

**PROJECT DESCRIPTION FOR THE
PROPOSED HYBIAK C.D. TO LARIMER COUNTY**

Property Description:

Metes and Bounds Parcel being a portion of the North Half of the Northwest Quarter of Section 4, township 8 North range 69 West of the 6th P.M., County of Larimer , State of Colorado.

Parcel No. 98042-00-005

Property Address: 7520 N. CR 21, Fort Collins, CO 80524

Owners: Michael and Eva Hybiak

7520 N. CR 21, Fort Collins, Co 80524

(970) 412-5682

(970) 213-1475

Existing Zoning: RE: Rural Estate

Summary

The property at address 7520 N. CR 21, Fort Collins, CO 80524, is approximately 45 acres with 2 driveways exiting onto N. CR 21. We are proposing a division of this property, making it 2 separate parcels; one approximately 38.4 acres, known herein as Lot A, and the other approximately 6.04 acres, known herein as Lot B. The Lot A would house the owners, the Hybiaks, and Lot B would be for our mother, Barbara Olarnik, who due to medical conditions cannot meet the Accessory Dwelling or Extended Family Dwelling criteria. Both parcels would remain in the ownership of Mike and Eva Hybiak.

This meets the standard criteria for division of a 40 acre parcel, being no more than four divisions with road access available to both parcels. With only two homes being built on this acreage, the conservation is upheld for the zoning of Rural Estate.

Review Criteria

1. The existing land use or zoning is Rural Estate and the proposed development is compatible with this zoning and can comply with all code. The residual land for this proposal will remain undeveloped and is currently contiguous to 3 other residual land pieces.
2. The proposed division will be able to meet the code
3. Environmentally sensitive areas do not exist on or around this parcel.

4. We believe the land division is in accordance with the surrounding areas and zoning and that no adverse impact will take place.
5. We will be able to meet code with this land division.
A pre-application meeting has taken place with Mike Whitley.

Existing Conditions

Zoning: Rural Estate

Current use of property: a single family dwelling has been built and the remainder of the land is natural and undeveloped.

Size of the property: 44.96 acres

Size of existing structures: Lot A has single family dwelling is 2000 square feet with outer dimensions of 71 x 36 with 30 foot attached garage, a workshop that is 2400 square feet with outer dimensions of 41 x 60.

Recent Uses: We have only just moved into the main house and have not used the land.

Surrounding properties: Our surrounding properties are cattle farmers, undeveloped residual land and horse and goat grazing and stables.

Offsite Conditions: None

Unique Features: 2 intermittent streams identified on the Quad Map.

Proposed Changes and Improvements

The Lot B would be approximately 6.04 acres for residential use. One home with an attached garage would be built. The new home square footage would be approximately 1800 sq. ft. with dimensions of 50 x 32, with the attached garage being 30 x 30. There is no common area as defined in the review packet. Landscaping will be completed for the front and back yard. Wind break trees will be planted.

Infrastructure (Utilities)

Sewage Disposal – The current house on the Lot A has a septic system and has purchased a water tap from Northern Colorado Water Association. The proposed Lot B would engineer, apply for permit and install a septic system. A separate water tap would have to be purchased for Lot B and N.C. Water Association has already assessed the current water usage of the line and agreed to supply Lot B.

PVREA currently supplies Lot A with electricity and has assessed and agreed to supply Lot B using the same existing poles and line. We would then bury the line supplying Lot B per Colorado State Code and have the new meter inspected per code as well.

Fire Protection – Lot A and Lot B are located within Poudre Valley Fire District and Poudre Valley Fire Authority. Both have access to hydrants along CR 60 E and are not located in a wildfire hazard area as shown on the vicinity map.

Roads – There is a driveway in existence for Lot A and Lot B. Lot B. The driveway that exists on Lot A, extends along the north property line and currently is used by 1 vehicle per day and any utility vehicles of small to moderate size, when necessary, but will not exceed more than 20 vehicles per day. The driveway is currently mowed and leveled for adequate drainage and safety to vehicles. The driveway is an all weather surface. This development on 2 lots will not impact the flow of traffic on N CR 21 in such a way that it depletes the function of the current road or accessibility.

The proposed Lot B will have the same materials and compliance with Land Code.

Existing Utilities – Amerigas will supply both houses with a tank alongside the structure, painted in a natural tone beige. PVREA will supply electricity. NCWA will provide water service.

Traffic and Access

Surface of access point will be base gravel and surface gravel. The access point will be setback according to code.

Site Dist. – By using existing access points, we believe that we can meet the site distance requirement.

Appeal – 10 are minimum lot size. Lot B is 6.04 but the overall density of the project exceeds the requirement.