



North End Ranches Amended Plat

Estes Park Community Development Department

Municipal Building, 170 MacGregor Avenue

PO Box 1200

Estes Park, CO 80517

Phone: 970-577-3721

Fax: 970-586-0249

www.estesnet.com

DATE: August 17, 2009

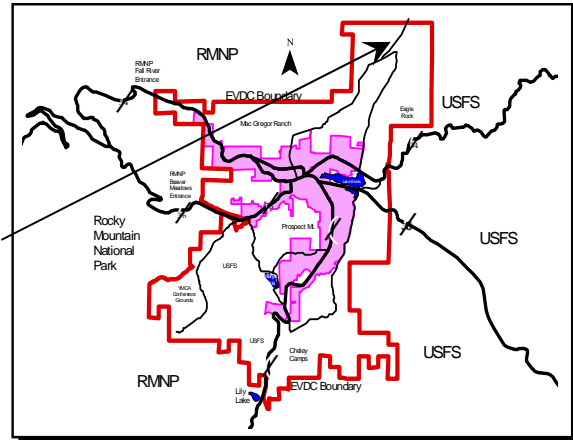
REQUEST: To adjust the interior property line between two lots of record.

LOCATION: 2112 McGraw Ranch Road, within unincorporated Larimer County.

OWNER/APPLICANT: Sonya K. Binns (2112 McGraw Ranch Road, Estes Park, CO 80517)

STAFF CONTACT: Dave Shirk

APPLICABLE LAND USE CODE: Estes Valley Development Code



DISCUSSION: This is a request to adjust the interior property line between two lots of record. The property totals approximately forty-eight acres, and is zoned "RE-1" Rural Estate, which has a minimum lot size of 10-acres. The property owner desires to absorb the lower 1/3 of the northern lot into the southern lot prior to sale of the northern lot. Adjustment of the property line will not create any non-conforming setbacks or lot sizes, and will not affect density. The properties are under a conservation easement held by the Estes Valley Land Trust, who has been notified of this proposal.

This proposal complies with applicable sections of the Estes Valley Development Code

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the requested Amended Plat of Tract 2 of the Boundary Survey and Division of Lot 20, North End Ranches and Lot 10, North End Ranches subject to the conditions recommended by the Planning Commission.

PLANNING COMMISSION FINDINGS AND RECOMMENDATION: On Tuesday, July 21, 2009 the Estes Valley Planning Commission found:

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;

The Planning Commission voted unanimously to recommend **APPROVAL** of the proposed Amended Plat of Tract 2 of the Boundary Survey and Division of Lot 20, North End Ranches and Lot 10, North End Ranches.

SUGGESTED MOTION: I move approval of proposed Amended Plat of Tract 2 of the Boundary Survey and Division of Lot 20, North End Ranches and Lot 10, North End Ranches subject to the conditions recommended by the Planning Commission and authorization for the chair to sign the plat when the conditions are met and the plat is presented for signature.



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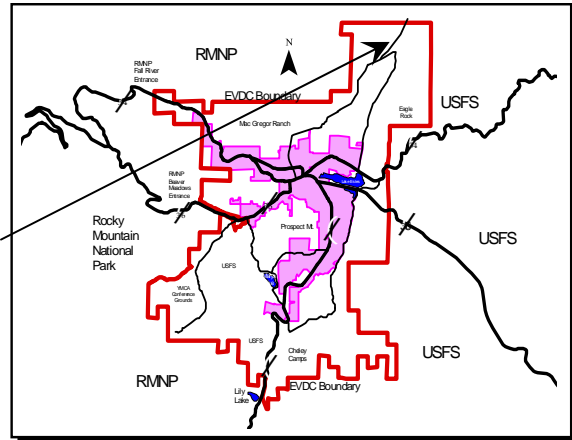
DATE: July 21, 2009

REQUEST: To adjust the interior property line between two lots of record.

LOCATION: 2112 McGraw Ranch Road, within unincorporated Larimer County.

OWNER/APPLICANT: Sonya K. Binns (2112 McGraw Ranch Road, Estes Park, CO 80517)

STAFF CONTACT: Dave Shirk



SITE DATA TABLE:

Engineer: Van Horn Engineering (Joe Coop), 586-9388	
Parcel Numbers: 2508105-010-024	Development Area: 47.8 acre
Number of Lots: Two	Existing Land Use: Single-family residential and undeveloped
Proposed Land Use: Same	Existing Zoning: "RE-1" Rural Estate
Adjacent Zoning-	
East: "RE-1" Rural Estate	North: "RE-1" Rural Estate
West: "RE-1" Rural Estate	South: "RE-1" Rural Estate
Adjacent Land Uses-	
East: Single-family residential	North: Single-family residential
West: Single-family residential	South: Single-family residential
Services-	
Water: Well	Sewer: Septic
Fire Protection: Estes Park Volunteer	

PROJECT DESCRIPTION/BACKGROUND: This is a request to adjust the interior property line between two lots of record. The property totals approximately forty-eight acres, and is zoned “RE-1” Rural Estate, which has a minimum lot size of 10-acres. The property owner desires to absorb the lower 1/3 of the northern lot into the southern lot (the meadow area), prior to sale of the northern lot. Adjustment of the property line will not create any non-conforming setbacks or lot sizes, and will not affect density. The properties are under a conservation easement held by the Estes Valley Land Trust, who has been notified of this proposal.

