

**STATEMENT OF INTENT**

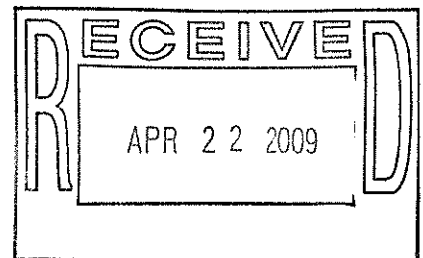
**for the Amended Plat of Lot 1, Blue Spruce Village Subdivision and Lot 10 and a Part of Lot 9, Greeley-Boulder Colony Subdivision**

April 22, 2009

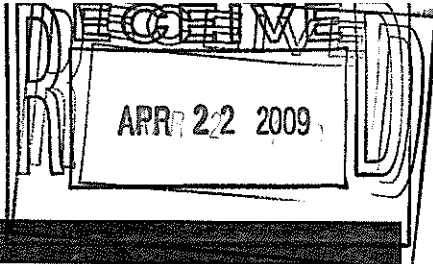
The intent of this Amended Plat is to reconfigure two adjoining lots that are owned by two separate parties, requested by Brent and Janel Maher, the owners of Lot 1 (and property adjacent to the east Lot boundary). Currently there is a house, garage, and associated utilities on Lot 1. Lot 10/9 (Lot 10 and Part of Lot 9, of the Greeley-Boulder Colony Subdivision) contains a small stone pump-house. Both Lots are adjacent to the Big Thompson River, which defines the northwestern Lot boundaries. Currently, the common Lot boundary traverses the backyard (defined by use and topography) of the existing home on Lot 1. Brent and Janel Maher have resolved to purchase the piece of land that would complete their backyard from the owners of Lot 9/10, Krotter/Johnson Family Cabins, LLC. No improvements or utility alterations are proposed for either Lot.

Utilities and access that serve Lot 1 are active and in place (refer to the Amended Plat). Water service, electric service, and sewer (from Upper Thompson Sanitation District) are available to Lot 9/10. An overhead electric line and water service line crosses Lot 9/10. A sewer manhole is located on the Aspenbrook property, south of Lot 9/10, approximately 370' away (south). A sewer service line could be connected to this manhole (since it is less than 400' away). Existing access for Lot 9/10 is a dirt drive from the Aspenbrook property, into the southwest portion of the Lot. The owners of Lot 9/10 own several large properties adjacent to the southeast boundary and may also be able to access the Lot from those properties. All known easements are shown on the Amended Plat.

The lot is currently zoned A, Accommodations in the Estes Valley Development Code (having 25' setbacks from arterial roads, 15' from other streets, 15' from the side lot lines and 10' from the rear lot line). The use of the Lots will not change as a result of this Amended Plat. The Lot acreages will change slightly from 0.62 acres to 0.75 acres for Lot 1, and from 0.73 acres to 0.64 acres for Lot 9/10. No changes in zoning are requested.



**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 Amended Plat of Lot 1, Blue Spruce Village Sub. and Part of Lot 9 and Lot 10,  
 Project Description Lot Line Adjustment Greeley-Coulder Colony  
 Project Address 2250 Hwy 66 + parcel adjustment  
 Legal Description Lot 1, Blue Spruce Subdivision  
 Parcel ID # 35343-06-001 Section 3534-05 Township 010 Range \_\_\_\_\_

**Site Information**

Total Development Area (e.g., lot size) in acres 1.35  
 Existing Land Use one single family lot/undeveloped  
 Proposed Land Use " " " " "  
 Existing Water Service  Town  Well  None  Other (specify) \_\_\_\_\_  
 Proposed Water Service  Town  Well  None  Other (specify) \_\_\_\_\_  
 Existing Sanitary Sewer Service  EPSSD  UTSD  Septic  None  
 Proposed Sanitary Sewer Service  EPSSD  UTSD  Septic  
 Is a sewer lift station required?  Yes  No  
 Existing Gas Service  Xcel  Other  None  
 Existing Zoning A Proposed Zoning A  
 Site Access (if not on public street) Blue Spruce Village DR  
 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 Lonnie Sheldon Van Horne Engineering  
 Complete Mailing Address 1043 Fisk Creek Rd. Estes Park, Colo 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.**