



# ESTES PARK PLANNING DEPARTMENT APPLICATION

Submittal Date: \_\_\_\_\_

Type of Application

PLEASE CHECK ONLY ONE BOX

- |  |   |  |
|--|---|--|
| <input checked="" type="radio"/> Pre-App           | <input type="radio"/> Boundary Line Adjustment  | <input type="radio"/> Condominium Map  |
| <input type="radio"/> Development Plan             | <input type="radio"/> ROW or Easement Vacation  | <input type="radio"/> Preliminary Map  |
| <input type="radio"/> Special Review               | <input type="radio"/> Street Name Change  | <input type="radio"/> Final Map        |
| <input type="radio"/> Preliminary Subdivision Plat | <input checked="" type="radio"/> Rezoning Petition  | <input type="radio"/> Supplemental Map |
| <input type="radio"/> Final Subdivision Plat       | <input type="radio"/> Annexation Request  |  |
| <input type="radio"/> Minor Subdivision Plat       | <input type="radio"/> Time Extension  |  |
| <input type="radio"/> Amended Plat                 | <input type="radio"/> Other: Please specify <span style="border: 1px solid black; display: inline-block; width: 150px; height: 15px;"></span> |  |

General Information

Project Name 685 PEAK VIEW REZONING

Project Description 7.62-ACRE PROPERTY TO BE REZONED TO R-1

Project Address 685 PEAK VIEW DR.

Legal Description LOT 1, DANNELS ADDITION, ESTES PARK, CO

Parcel ID # 2531308001

Site Information

Lot Size 7.62 ACRES Area of Disturbance in Acres \_\_\_\_\_

Existing Land Use ONE SINGLE-FAMILY RESIDENCE

Proposed Land Use 39 LOT SINGLE-FAMILY SUBDIVISION

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 E-1 Proposed Zoning R-1

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 P.O. BOX 416, ESTES PARK, CO 80517

Primary Contact Person is  Owner  Applicant  Consultant/Engineer

Attachments

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Application fee                   | <input checked="" type="checkbox"/> Digital Copies of plats/plans in TIFF or PDF format emailed to <a href="mailto:planning@estes.org">planning@estes.org</a> |
| <input checked="" type="checkbox"/> Statement of intent               |   |
| <input checked="" type="checkbox"/> 2 copies (folded) of plat or plan | <input checked="" type="checkbox"/> Sign Purchase (\$10)  |
| <input type="checkbox"/> 11" X 17" reduced copy of plat or plan       |   |

**Please review the Estes Park 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.**



Contact Information

Record Owner(s) CMS PLANNING & DEVELOPMENT, INC.  
 Mailing Address P.O. BOX 416, ESTES PARK, CO 80517  
 Phone 970-231-6200  
 Cell Phone " " "  
 Fax N/A  
 Email ftheis3@GMAIL.COM

Applicant SAME AS ABOVE  
 Mailing Address \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Cell Phone \_\_\_\_\_  
 Fax \_\_\_\_\_  
 Email \_\_\_\_\_

Consultant/Engineer VAN HORN ENGINEERING  
 Mailing Address 1043 FISH CREEK RD, ESTES PARK, CO 80517  
 Phone (970) 586-9388  
 Cell Phone \_\_\_\_\_  
 Fax \_\_\_\_\_  
 Email info@vanhornengineering.com

**APPLICATION FEES**

For development within the Estes Park Town limits See the fee schedule included in your application packet or view the fee schedule online at [www.estes.org/planningforms](http://www.estes.org/planningforms)

All requests for refunds must be made in writing. All fees are due at the time of submittal.

**MINERAL RIGHT CERTIFICATION**

Article 65.5 of Title 24 of the Colorado Revised Statutes requires applicants for Development Plans, Special Reviews, Rezoning, Preliminary and Final Subdivision Plats, Minor Subdivision Plats if creating a new lot, and Preliminary and Final Condominium Maps to provide notice of the application and initial public hearing to all mineral estate owners where the surface estate and the mineral estate have been severed. This notice must be given 30 days prior to the first hearing on an application for development and meet the statutory requirements.

I hereby certify that the provisions of Section 24-65.5-103 CRS have been met.

**Names:**

Record Owner PLEASE PRINT: CMS PLANNING & DEVELOPMENT, INC.

Applicant PLEASE PRINT: FRANK THEIS

**Signatures:**

Record Owner *Frank Theis* Date 11-3-22

Applicant *Frank Theis* Date 11-3-22



# APPLICANT CERTIFICATION

- ▶ I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that in filing the application I am acting with the knowledge and consent of the owners of the property.
- ▶ In submitting the application materials and signing this application agreement, I acknowledge and agree that the application is subject to the applicable processing and public hearing requirements set forth in the Estes Park Development Code (EPDC).
- ▶ I acknowledge that I have obtained or have access to the EPDC, and that, prior to filing this application, I have had the opportunity to consult the relevant provisions governing the processing of and decision on the application. The Estes Park Development Code is available online at:  

<http://www.estes.org/DevCode>
- ▶ I understand that acceptance of this application by the Town of Estes Park for filing and receipt of the application fee by the Town does not necessarily mean that the application is complete under the applicable requirements of the EPDC.
- ▶ I understand that this proposal may be delayed in processing by a month or more if the information provided is incomplete, inaccurate, or submitted after the deadline date.
- ▶ I understand that a resubmittal fee will be charged if my application is incomplete.
- ▶ The Community Development Department will notify the applicant in writing of the date on which the application is determined to be complete.
- ▶ I grant permission for Town of Estes Park Employees and Planning Commissioners with proper identification access to my property during the review of this application.
- ▶ I acknowledge that I have received the Estes Park Development Review Application Schedule and that failure to meet the deadlines shown on said schedule may result in my application or the approval of my application becoming null and void. I understand that full fees will be charged for the resubmittal of an application that has become null and void.

**Names:**

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Applicant PLEASE PRINT: FRANK THEIS

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Record Owner *Frank Theis* Date 11-3-22

Applicant *Frank Theis* Date 11-3-22