



# Blue Spruce Village/Greeley-Boulder Colony Amended Plat

**Estes Park Community Development Department**  
 Municipal Building, 170 MacGregor Avenue  
 PO Box 1200  
 Estes Park, CO 80517

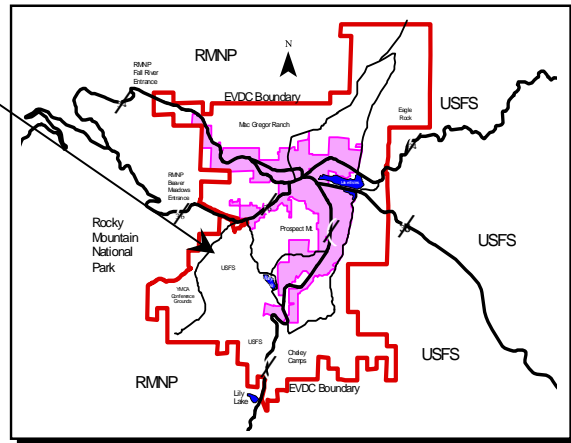
**DATE:** June 16, 2009

**REQUEST:** To adjust the internal lot line between two lots originally created in 1918.

**LOCATION:** 2250 Hwy 66, within unincorporated Larimer County (site is accessed through Blue Spruce Village condominiums – cross bridge and turn right)

**APPLICANT/OWNER:** Brent and Janel Maher

**STAFF CONTACT:** Dave Shirk



## SITE DATA TABLE:

<b>Engineer:</b> Van Horn Engineering, 586-9388	
<b>Parcel Numbers:</b> 3534306001, 3534305010	<b>Development Area:</b> 1.35 acres
<b>Number of Lots:</b> Two	<b>Existing Land Use:</b> One single-family residential, one undeveloped
<b>Proposed Land Use:</b> Same	<b>Existing Zoning:</b> "A" Accommodations
<b>Adjacent Zoning-</b>	
East: "A-1" Accommodations	North: "A" Accommodations
West: "A" Accommodations	South: "RM" Multi-Family, "RE" Rural Estate
<b>Adjacent Land Uses-</b>	
East: Undeveloped	North: Single-family residential
West: Accommodations	South: Multi-family
<b>Services-</b>	
Water: Town	Sewer: UTSD
Fire Protection: Estes Park Volunteer	

**PROJECT DESCRIPTION/BACKGROUND:** This is a request to adjust two adjoining lots. There is an existing single-family dwelling on the northeastern lot while the southwestern lot is currently vacant, with no immediate plans to build. This configuration would result in the Lot 1A being larger and Lot 10A being smaller.

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**REVIEW CRITERIA:** This proposal complies with applicable sections of the Estes Valley Development Code.

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**REFERRAL COMMENTS AND OTHER ISSUES:** This request has been submitted to all applicable reviewing agency staff for consideration and comment. No significant issues or concerns were expressed by reviewing staff relative to code compliance or the provision of public services.

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**STAFF FINDINGS AND RECOMMENDATION:** Staff finds:

1. Pursuant to C.R.S.30-28-110, sub-section 4(a), “no plat for subdivided land shall be approved by the Board of County Commissioners unless at the time of the approval of platting the subdivider provides the certification of the county treasurer’s office that all ad valorem taxes applicable to such subdivided land, for years prior to that year in which approval is granted, have been paid.”
2. This proposal complies with applicable sections of the Estes Valley Development Code.
3. This request has been submitted to all applicable reviewing agency staff for consideration and comment. No significant issues or concerns were expressed by reviewing staff relative to code compliance or the provision of public services.
4. Within sixty (60) days of the Board’s approval of the amended plat, the developer shall submit the final plat for recording. If the amended plat is not submitted for recording within this sixty-day time period, the approval shall automatically lapse and be null and void.
5. This is a Planning Commission recommendation to the Board of County Commissioners;

Therefore, Staff recommends **APPROVAL** of the proposed Amended Plat of Lot 1 Blue Spruce Village Subdivision and Lot 10 and a portion of Lot 9 Greeley-Boulder Colony Subdivision.

**SUGGESTED MOTION:** I move to recommend **APPROVAL** of the proposed amended plat to the Board of County Commissioners with the findings and conditions recommended by staff, and authorization for the chair to sign the plat when the conditions are met and the plat is presented for signature.



ESTES PARK  
COLORADO

**Town of Estes Park  
Public Works & Utilities**

P.O. Box 1200, Estes Park, CO 80517

# Memo

To: Dave Shirk and Bob Goehring  
From: Tracy Feagans  
Date: May 22, 2009  
Re: Blue Spruce Subdivision at 2250 Hwy 66

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## **Background:**

The Utilities Departments have enclosed progress comments regarding the submittals received to date and remain general as the submittals are not complete and construction drawings for the public improvements have not been submitted. It is important to note that these Departments reserve the right to make additional comments and revise comments as more detail is provided in the subsequent submittals and development plans.

