

**STATEMENT OF INTENT**  
**Prepared 6/19/2009**

**Preliminary and Final Condo Map**  
**THE MEADOW**  
**Lot 4a – Mary's Lake Replat**

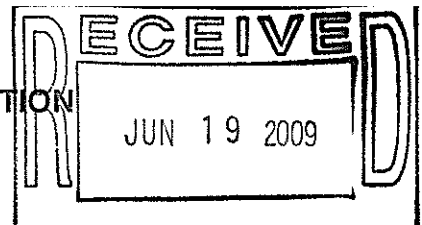
The subject property is 5.062 acres located between Marys Lake Road and Kiowa Trail east of Marys Lake Lodge. This property has an approved Development Plan for 35 residential condominium units.

Phase I is under construction with the first duplex completed and a second duplex underway.

This application is for a Preliminary Condo Map for the entire project and a Final Condo Map for the first two units, 341 and 345 Kiowa Drive.

PC TB

ESTES VALLEY  
DEVELOPMENT REVIEW APPLICATION



Submittal Date:

Type of Application

- Development Plan
- Special Review
- Rezoning Petition
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Amended Plat
- Boundary Line Adjustment
- ROW or Easement Vacation
- Street Name Change
- Time Extension
- Other: Please specify \_\_\_\_\_
- Condominium Map
- Preliminary Map
- Final Map
- Supplemental Map

General Information

Project Name THE MEADOW  
 Project Description 35-UNIT RESIDENTIAL CONDOMINIUM  
 Project Address 341 & 345 KIOWA DR.  
 Legal Description LOT 4A, MARYS MEADOW REPLAT  
 Parcel ID # 3402438004 Section 2 Township 4N Range 73W

Site Information

Total Development Area (e.g., lot size) in acres 5.062  
 Existing Land Use CONST. STARTED ON DEVELOPMENT PLAN #06-01  
 Proposed Land Use 35 UNIT RESIDENTIAL CONDOMINIUMS  
 Existing Water Service  Town  Well  None  Other (specify) \_\_\_\_\_  
 Proposed Water Service  Town  Well  None  Other (specify) \_\_\_\_\_  
 Existing Sanitary Sewer Service  EPSD  UTSD  Septic  None  
 Proposed Sanitary Sewer Service  EPSD  UTSD  Septic  
 Is a sewer lift station required?  Yes  No  
 Existing Gas Service  Xcel  Other  None  
 Existing Zoning A ACCOM Proposed Zoning SAME  
 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 FRANK THEIS  
 Complete Mailing Address PO BOX 416 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.