

CORNERSTONE

ENGINEERING &



SURVEYING, INC.

1692 Big Thompson – Suite 200
Estes Park, CO 80517
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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 “The Overlook Condominiums, Supplemental Map #3”

Dear Mr. Joseph:

The following is a letter of intent for the submittal of the Supplemental Map #3 of The Overlook Condominiums.

OWNERS

The Property is currently owned by The Overlook Development at the Historic Stanley, LLC.

PROJECT DESCRIPTION

This is a continuation of a development plan approved by the Technical Review Committee and Architectural Review Committee of the Stanley Historic District. This is supplemental map to the recorded Overlook Condominium map rec.#20040034625 on 04/13/2004. This map will finalize units 318, 320 & 402, 404 Overlook Court.

BUILDING FOOTPRINTS

Building footprints differ from approved development plan due to minor changes required by the Stanley Historic District Architectural Review Committee.

EMERGENCY ACCESS EASEMENT

In addition to finalizing the above mentioned units, this map will also dedicate an emergency access easement to connect the cul-de-sac of Overlook Court with the Black Canyon Inn Condominiums. This easement will be used for emergency access only and shall not allow for additional traffic to flow through the property. This easement will benefit both properties (Overlook and Black Canyon). The easement encompasses a portion of the Overlook property that will be used for driveways as the single family dwellings are constructed.

If you have any questions or need further information, please do not hesitate to call me.

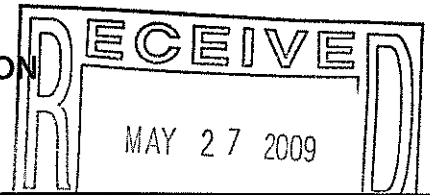
If you have any questions please do not hesitate to contact us.

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 | <input checked="" 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 checked="" type="checkbox"/> Supplemental Map |
| <input 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 The Overlook Condominiums
Project Description Supplemental Map #3
Project Address 318, 320 & 402,404 Overlook Court
Legal Description Parcel of Land, NE 1/4, NW 1/4, SW 1/4, SE 1/4 Section 35, T5N, R73W
Parcel ID # _____ Section 35 Township 5N Range 73W

Site Information

Total Development Area (acres) 9.68
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 A-Accomodations Proposed Zoning A-Accomodations
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 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.