REVIEW CRITERIA: Depending upon the complexity of the project, this section may be a brief summary of the standards of review or may involve a more detailed analysis of the standards based upon issues relevant to any particular project.

This proposal complies with applicable sections of the Estes Valley Development Code

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.

STAFF FINDINGS AND RECOMMENDATION: Based on the foregoing, 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 thirty (30) 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 thirty-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 Tract 2 of the Boundary Survey and Division of Lot 20, North End Ranches and Lot 10, North End Ranches.

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.

GREGORY A. WHITE
Attorney at Law

North Park Place
1423 West 29th Street
Loveland, Colorado 80538

970/667-5310
Fax 970/667-2527

June 24, 2009

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

Re: Amended Plat - Binns

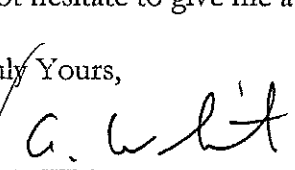
Dear Mr. Shirk:

I have the following comments:

1. The Dedication Statement shall be changed to dedicate public utility easements using the dedication language for public utilities which is found in the Estes Valley Development Code.
2. The Plat shows a 50 foot building setback line around the perimeter of both of the two new lots. Note No. 14 refers to the 50 foot building setback. It is my opinion that this setback line should be removed from the Plat as setbacks for this zoning district may change in the future.

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

Very Truly Yours,


Gregory A. White

CC: Van Horn Engineering, Joe Coop
Fax: 970/586-8101

GAW/ldr



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: June 26, 2009
Re: Binns Amended Plat, 2112 McGraw Ranch Road

Background:

The Public Works and 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:

We have no comments or concerns.



ENGINEERING DEPARTMENT

Post Office Box 1190
Fort Collins, Colorado 80522-1190

(970) 498-5727
FAX (970) 498-7986
E-mail: colemac@larimer.org

MEMORANDUM

TO: Dave Shirk, Planner, Town of Estes Park
PO Box 1200, Estes Park, CO 80517

FROM: Traci Shambo, Development Services Engineer *TS*

DATE: June 25, 2009

SUBJECT: Binns Amended Plat

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Project Description/Background:

This is an amended plat of lot 10, North End Ranches and Tract 2 of the division of Lot 20, located at 2112 McGraw Ranch Road, to reconfigure the lot line between the two lots to incorporate a portion of land the applicant values on Tract 2 into Lot 10.

Review Criteria:

Development review staff from this office has reviewed the submitted materials per the criteria found in the Larimer County Land Use Code, Road Manual, Access Code, and Storm-Water Management Manual.

Easements:

1. Any easements being vacated, created or relocated relative to this proposal will need approval from the proper utility authorities.
2. We assume that any improvements associated with this request will not adversely impact the drainage patterns on either site. If the site drainage is altered, a drainage report will need to be submitted for staff to review.
3. It does not appear that additional accesses or change to the existing access from McGraw Ranch Road are being proposed with this application. As a result, this office does not have any access related concerns.

Staff Recommendation:

The Larimer County Engineering Department does not have any major concerns or issues with this proposal.

Please feel free to contact me at (970) 498-5701 or email me at tshambo@larimer.org if you have any questions. Thank you.

cc: Van Horn Engineering, Joe Coop, 1043 Fish Creek Road, Estes Park, CO 80517
Sonya K. Binns, 2112 McGraw Ranch Road, Estes Park, CO 80517
File

Dave Shirk

From: Suzanne & Alan Miller [as.miller@beyondbb.com]
Sent: Tuesday, June 16, 2009 5:06 PM
To: joevhe@airbits.com
Cc: Dave Shirk
Subject: Binns Amended Plat

Dear Mr. Coop,

On behalf of the North End Property Association, Inc. we wish to share our support for the application submitted by Sonya K. Binns.

Binns Amended Plat

Lot 10, North End Ranches & Tract 2 of Division of Lot 20
2112 McGraw Ranch Rd.

We are grateful for her conservation easement to the Estes Valley Land Trust as our organization supports these important contributions in the North End. Thank you for affording us the opportunity to comment on this amended plat.

Sincerely,

Suzanne K. Miller
President, NEPOA