

PEAK VIEW ESTATES  
PROJECT DESCRIPTION AND SITE INVENTORY

LOCATION:

The proposed 40.2 AC subdivision is located in the Northwest 1/4 of Section 29, Township 4 North, Range 69 West of the 6th P.M.. The subdivision Kent Estates lies directly to the south, Foothills Estates lies directly to the west and unplatted properties lie to the north and east.

PROJECT DESCRIPTION/REVIEW CRITERIA:

The purpose of this application is to subdivide a 40.2 acre parcel into 5 residential lots ranging from 3.47 acres to 4.04 acres and one residual lot of 20.02 acres. The property is naturally divided in half by an irrigation ditch owned by the Dry Creek Ditch. The property to the north of the ditch has improvements including an existing house, barn, 2-story garage/work shop and riding arena. Natural features include a drainage ditch and pond. The existing use of the northerly end of the property is pasture grazing for horses. There are two building envelopes proposed. One is for the existing house and work shop. The other envelope is for the existing barn and out-door arena. The southerly half of the property is currently flat grazing land.

The proposed subdivision was designed to take advantage of the site design principles of the Larimer County Land Use Code. Clustering of the homes on the southern half of the property blends in with a subdivision to the south, while leaving the northern portion of the property with a rural feel which blends in with the property to the north. Clustering the homes to the south reduces infrastructure costs and separates the property at a logical breaking point, along the Dry Creek Ditch.

SITE DATA:

Existing Zoning:	FA-1
Proposed Zoning:	FA-1
Total area of the project:	40.2 ac +/-
Total Developable land in the project:	39ac +/-
Area of residential use/Area of developable land:	18.73 ac/47%
Area of non-residential use/Area of developable land	1.27 ac/3%
Area of residual land/Area of developable land	20.2 ac/50%
Number of lots	6
Number of dwelling units	6
Number of dwelling units per acre:	.15 du/ac
Largest lot size:	4.04 AC
Smalles lot size:	3.47 ac
Average size lot:	3.75
Type of use proposed:	Single Family Dwellings
Police	Larimer County Sheriff

Fire and Rescue:  
District  
Schools:  
District

Berthoud Fire Protection  
Thompson R2J School

## CIRCULATION AND LOCATION

The proposed subdivision is currently accessed off Meinning Road/Rocky Heaven Lane (A.K.A. Green Ridge Road). Rocky Heaven Lane is classified as a local road and will be brought up to an all-weather surfaced roadway to meet the recommendations of Larimer County Planning Department. Rocky Heaven Lane is accessed off of Meinning Road. Meinning Road is classified as a local road and is currently an all-weather surface, 40' wide. Meinning Road is currently only accessible off of County Road 23E, which is classified as a collector road.

There are several Right-of-Ways in Kent Estates which have never been built which can provide additional access to the subdivision, however, a traffic study was completed in 2005 which is attached, which shows that the proposed subdivision will not have a significant impact on the existing Meinning Road. We are asking for a waiver in regards to providing additional access to County Rd 4 based upon this traffic study.

The proposed lots will access off of a proposed roadway which will run parallel along the southerly line of subject property. The roadway will end in a culdesac designed per the Larimer County Road Design and Construction Standards for Private Local Access Roads and the road will also provide access for the adjoining neighbors for future development to the east. The proposed roadway will be a public road and will be a 20' wide, 2 lane gravel drive constructed as an all-weather road surface. The residual parcel and existing home will be served by an access easement along the westerly property line. The applicant will work with the Berthoud Fire Protection to insure that they will satisfy Berthoud Fire Protection standards. The applicant will provide additional turn-arounds as necessary to meet the requirements of the Berthoud Fire Protection.

## LANDSCAPING/ARCHITECTURE:

The individual lot owners will provide landscaping for their own lot. There will be an Architectural Review Committee that will review the landscaping and architectural plans to ensure that improvements are compatible with the adjoining areas.

## IRRIGATION FACILITIES:

There are no existing or proposed irrigation facilities on subject property.

## LAND DEDICATIONS:

There are no proposed land dedications.

## RECENT AND PRESENT SITE USES:

The property has been used for the past 10 years as grazing for horses. It is currently used as a single family residence and for grazing of horses.

#### PREVIOUS APPLICATIONS ON THE SITE:

To the current owners knowledge past applications include a building permit for the barn and a permit for the modular home that has since been removed. The current owner has applied for a building permit for the existing house and a building permit for the work shop. A sketch plan was submitted in 2005 for an 8 lot subdivision.

#### INTENT OF RESIDUAL LAND:

The intent of the 20.2 acre residual land is for one single family residence along with outbuildings.

#### GEOLOGIC HAZARDS:

The Larimer County Geologic Hazard Map does not identify and hazard areas on or within 1200 feet of subject property.

#### FIRE PROTECTION:

The subject property is serviced by the Berthoud Fire Protection District, and is not located within the Larimer County Wildfire Hazard area. The Berthoud Fire Protection District Station is located at the intersection of Highway 56 and County Road 21 which is 2.6 miles away. The nearest fire hydrant is located on the north side of Meining Road approximately 375 feet east of the intersection of Meining Road and Rocky Heaven Lane. The applicant has met with the Fire Department when it previously proposed an 8 lot subdivision in 2005 and will meet any concerns they have. Previously the fire department had requested a turnaround along the proposed 60' R.O.W.. In addition, the applicant will add notes to the subdivision plat as needed addressing size of houses and sprinkler systems if necessary.

#### WILDLIFE HABITAT

The subject property and adjacent property within 1200 feet is located in the Big Game Concentration Area according to the Larimer County reference map. Because of the low density of the proposed subdivision, wildlife should not be impacted.

#### UTILITIES:

All necessary utilities required for the development of the property will be extended to the property line of each lot.

Sewer:            On-Site Septic

The existing residence is serviced by an onsite septic system. The proposed lots will also be serviced by Individual Septic Systems per Larimer County Codes and Standards, including Health Department and Engineering Standards.

**Water:** Little Thompson Water District  
Existing water lines are shown on the Site Inventory Map.  
Water supply is currently being provided to the existing residence by Little Thompson Water District. Little Thompson will be providing service to the proposed subdivision. Currently the size of the waterline in Meining road is 6" There is a 2" line from Meining road to the existing residence. A new line per Little Thompson Water District Standards will be constructed to service the new subdivision.

**Electric:** Poudre Valley REA is currently providing service to the existing residence and will provide service to the proposed subdivision.

**Gas:** Excel Energy is currently in Rocky Heaven Lane and will be extended to the proposed subdivision with the exception of the residual lot.

**Telephone:** Qwest is currently providing service to the existing residence and will provide service to the proposed subdivision. The lines are in Rocky Heaven Lane and there are enough extra lines to service the propose subdivision.

#### STORM DRAINAGE:

The subject property is not located in a named drainage basin per Larimer County. The subject property is generally flat grazing land with an approximate fall from south to north of 5%. There is approximately a 45 foot change in grade from the south to the north. The sweck Lateral flows west to east through the middle portion of the property. The proposed new residences will be located along the southerly property line and the sheet flow will flow towards the Sweck Lateral and should not impact any landowners. The land lying north of the Sweck Lateral flows northerly towards an unnamed drainage ditch. If necessary, drainage easements and detention ponds will be provided.

#### WETLANDS/RARE VEGETATION:

Reference maps provided by a Larimer County Planning Department when the previous sketch plan was submitted, showed areas of Wetland and rare vegetation. However, at that time, planning staff visited subject property and determined that there were no wetlands present.