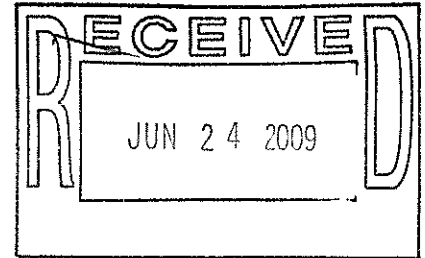


STANLEY PARK GRANDSTAND
1209 Manford Avenue
Estes Park, Colorado 80517

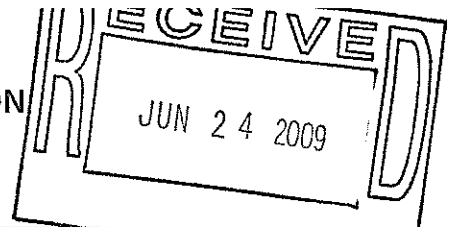


DEVELOPMENT REVIEW
STATEMENT OF INTENT

It is the intent of the Estes Park Urban Renewal Authority (EPURA) and the Town of Estes Park to make a series of improvements at the existing Stanley Park Fairgrounds in Estes Park, Colorado, the first of which will be to replace the 62-year old Granny May Grandstand with a new facility to seat approximately 2,700. The footprint of the grandstand will be 15,500 square feet with additional restroom, concession and ticket booth space under the grandstand of 2,715 square feet. This 18,215 square foot facility will front onto the existing arena just as the Granny May Grandstand has for all these years. The expanded footprint of the new facility, then, will extend somewhat into the existing paved courtyard to the south, where improvements to hardscape and landscaping are anticipated. Utility improvements are being planned to serve the new facility, including upgrades to the existing electrical transformer, new and extended water and sewer lines, as well as the installation of a grease trap for the new concession stand. Improvements to the exterior character of the building will also be accomplished in order to meet the intent of the recently adopted Stanley Park Architectural Design Criteria.

In all, it is hoped that the new Stanley Park Grandstand will improve services to Stanley Park's event and concertgoers throughout the spring, summer and fall seasons, and begin a high quality expansion of facilities at the fairgrounds.

**ESTES VALLEY
DEVELOPMENT REVIEW APPLICATION**



Submittal Date:

Type of Application

- | | | |
|---|---|---|
| <input type="checkbox"/> Development Plan | <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Condominium Map |
| <input checked="" 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 checked="" type="checkbox"/> Other: Please specify | |
| <input type="checkbox"/> Minor Subdivision Plat | <u>Location and Extent Review</u> | |
| <input type="checkbox"/> Amended Plat | | |

General Information

Project Name Stanley Park Grandstand
 Project Description Grandstand for Stanley Park
 Project Address 1209 Manford Avenue, Estes Park, CO 80517
 Legal Description TR IN NW 1/4 SE 1/4 30-5-72, BEG CEN 1/4 COR, S 89 11' E 1295 FT, SD PT BEING NE COR N/W 1/4 SE 1/4, S 572 FT, N 62 48W 1137.2 FT, TH CUR L, RAD 640.3 FT, 294.7 FT TPOB CONT 7.5 AC M/L, MANFORD, EP
 Parcel ID # 25304-05=943 Section 30 Township 5N Range 72W

Site Information

Total Development Area (e.g., lot size) in acres 1.053 acres
 Existing Land Use Grandstand
 Proposed Land Use Grandstand
 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 CO Proposed Zoning CO
 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 Roger M. Thorp, AIA, LEED AP
 Complete Mailing Address PO Box 129, 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.