



SCOTT DOYLE, CLERK
LARIMER COUNTY CO

RCPTN#

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**NOTICE TO PROSPECTIVE PURCHASERS
OF SPECIAL CONDITIONS
RELATED TO DEVELOPMENT AND USE OF PROPERTY IN
WILSON PLANNED LAND DIVISION
FILE # 05-S2399**

Caroline J. Wilson is the owner of the real property described on Exhibit "A" attached hereto. Owner submitted to Larimer County and Larimer County approved a Planned Land Division for development of the Property, identified as the Wilson Planned Land Division, recorded at Reception 2006-0035162 of the Larimer County Clerk and Recorder's records. There are special conditions related to the development and use of the Property. All purchasers of the Property are hereby notified of the following conditions:

RADON:

Passive radon mitigation measures shall be included in construction of structures designed for habitable space on these lots. The results of a radon detection test conducted in the new structure, once the structure is enclosed but prior to issuance of a certificate of occupancy shall be submitted to the Building Department. As an alternative to the test, a builder may present a prepaid receipt from a radon tester which specifies that a test will be done within 30 days. A permanent certificate of occupancy can be issued when the prepaid receipt is submitted.

ENGINEERED FOOTINGS AND FOUNDATIONS:

Engineered footings and foundations may be required for new habitable construction. Please check with the Larimer County Building Department for requirements prior to submitting a building permit application.

RURAL AREA ISSUES:

Lot owners should be advised that there is a potential for nuisance conflicts from wildlife (such as skunks, raccoons, foxes, coyotes, prairie dogs and snakes). The Colorado Division of Wildlife can provide information to property owners about how to handle these situations, but lot owners are responsible for addressing wildlife conflicts if they arise.

During certain times of the year mosquitoes may present a significant nuisance. Larimer County does not have a mosquito abatement program. Any mosquito abatement activity will be the responsibility of the homeowner; such activity must be according to applicable Federal, State and local rules and regulations. Prairie dog colonies exist in the general area; prairie dogs can be a nuisance if they migrate to developed residential property. At times these animals are implicated in the transmission of plague to people or their pets. It is important for residents to observe animal control requirements for dogs and cats.

✓ **Return to Planning**

Disclosure Notice, Wilson Planned Land Division, Page 1

✓ Recording --Return to Planning

AGRICULTURAL ISSUES:

Buyers are advised that Larimer County has adopted a Right to Farm Resolution. Agricultural operations and farming practices on adjacent properties can produce odors, noise and dust. These are a normal part of agriculture and should be expected to occur. In addition, plowing, planting, cultivating, spraying, harvesting, and various livestock operations may be carried out at all times including nighttime.

FEES:

- Park Fees in Lieu of Land Dedication in effect at the time of building permit will be collected at the time of building permit for new residential dwelling units.
- County Transportation and Regional Road Capital Expansion fees in effect at the time of building permit will be collected at the time of building permit for new residential dwelling units.
- School Fees Lieu of Land Dedication in effect for the district at the time of building permit will be collected at the time of building permit for new residential dwelling units.

OTHER INFORMATION

BUILDING ENVELOPES:

Lot 2 of this Development includes a building envelope. All structures must be located within this Larimer County approved building envelopes, as shown on the approved subdivision plat. If a structure is within 5' of the building envelope, the owner/applicant for a building permit will be required to demonstrate that the structure(s) is located within the building envelope prior to the approval of the footing and foundation inspection. This shall be accomplished by a written certification by a Colorado Licensed Surveyor (form available from the Larimer County Planning Department).

FIRE PROTECTION:

The new residential use on Lot 2 is required to include a residential sprinkler system that meets the National Fire Protection Association (NFPA) standards. Design of the residential sprinkler system for Lot 2 must be reviewed and approved by the Poudre Fire Authority prior to the acceptance of any building permits for Lot 2, with evidence of the approval provided at time of building permit application.

ROADS AND STREETS:

Larimer County shall not maintain the private access road in this development. Maintenance of the road shall be the responsibility of the relevant Home Owners' Association and/or the property owners. Failure to maintain streets may result in a lien being placed on these lots.

DRAINAGE PLAN:

There is a Larimer County approved drainage plan for this development on file with the Larimer County Engineering Department. This plan details information containing horizontal and vertical placement of the structure, culvert size and location and overall site grading (if applicable).

It is the responsibility of the lot owner/builder to ensure the drainage of the lot is consistent with this plan. This includes ensuring that the minimum opening elevation/top of foundation is within 2 inches of design elevation. It is also the responsibility of the lot owner to ensure that the installation and maintenance of landscaping and fences on the lots complies with the County approved drainage plan.

DEVELOPMENT AGREEMENT:

LOTS IN THIS PLANNED LAND DIVISION ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF A DEVELOPMENT AGREEMENT. The developer and Larimer County executed this agreement in consideration of the approval of this development. The development agreement is recorded in the Larimer County Clerk and Recorder's office immediately after the plat for this development. The Homeowners Association in this development has certain responsibilities including responsibility for the undeveloped lands in this project.

Larimer County will not accept any building permits for Lot 2, until all improvements described in the Development Agreement have been constructed and approved by the County Engineering Department. Improvements related to the well and the residential sprinkler system design must also be reviewed and approved by the County Engineering Department and the Poudre Fire Authority, prior to the acceptance of any building permits on Lot 2.

SEPTIC REQUIREMENTS:

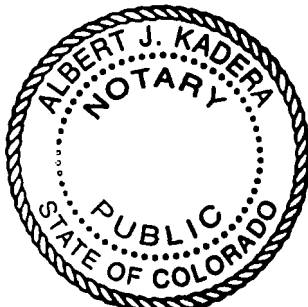
The owner of Lot 2 shall consult with the Larimer County Health Department on the need for advanced secondary treatment for the sewer system, and shall obtain a Septic Permit from the Health Department for the individual system on Lot 2 of this subdivision, prior to obtaining a Building Permit. The septic system design shall be for or a mounded absorption septic system to be designed by an engineer, unless another system is approved by the Health Department.

(Owner / Developer)

By: Caroline J. Wilson
Caroline J. Wilson

COUNTY OF LARIMER)
STATE OF COLORADO) SS.

Subscribed and sworn to before me this 2nd day of May, 2006, by Caroline J. Wilson.



My Commission Expires 11/21/2007

Albert J. Kadera
Notary Public

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Exhibit A
Legal Description
Wilson Planned Land Division

Lots 1 and Lot 2 of the Wilson Planned Land Division
being a replat of Tract 2 of the Stumbo M.L.D. No. EX-1190,
further described as being in the NW ¼ of Section 30, Township 8, Range 69
of the Sixth P.M, Larimer County, Colorado