

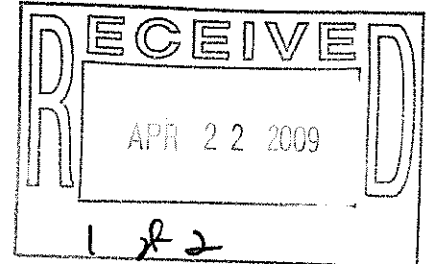
PAWNEE MEADOWS, L.L.C.

1885 Sketch Box Lane #6
Estes Park, CO 80517

Telephone 970-586-5175
FAX received at 970-577-0381

April 22, 2009

Alison Chilcott
Town of Estes Park
P.O. Box 1200
Estes Park, CO 80517



RE: The Neighborhood Subdivision
Statement of Intent for Preliminary Amended Plat

Dear Alison:

The attached application and plat depict the division of 3 lots into 5 lots at The Neighborhood subdivision. They are the first lots east of the entry and along the south side of the street.

All utility mains are in-place for these lots. We will need to extend two more sewer services from the north side of the street. Electric can be served with the current pedestals which number three along the south boundary lines. Because the lots are small, it is simple to keep the distance short from the pedestals to the meter on the side of the houses. The water main is south of the curb line and can be tapped for each lot as the buildings are constructed.

This proposal will include these five lots in the existing list of attainable houses for the subdivision. The project now offers 15 lots for attainable homes. With the addition of the two new lots created by this plat, we will be able to offer 17 lots for attainable homes.

Because the lots are smaller, we will have less invested in infrastructure which will allow us to sell the homes at about \$20,000 less than homes built on the other lots. We believe this will make a very great difference to the prospective purchasers.

As sales have been slow, this kind of change in the offering price is necessary to keep the project viable. Although the lots have less street frontage, we have prepared a house plan that adapts to the width by moving one side of each house close to one lot line which makes the outside living space available along the side of the house as opposed to the rear of the house. The footprint of the house is smaller but the square footage of the home is about 15% larger than the models currently constructed in the project.

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The subdivision was originally approved under the current development code. As we are not changing utility mains or the street, this proposal is also in keeping with the development code. Not only are all the utility mains and street in-place, but there are no hazard areas to contend with and the site has not been identified as a critical wildlife habitat. These smaller lots abut a commercial property - self storage units - which means very little or no impact to neighboring properties.

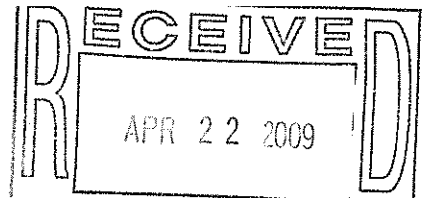
If you have any questions or require additional information, please contact us.

Respectfully yours,
Pawnee Meadows, LLC

A handwritten signature in black ink that reads "Paul M. Kochevar". The signature is written in a cursive, flowing style.

Paul M. Kochevar
Manager

**ESTES VALLEY
DEVELOPMENT REVIEW APPLICATION**



Submittal Date: April 22, 2009

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 checked="" 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 type="checkbox"/> Amended Plat | | |

General Information

Project Name Amended Plat of Lots 15, 16 & 17, Block 2, The Neighborhood
 Project Description divide three lots into five lots
 Project Address Gray Hawk Court
 Legal Description Lots 15, 16 & 17, Block 2, The Neighborhood
 Parcel ID # :520211015 - 01' Section 20 Township 5N Range 72W

Site Information

Total Development Area (acres) 0.592
 Existing Land Use Single Family
 Proposed Land Use Single Family
 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 R-1 Residential Proposed Zoning Same
 Site Access (if not on public street) _____
 Are there wetlands on the site? Yes No
 Has site staking been completed? Yes No

Primary Contact Information

Name of Primary Contact Person Paul M. Kochevar, Estes Park Surveyors & Engineers, Inc. 586-5175
 Mailing Address 1885 Sketch Box Lane #6 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.