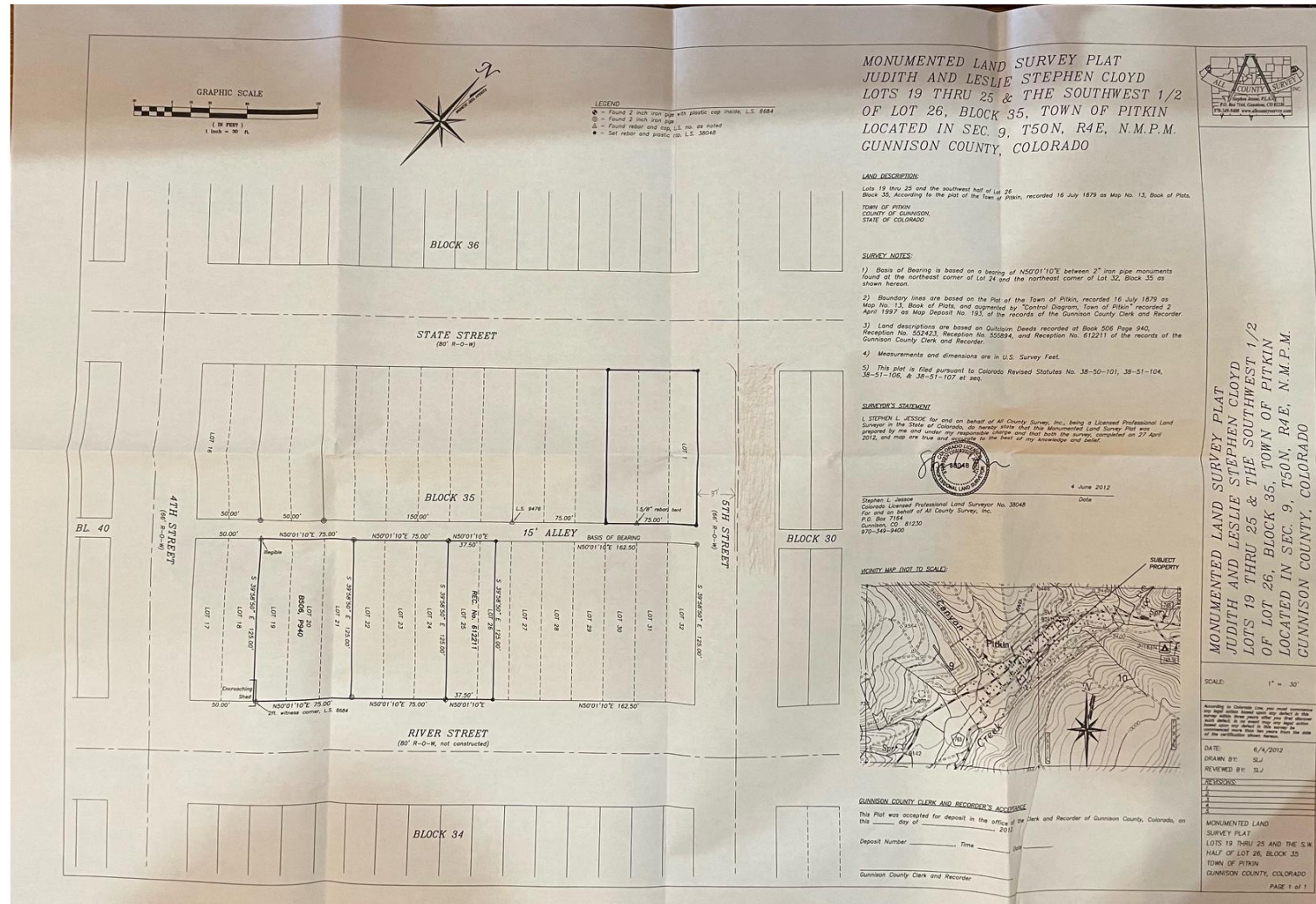


5th Street and Quartz Lane

5th Street and Quartz Lane Survey – Lots 1,2,3

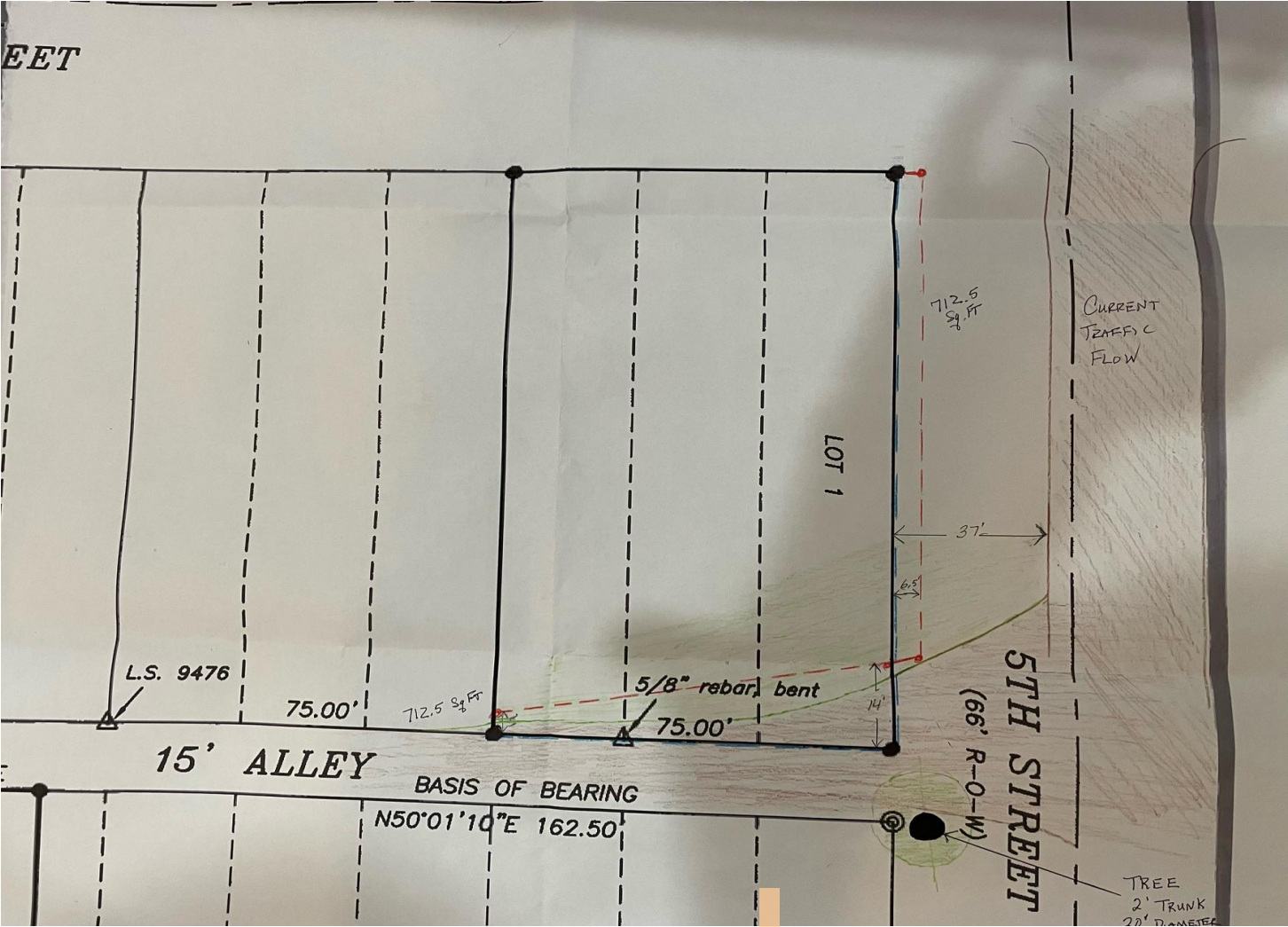


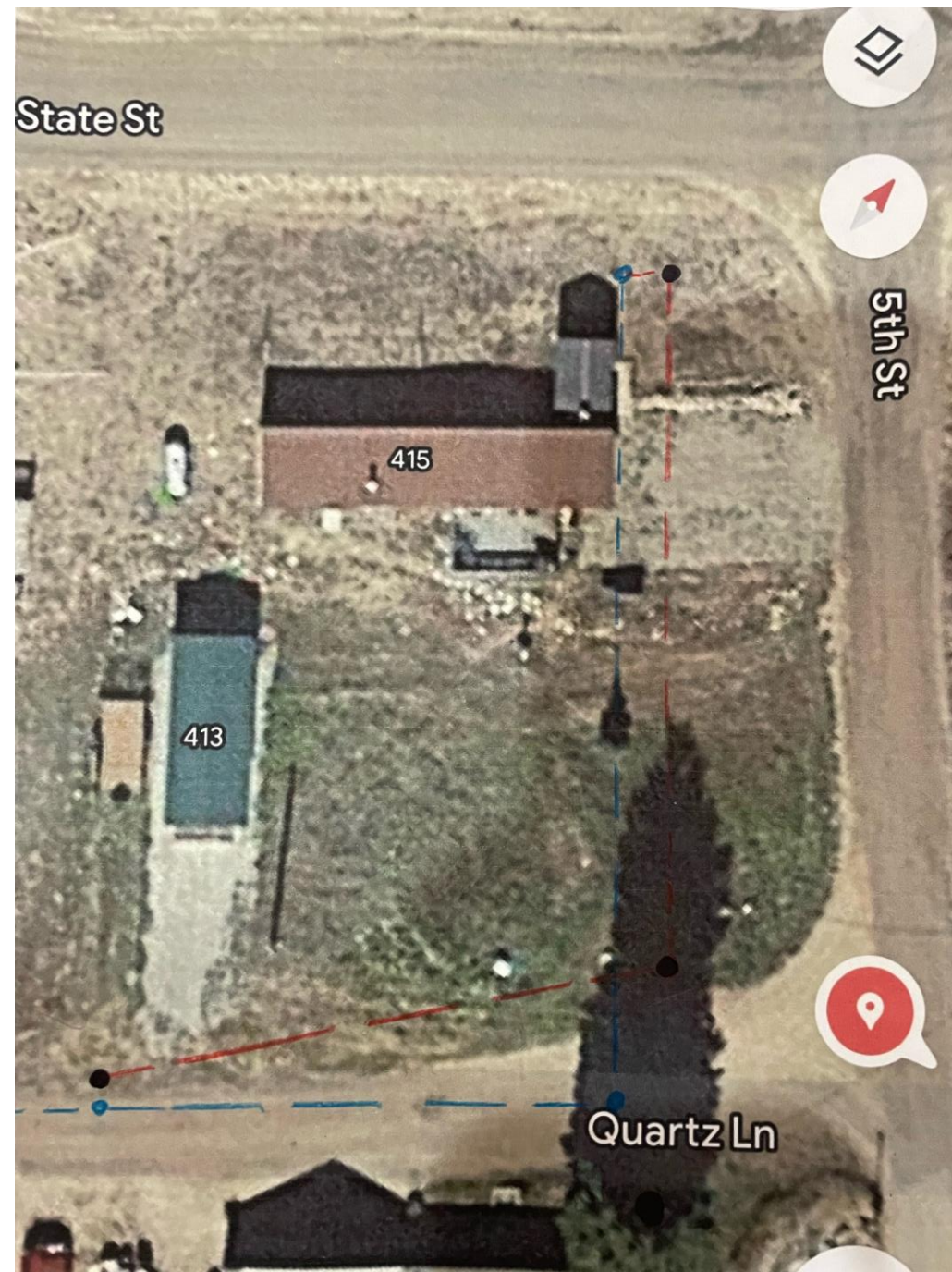
Blue Dashed Line – Original Boundary

Green Solid Line – Edge of Grass

Red Dashed Line – Proposed Land Swap Boundary

Tree in Town Right of Way on 5th Street & Quartz Lane





10:54

6

ON X HUNT
ELITE

50 ft
9183 ft elevation

Weather

ARNELL
HAD W

GIBB
ARTHUR
JOSIAH

Hunt Map
Layers

Hyb
2D

My Maps My Content Tools Trail Camera Tracks