**Light & Power:** The Light and Power Department has reviewed the Application for an Amended Plat for the above referenced property and has the following comments:

- 1) We have no comments or concerns.

**Water:** After review of the Amended Plat request the Water Department has the following comments:

- 1) We will not allow any change or reduction in size to the existing waterline easement across the properties.



P.O. Box 568  
Estes Park, Colorado 80517  
(970)-586-4544

May 20, 2009

Dave Shirk, Planner II  
Town of Estes Park  
P.O. Box 1200  
Estes Park, CO 80517

Re: Blue Spruce Subdivision  
Lot 1, Blue Spruce Subdivision and part of Lot 9 & 10  
Greeley-Boulder Colony  
2250 Hwy 66

Dear Dave,

The Upper Thompson Sanitation District submits the following comments for the above referenced property:

1. The District at this time does not own and is not responsible for the sewer main in Aspen Brook. Permission will need to be granted for Lot 10A to tap into the Aspen Brook private sewer main if and when they build.

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

Thank you,

Todd Krula  
Lines Superintendent  
Upper Thompson Sanitation District

cc: Van Horn Engineering (Celine LeBeau)

**GREGORY A. WHITE**  
Attorney at Law

North Park Place  
1423 West 29<sup>th</sup> Street  
Loveland, Colorado 80538

970/667-5310  
Fax 970/667-2527

May 15, 2009

DAVE SHIRK, PLANNER II  
COMMUNITY DEVELOPMENT DEPT  
TOWN OF ESTES PARK  
PO BOX 1200  
ESTES PARK, CO 80517

Re: **Amended Plat – Blue Spruce Subdivision**

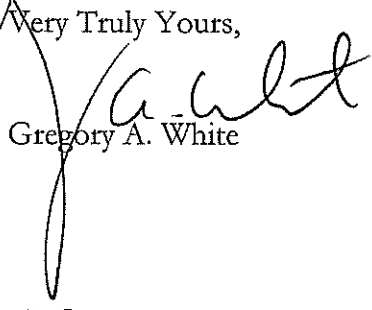
Dear Mr. Shirk:

I have the following comments:

1. The Amended Plat shows a ten foot electric easement “dedicated per this plat”. The certification of ownership and dedication does not dedicate this electric easement. The Dedication Statement needs to include appropriate dedication language to dedicate the ten foot electric easement.
2. The Amended Plat shows a fifteen foot waterline easement “dedicated per this plat”. The certification of ownership and dedication does not dedicate this waterline easement. The Dedication Statement needs to include appropriate dedication language to dedicate the fifteen foot waterline easement.

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

Very Truly Yours,

  
Gregory A. White

GAW/ldr

Cc: Van Horn Engineering, Celine LeBeau  
Fax: 970/586-8101



DEPARTMENT OF HEALTH AND ENVIRONMENT

1525 Blue Spruce Drive  
Fort Collins, Colorado 80524-2004  
General Health (970) 498-6700  
Environmental Health (970) 498-6775  
Fax (970) 498-6772

To: Dave Shirk, Town of Estes Park  
From: Doug Ryan, Environmental Health Planner  
Date: May.8, 2009 *Doug Ryan*  
Subject: Blue Spruce Subdivision Amended Plat – 2250 Highway 66

This amended plat would adjust the common boundary between two lots by splitting Lot 9 of the Greeley-Boulder Subdivision between the two owners. The project description notes that the existing residence located on Lot 1 of Blue Spruce Village Subdivision is served with public water and sewer provided through the Town and the Upper Thompson Sanitation District. These same utilities would be specified for the undeveloped parcel. Based on this understanding, our office would have no objections to the proposal so long as the utility providers have adequate access for their needs.

Thank you for the opportunity to comment on this proposal. I can be reached at 498-6777 if there are questions prior to the hearing.

cc: Celine LeBeau, Van Horne Engineering

TO: Dave Shirk, Planner II

FROM: Aspen Brook Townhomes Homeowners Association Board of Directors

RE: Blue Spruce Subdivision

The Board of Directors of the ABHOA would like to make the following comments with regard to the proposed Amended Plat of Lot 1, Blue Spruce Subdivision and part of Lot 9 & 10, Greeley-Boulder Colony, 2250 Hwy 66.

At the present time we are unaware of any easements that would permit the addition of utility service across Aspen Brook property to the subject subdivision, nor for residential or commercial traffic.

We would oppose any additional residential or construction traffic through Aspen Brook to the subject property, except that which would be necessary to connect to the sewer.

We have recently had our subdivision's sewer system connected to the Upper Thompson Sanitation District sewer line running along Hwy 66. We have a manhole that is downhill from the west portion of the subject's property, and, therefore, sewer service would be possible. That manhole and the eight inch sewer line that flow to the UTSD line have not yet been accepted by the UTSD. The securing of their acceptance would involve considerable engineering, construction costs, and a sharing of our cost in making our connection with the UTSD that included a crossing under the Big Thompson River.

In addition our Association would require that all incidental costs would be borne by the subject subdivision. Finally, a vote by the membership of the ABHOA would be required to approve the granting of the needed utility easement.