

## Administrative Review Team

### Overlook Ranch PS24-088

#### Proof of ownership: Deed or Assessor's Property Record Card

See attached document titled "Assessors Property Record Card 39021 Holly Lane". Note, we are in the process of joining the 35-acre parcel to the 1200-acre parcel to the north.

#### Statement of Authority, if required

Land is owned by the Holly Limited Partnership LLP and is to be developed by Holly Limited Partnership LLP.

#### Vicinity map

Located on the southside of Hwy 40, 1 mile east of Milner and 10 miles west of Steamboat.



## **Written narrative / detailed description of subject site and proposed use**

Utilizing the Large Lot Agreement, we propose the placement of nine (9) manufactured HUD homes on a 1200-acre parcel 1 mile east of Milner, CO to provide housing for the local workforce. Each manufactured home will feature two (2) bedrooms, two (2) bathrooms, and measure 1,020 square feet (17 feet by 60 feet). The homes will be spaced 30 feet apart and set on concrete slabs, but not permanently affixed.

**Road:** Access will be provided by an 800-foot-long, 24-foot-wide gravel road. The road will originate at Highway 40 and terminate in a 45-foot-radius cul-de-sac. We have obtained a traffic study and are in the permitting process with CDOT.

**Septic System:** A semi-centralized septic system will be installed with sufficient capacity to accommodate the equivalent of 18 bedrooms across the nine homes.

**Water Supply:** A water well, coupled with a cistern and pump house, will be constructed to serve all nine homes. We will drill multiple wells if required by Colorado Division of Water Resources.

**Electricity:** YVEA powerlines run parallel to the northern boundary of the property along Hwy 40. An electric utility station will be established with all meters centralized in one location to streamline maintenance and service.

**Heating:** 500-gallon propane tank for each home.

## **Questions:**

1. Since the HUD homes will be placed on flat cement pads and not permanently affixed, and are not technically foundations, what type of permit do we need, if any?
2. Do we need a soils report for the road and cement pads (we know one is required for the septic system)?
3. Is an environmental evaluation necessary for this project?
4. Is it possible to begin permitting and constructing the road on our property before obtaining CDOT approval for the Highway 40 connection? Basically, the road would function as a private road without connecting to the highway, with no public access and no houses or structures built until the connection to Highway 40 is approved. Once we secure CDOT approval, we will complete the connection to the highway.

**Existing conditions map of subject site illustrating existing improvements, geologic hazards/characteristics, steep slopes (>30%), water bodies, soils, vegetation, wildfire hazards, and critical wildlife habitat**

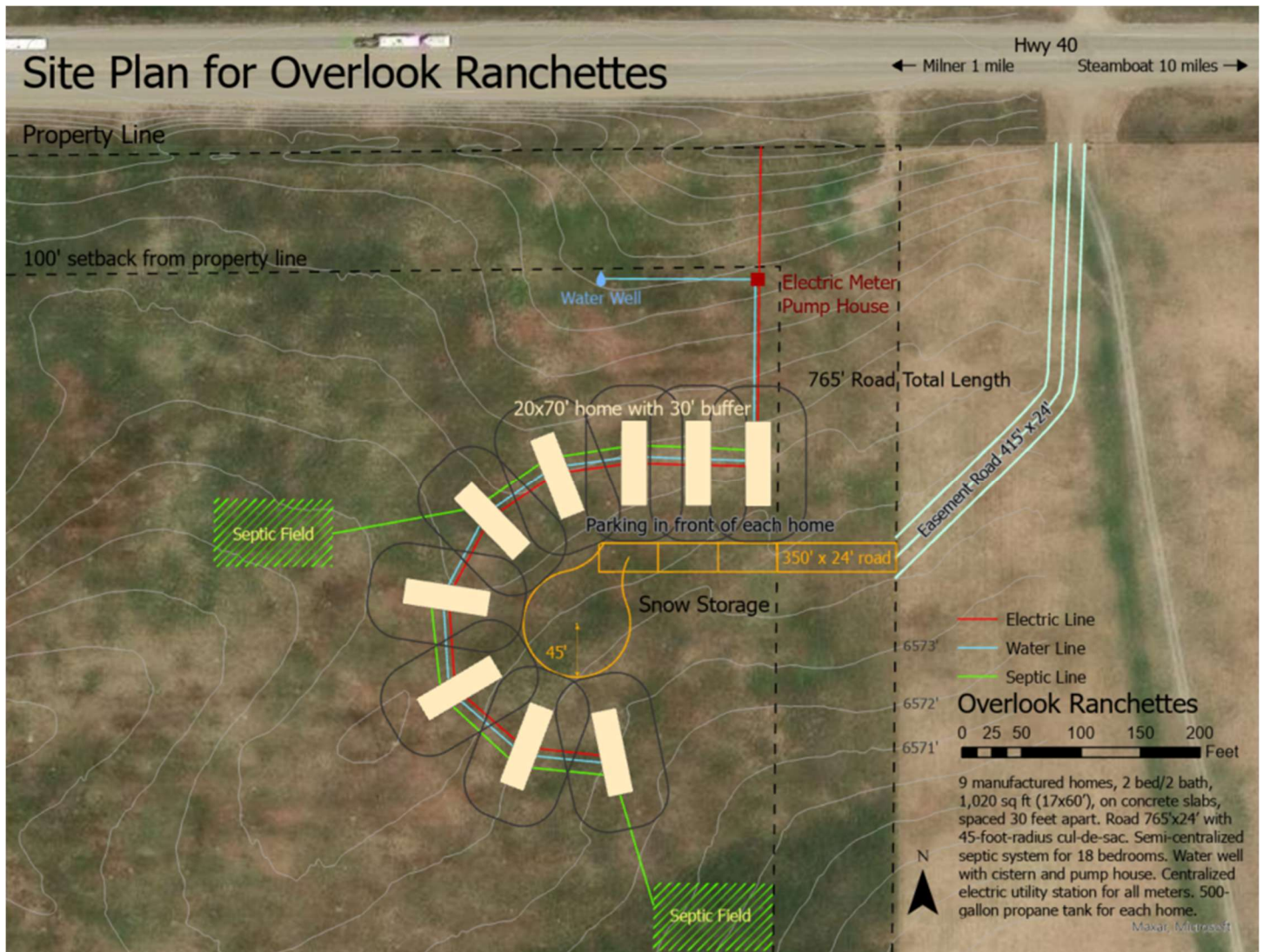
The current site is a grass/alfalfa agricultural field with a 3-wire fence on the northern border. No existing improvements, geologic hazards, steep slopes, water bodies, bare soil, or critical wildlife habitat.





