

STATEMENT OF INTENT

AMENDED PLAT OF TRACT 2 OF BOUNDARY SURVEY AND DIVISION OF LOT 20, NORTH END RANCHES AND LOT 10, NORTH END RANCHES

Sonya K. Binns is the property owner of both properties in the proposed Amended Plat. The subject properties are two parcels, comprised of 47.813 acres, located within the North End Ranches Subdivision, located at 2112 McGraw Ranch Rd. They are Lot 10 of the North End Ranches Subdivision and Tract 2 of the Boundary Survey and Division of Lot 20, North End Ranches. Lot 10 contains most of the improvements that Mrs. Binns currently uses and Tract 2 is essentially a vacant property. She would like to adjust the property line between her two properties in order to incorporate a portion of land she values on Tract 2 into Lot 10. This portion of land has been called David's Meadow for years due to her deceased husband's affinity for the meadow. She has recently put this portion of land into a Conservation Easement, restricting any improvements, with the Estes Valley Land Trust and would like to move it onto her Lot 10. She no longer wishes to keep Tract 2 due to financial constrictions and would like to sell it. This Amended Plat would allow her to have and control the future of "David's Meadow." In addition to placing a Conservation Easement on the meadow, both Lot 10 and Tract 2 have also been included in the Conservation Easement in order to be restricted from any further subdivision. Therefore, only two parcels will be allowed on the 47.813 acres of land she currently owns. The proposed Lot 20B also has a building envelope placed upon it by the Conservation Easement, thereby limiting the location of any structures on the lot. The purpose of this was to maintain the view corridor that can be seen from Devil's Gulch Road.

There are a few utility considerations that have gone into this Amended Plat.

- The North End Water Company currently serves water to Lot 10 and this will continue to occur. There is a blanket easement for the water lines as shown on the plat, therefore, no further easements have been provided for them.
- Tract 2, after modified will be know as Lot 20B, was divided after the North End Water Company was created and was not permitted a water tap at the time. The Boundary Survey and Division of Lot 20 created two lots that were both in excess of 35 acres, therefore, Tract 2 was permitted a well by the State Water Engineer's office. Since Tract 2's creation, the owner and her family have constructed the well and storage tank with the intentions of building a residence on the property, however, the residence never materialized. These improvements will become the property of the new Lot 20B if the project gains approval.
- The gallery well located in "David's Meadow" is a historic well that was part of the original homestead prior to the subdivision of North End Ranches. It will be located on the same lot as the historic homestead if this project is approved, however it has not been used for domestic water since the creation of the North End Water Company. It has however, been maintained and used for landscape irrigation and livestock watering.

- The septic field for Tract 1 of the Boundary Survey and Division of Lot 20, North End Ranches, currently falls on Tract 2 of said division. The septic field was built in the 1950's and thus Tract 1 has prescriptive rights to continue the use of the septic field. A private easement has been placed on the field for the benefit of Tract 1, however if the use of the septic field is ever abandoned, the easement will be vacated with the abandonment, as would a prescriptive easement. Both proposed lots will be serviced by septic fields also.
- Electricity for the proposed lots will be serviced by Estes Park Light and Power. They currently have facilities crossing the property and will have service to the properties after the proposed Amended Plat

As for access, both lots will be accessed off of McGraw Ranch Road. The driveways are already in place, however future construction on the proposed Lot 20B may alter the location with an approved access permit.



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 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 Binn's Amended Plat
 Project Description Adjustment of property line between 2 properties
 Project Address ~~2112~~ McGraw Ranch Rd.
 Legal Description Lot 10, North End Ranches + Tract 2 of Division of lot 20
 Parcel ID # 25081-05-010/024 Section 5 + 8 Township 5N Range 72W

Site Information

Total Development Area (e.g., lot size) in acres 47.8 acres
 Existing Land Use Single Family Residential
 Proposed Land Use Single Family Residential
 Existing Water Service Town Well None Other (specify) North End Water
 Proposed Water Service Town Well None Other (specify) " " "
 Existing Sanitary Sewer Service EPSP UTSD Septic None
 Proposed Sanitary Sewer Service EPSP UTSD Septic
 Is a sewer lift station required? Yes No
 Existing Gas Service Xcel Other None
 Existing Zoning RE-1 Proposed Zoning RE-1
 Site Access (if not on public street) McGraw Ranch Road
 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 Joe Coop, Van Horn Engineering
 Complete Mailing Address 1043 Fish Creek Rd., 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.