PRELIMINARY DEVELOPMENT ANALYSIS SUMMARY

AUGUST 7, 2013

Case Number: 13-113301 PA **Case Type: Plat**

Property Address: 33444 Iroquois TRL
Parcel ID Numbers: 71-062-00-017
Sec. 06, T 07 S, R 71 W

Owner	**Applicant**
REBECCA S SPROUL	Randy BoydRandall Boyd & Associates
P O Box 973	25106 STANLEY PARK RD
CONIFER CO 80433	EVERGREEN CO
	80439
Telephone Number: () -	Telephone Number: (303) -
Fax: () -	Fax: () -

Summary of Proposal: **Plat to divide existing 40 acre parcel into one 10 and one 30 acre parcel**
Pre-Application Review Meeting Date: Aug 15, 2013 **Time: 1:30**

Information:

Acres:	40
Legal Parcel:	Yes
Legal Parcel Comments:	over 35 (part of E55-6-86)
Existing Zoning:	A-2
Related Case(s):	E55-6-86
Existing Land Use:	Single family detached
Area Plan:	
Community Plan:	
Proof of Access:	Pending
Access Type:	Private
Access Comments:	Need access verification ($150)
Proof of Water:	Pending
Water Service Comments:	2 well permits submitted- one was not in the applicants name and would have to be updated to applicant's name
Sanitation Comments:	

Zoning Overlay:

Dipping Bedrock:	No
Wildfire Hazard	Yes
Floodplain:	No
Floodplain Type:	
Geologic Hazard:	No
Geologic Hazard Comments	
Mountain Groundwater:	Yes

Comments: The applicants would like to divide their approximate 40 acre parcel into 2 parcels, one 10 acre and one 30 acre parcel. The applicant submitted 2 well permits for the property but one was not in the owner's name- this should be addressed before formal submittal. Access Easements were submitted and an Access Verification ($150) will be required to determine if the property owner's have adequate access to proceed with the plat.

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P O Box 973	25106 STANLEY PARK RD
CONIFER CO 80433	EVERGREEN CO
	80439
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