**Site plan, drawn to scale, including the following information, as applicable:**

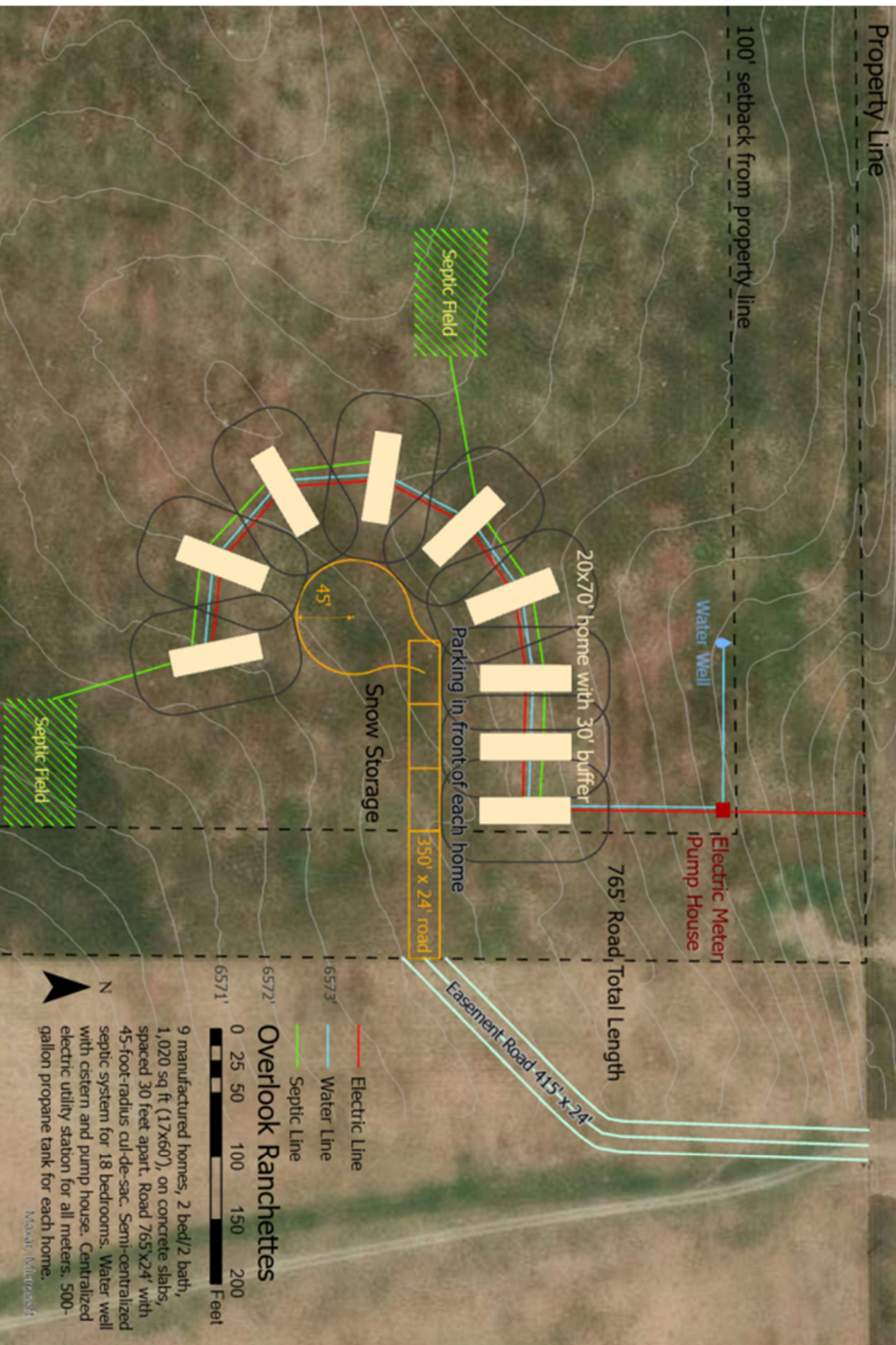
- ✓ Scale & North arrow
- ✓ Easements, building envelopes, and minimum setbacks
- ✓ Location and dimensions of all existing and proposed buildings, structures, and fencing
- ✓ Location, width, and surface of all sidewalks and trails
- ✓ Location and dimensions of all outdoor storage, trash enclosures, staging areas, and/or other outdoor use areas
- ✓ Location and type of proposed landscaping and/or screening
- ✓ Parking areas
- ✓ Location, width, and surface of all existing and proposed access roads and drives
- ✓ Snow storage
- ✓ Sanitation facilities
- ✓ Utilities
- ✓ Water bodies, drainages, and ditches
- ✓ Wetlands, floodplain, and steep slopes (>30%)