View
Downstream of
Quartz Lane

Note:
Blue Dashed
Line – Original
Boundary

Red Dashed Line
– Proposed Land
Swap Boundary

Distance from
Pin to Proposed
Boundary = 14
feet



Distance from
Pin to Proposed
Line = 14 feet



View Upstream of Quartz Lane

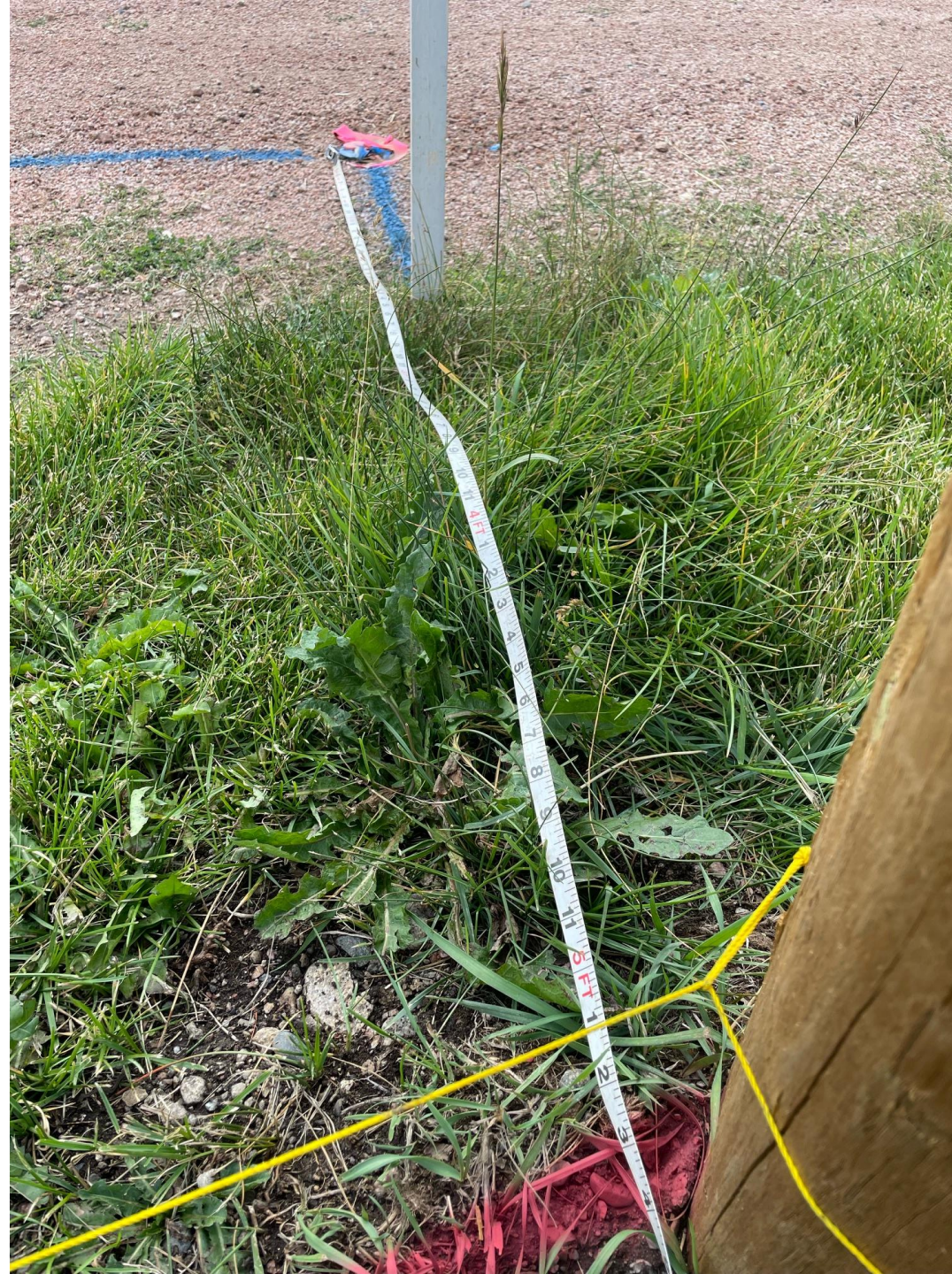
Note:
Blue Dashed
Line – Original
Boundary

Red Dashed
Line – Proposed
Land Swap
Boundary

Distance from
Pin to Proposed
Boundary = 5
feet



Distance from
Pin to Proposed
Line = 5 feet



Distance from
Current
Boundary Line
to Drive Surface
of 5th Street =
37 feet





Option A – Removal of Tree on Town Property

Pros

- All Boundary Lines stay the same
- Traffic can resume on the plotted Lane
- Quartz Lane remains 15 feet wide with 5 feet easement on each side

Cons

- Loss of Mature Douglas Fir
- High Cost (\$\$\$) by Town to professionally remove tree
- Gibb's will need to refrain from parking in front of their house/garage as vehicles will be in the traffic pattern of Quartz Lane

Option B – Grant Land Swap of 712.5 square feet from Quartz Lane to 5th Street (0' setback Variance)

Pros

- Mature Tree Stays (branches should be trimmed up to 12')
- Gibb's can park against house/garage
- Fixes setback issue of wellhouse
- 30.5 feet between new property line and 5th street drive surface
- \$0 Cost to Town of Pitkin
- Eliminates issue of curved drive surface on Quartz Lane to 5th Street across private property
- This option appears to be a WIN-WIN-WIN solution.

Cons

- Possible liability to Town of Pitkin for Tree in Town Right of Way

