building 2 indicates a Unit B. There is no signature for the owner of Unit B on the Dedication Statement. I assume, for purpose of this review, that Unit B is owned by Mystic Mountain Gallery and Gifts which is noted as an owner on the Statement of Intent but is not included as a signatory for the dedication. Due to the fact that less than 100% of the ownership of the Condominium will execute this Amended Condominium Map, there needs to be a written statement received from the Condominium Association that the Amendment to the Condominium as shown on this Amendment to the Amended Condominium Map is allowed by the Condominium Declaration.

If you have any questions, please do not hesitate to give me a call.

Very Truly Yours,


Gregory A. White

GAW/ldr

Cc: Cornerstone Engineering, Jes Reetz
Fax: 970/586-2459

MEMORANDUM

To: Alison Chilcott, Planner II

From: Will Birchfield, Chief Building Official

Date: June 11, 2009

Subject: East Riverwalk Center Condominiums
420-428 E. Elkhorn Ave.

The Department of Building Safety has reviewed the application for an Amendment to the Amended Condominium Map for the above-referenced property and offers the following comments:

Unit "H" to be addressed as 420 E. Elkhorn Ave.
Unit "T" to be addressed as 428 E. Elkhorn Ave.