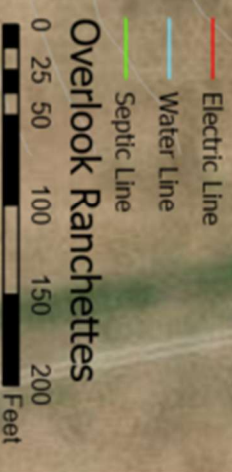
# Site Plan for Overlook Ranchettes

← Milner 1 mile      Hwy 40      Steamboat 10 miles →



## Overlook Ranchettes

9 manufactured homes, 2 bed/2 bath, 1,020 sq ft (17x60'), on concrete slabs, spaced 30 feet apart. Road 765'x24' with 45-foot-radius cul-de-sac. Semi-centralized septic system for 18 bedrooms. Water well with cistern and pump house. Centralized electric utility station for all meters. 500-gallon propane tank for each home.



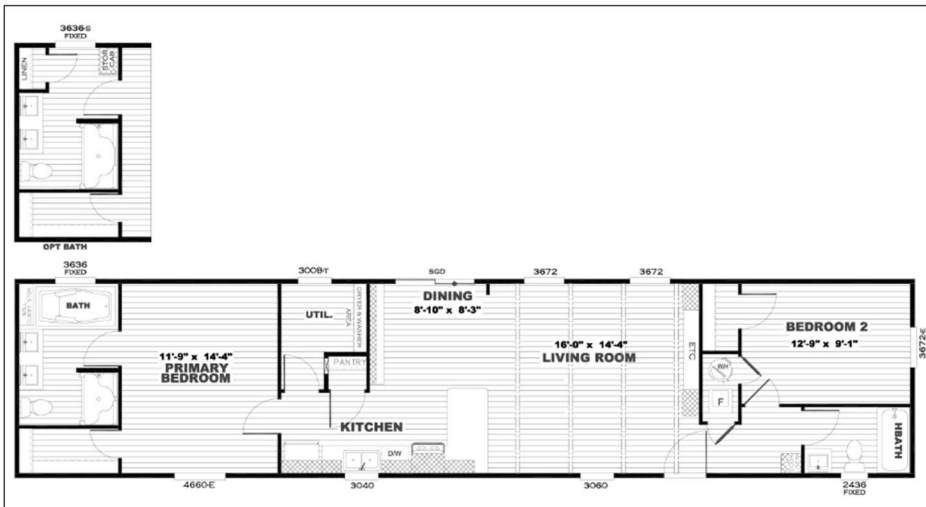


## ANNIVERSARY 16682A

CLW057723TXAC

2 beds • 2 baths

1,020 sq. ft.



## PORCH LIVING SERIES 16682A

31PLS16682AH

2 beds • 2 baths

1,020 sq. ft.

