

Cress Carter  
13060 W. 16<sup>th</sup> Drive  
Golden, CO 80401

12 February 2016

Mr. Bill Gray  
Mr. Brett Hanlon  
Grand County Department of Community Development  
308 Byers Ave.  
Hot Sulpher Springs, CO 80451

### **NARRATIVE OF PURPOSE OF APPLICATION FOR AMENDED FINAL PLATS**

#### **1. Lots 34 and 39, Winter Park Highlands Unit 1.**

I purchased these two lots in March 2011. They were sold together by the previous owners. Lot 39 is accessed from CR 857, and has a log home on it which I use on weekends and vacations. Lot 34, which is vacant land, is adjacent and down hill from Lot 39. It is accessed from CR 8524. Lot 34 is very steep in its entirety, with a slope in excess of 40°. It would be very difficult to develop this lot and meet County driveway standards, or to install a septic drain field. Consequently, I am proposing taking this lot of development by combining it with Lot 34. The resulting parcel would be 3.4 acres. The Winter Park Highlands Association Board has approved the combination of these two lots.

#### **2. Lots 32, 33, and 41, Winter Park Highlands Unit 1.**

I purchased Lots 32 and 33 in August of 2011. They are vacant land. Similar to Lot 34, these lots are very steep, are accessed from CR 8524, and would be difficult to develop. A previous owner built a non-compliant driveway from CR 8524 on Lot 33 to reach the high point of Lot 32. I restored this driveway to a walking trail in 2012.

I purchased Lot 41 in June of 2013. Lot 41 is adjacent to Lot 32, but is accessed from CR 857, and allows relative flat access to the top of Lot 32. If this amended final plat is approved, my intention is to construct my retirement home just north of the boundary of Lots 32 and 41. I am proposing combining Lots 32, 33 and 41 to create an 8.4-acre parcel accessed from CR 857. The Winter Park Highlands Association Board has approved the combination of these three lots.

**GRAND COUNTY  
DEVELOPMENT APPLICATION**



Grand County  
Department of Community Development  
P.O. Box 239  
Hot Sulphur Springs, CO 80451  
Phone (970) 725-3347 / Fax (970) 725-3303  
[www.co.grand.co.us](http://www.co.grand.co.us)

TYPE OF APPLICATION & ASSOCIATED FEES	
<p><b>Subdivisions</b></p> <p><input type="checkbox"/> Subdivision Sketch Plan (\$1,000)</p> <p><input type="checkbox"/> Subdivision Preliminary Plat (\$2,500+\$40/Lot)</p> <p><input type="checkbox"/> Subdivision Final Plat (\$2,000)</p> <p><b>Subdivision Exemption</b></p> <p><input type="checkbox"/> Subdivision Exemption (\$1,000)</p> <p><b>Outright Exemption</b></p> <p><input type="checkbox"/> Outright Exemption (\$1,000)</p> <p><b>Vacation</b></p> <p><input type="checkbox"/> Vacation Fees (\$750*)</p> <p><b>Variance</b></p> <p><input type="checkbox"/> Variance (\$1,000*)</p> <p><input type="checkbox"/> Variance - Sign (\$300*)</p> <p><b>1041 Permit</b></p> <p><input type="checkbox"/> 1041 Permit (\$1,500 minimum <u>or</u> 10% of project cost and additional expenses incurred by Grand County)</p>	<p><b>Special Use Permit (SUP)</b></p> <p><input type="checkbox"/> SUP - New (\$250*)</p> <p><input type="checkbox"/> SUP - Renewal or Amendment (\$100*)</p> <p><input type="checkbox"/> SUP - Temporary (\$100*)</p> <p><b>Planned Unit Development (PUD)</b></p> <p><input type="checkbox"/> PUD - Schematic Plan (\$2,000)</p> <p><input type="checkbox"/> PUD - Final Plan (\$2,000)</p> <p><input type="checkbox"/> PUD - Amended Schematic Plan (\$1,000)</p> <p><input type="checkbox"/> PUD - Amended Final Plan (\$1,000)</p> <p><b>Rural Land Use (RLU)</b></p> <p><input type="checkbox"/> RLU - Sketch Plan (\$1,000)</p> <p><input type="checkbox"/> RLU - Preliminary Plan (\$2,500 + \$40/Lot)</p> <p><input type="checkbox"/> RLU - Final Plan (\$2,000)</p> <p><b>Amended Final Plat</b></p> <p><input checked="" type="checkbox"/> Amended Final Plat (\$500)</p> <p><b>Rezoning</b></p> <p><input type="checkbox"/> Rezoning (\$1,000*)</p> <p><input type="checkbox"/> Other _____</p>

