

STATEMENT OF INTENT

Prepared 12/3/22

Rezoning and Subdivision 685 Peak View Drive Estes Park, Colorado CMS Planning & Development, Inc.

The subject property is 7.62 acres located between on the north side of Peak View Drive, approximately 1/3 mile west of South Saint Vrain (Highway 7) in Estes Park, Colorado. It is zoned E-1, which allows 1-acre minimum single-family residential lots.

The changes that are being proposed:

- 1) To rezone the property to R-1, which allows 5,000 square foot minimum single-family residential lots.
- 2) To subdivide the property into 39 single-family lots.

The intent is to build a single-family neighborhood of small, reasonably priced houses. The HOA covenants will not allow short-term rentals and will restrict the size (1,500 sf maximum) and height (single-story) of the houses.