

S 1/8 CORNER S36|S31  
3.25" ALUMINUM CAP  
STAMPED LS#38348

DEVON DR. (PAVED)

NO. 4 REBAR  
W/ NO CAP

TO ESTES PARK

SIGN

OPEN SPACE

28

27

OPEN SPACE

26

25

24

23

22

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LOT 6: PROSPECT MTN

LOT 5: PROSPECT MTN

TO ESTES PARK  
TWIN DR.

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OPEN SPACE

60' RIGHT-OF-WAY

PEAK VIEW DRIVE (PAVED)



**PRELIMINARY CONCEPT PLAN**  
**Subdivision Layout for R-1 Zoning**  
**685 Peak View Drive**      **Estes Park, CO**

- 1) PAVED STREETS WITH CURB & GUTTER THROUGHOUT.
- 2) SIDEWALKS ON ONE SIDE OF INTERIOR STREETS AND ALONG THE PEAK VIEW DRIVE FRONTAGE.
- 3) A TOTAL OF 39 SINGLE-FAMILY LOTS.
- 4) 1,500 SQ FT WITH A 2-CAR GARAGE MAXIMUM HOME SIZE ALLOWED.
- 5) SINGLE-STORY HOMES ONLY, NO 2-STORY HOMES ALLOWED

NO. 4 REBAR  
W/ ILLEGIBLE  
PLASTIC CAP