Please check box(s) that applies  
\*Plus the cost of Public Notice & Certified Mailings

Total Fees \$ 500

Date: 2-12-16

**INVOLVED PARTIES**

Applicant Name: <u>CRESS CARTER</u>	Surveyor/Engineer: <u>WARREN WARD</u>
Business: _____	Business: <u>AZIMUTH SURVEYING</u>
Address: <u>13060 W 16<sup>th</sup> DR</u> <u>GOLDEN, CO 80401</u>	Address: <u>414 BYERS AVE</u> <u>ART SOUTHERN SPRING 20451</u>
Phone Number: <u>720-266-7311</u>	Phone Number: <u>970-531-1120</u>
Email: <u>CRESS@OLDGREENMOUNTBULLDOG.COM</u>	Email: <u>WARD@AZIMUTHSURVEYING.COM</u>
Owner's Name: <u>SAME</u>	Other Contact: _____
Business: _____	Business: _____
Address: _____	Address: _____
Phone Number: _____	Phone Number: _____
Email: _____	Email: _____

*All correspondence and billing will be sent to the Applicant unless otherwise requested*

**PROJECT NAME AND LOCATION**

Project Name: <u>CARTER AMENSO FINAL PLAT</u>
Assessor's Parcel Number: <u>14512740 1024, 1025, 1015, 1020, 1021</u>
Existing Zoning: <u>R</u> Existing Land Use: <u>SFR</u>
Number of Existing Lots: <u>5</u> Number of Proposed Lots: <u>2</u>
Type of Housing Proposed: <u>SINGLE FAMILY RESIDENCE</u>

Physical Street Address: 857 OR 852, 893 OR 852, 222 OR 8524, 170 OR 8524

Site Area in Acres or Square Feet: 11.8 ACRES

Legal Description:

Subdivision: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Filing: \_\_\_\_\_ Tract: \_\_\_\_\_

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

--OR--

*SEE SURVEY*

Attach a Metes and Bounds legal description and survey depicting the property boundary

### PROJECT DATA

Written Description of Project: SEE NARRATIVE.

Is Project in a Growth Area: DON'T KNOW.

Proposed Source of Water: VEN

Proposed Source of Waste Disposal: SEPTIC

Proposed Access: OR 857

Uses of adjacent property:

North of Property: VACANT LAND

South of Property: WINDY PARK HILLOMATS UNIT 1

East of Property: VACANT LAND

West of Property: WPH UNIT 1

**MINERAL RIGHTS NOTIFICATION**

Pursuant to C.R.S. § 24-65.5-101 et al., when there is an application for all surface development, it is the responsibility of the applicant to notify the owner(s) and/or lessee(s) of the mineral rights of the land of such development. This notification shall be mailed 30 days before the date scheduled for the initial public hearing.

Similarly, when the owner(s) / lessee(s) of mineral rights apply for drilling for oil and gas, such applicant shall evidence their intention to conduct such operations by giving the surface owner written notice describing their proposed actions. It is incumbent upon any applicants to notify Grand County if there is proposed development activity and there are severed mineral and surface rights on a property.

Please see our Mineral Estate Owner Notification Procedure Manual for more details.

**AFFIDAVIT**

I, CAROL ANN CARROLL being duly sworn, declare that I am (please check one) \_\_\_\_\_ the authorized representative to act for the property owner,  the owner of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. By signing this application, I agree to pay the fees listed above and acknowledge and agree to pay any additional fees such as but not limited to certified mailings and legal notices.



Signature of Owner

2-12-16

Date

Signature of Representative

Date

Acceptance of this application and required filing fee does not constitute a complete application. Other material required to constitute a complete application are listed in the Zoning Regulations.

**REQUIRED PRE-APPLICATION MEETING**     YES     NO

If yes, date of meeting: 1/22/16