

**City of Steamboat Springs
Planning Department
Approved Plan Set
09/23/2024 bkeenan**

STEAMBOAT AIRPARK SUBDIVISION, FILING NO. 1

A REPLAT OF LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT
LOCATED IN THE NORTH 1/2 OF SECTION 1, TOWNSHIP 6 NORTH RANGE 85
WEST OF THE 6TH P.M., AND THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 7
NORTH, RANGE 85 WEST OF THE 6TH .P.M.,
STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

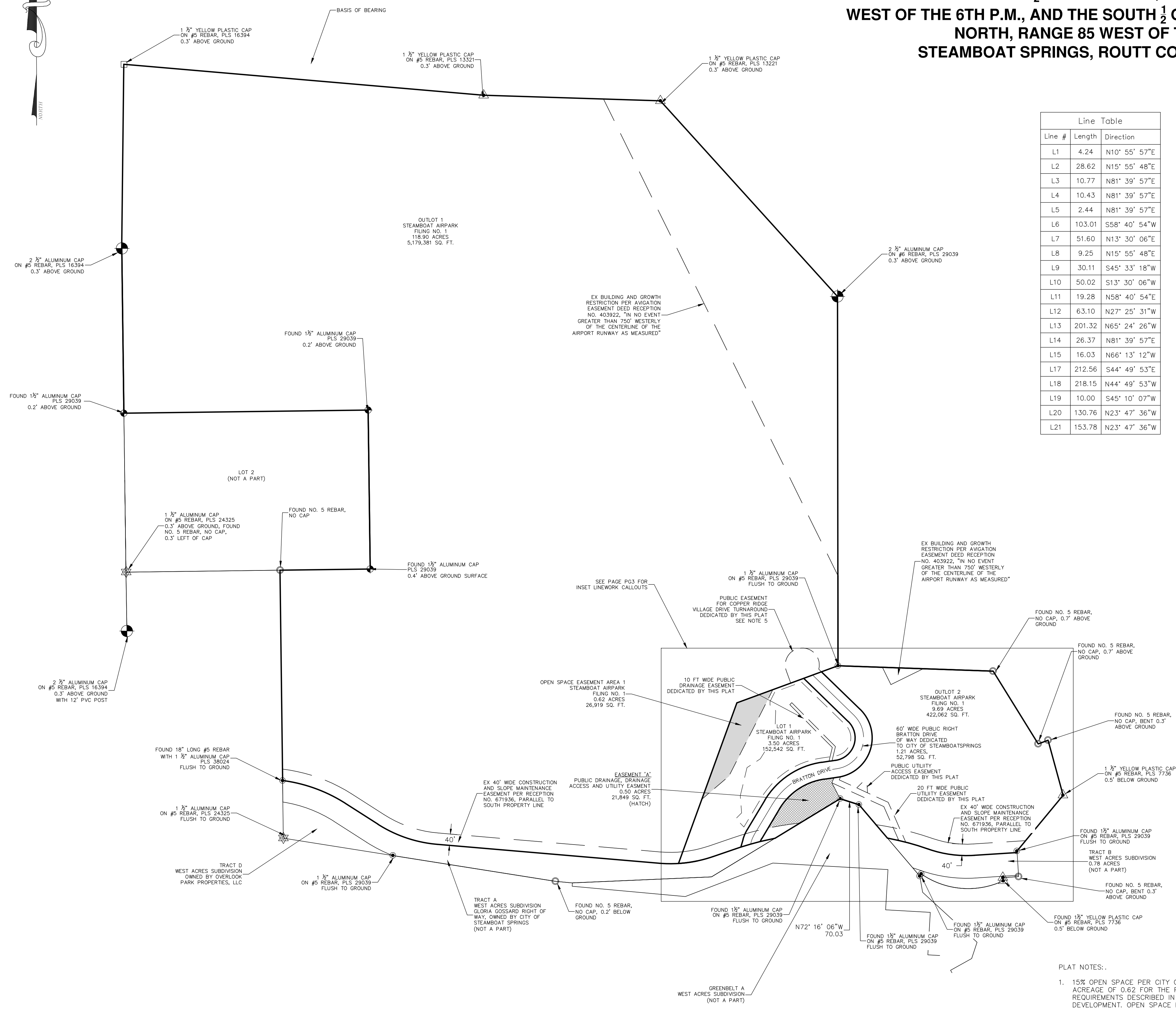
FOUR POINTS
SURVEYING & ENGINEERING

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P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
walterm@fourpointssurvey.com

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	237.68	540.00	251°3'07"	N69° 59' 33"W	235.77
C2	222.67	460.00	27°44'06"	S71° 15' 05"E	220.50
C3	67.48	460.00	8°24'17"	S89° 19' 18"E	67.42
C4	124.19	460.00	15°28'06"	N78° 44' 28"E	123.81
C5	36.50	140.00	14°56'22"	S23° 23' 59"W	36.40
C6	69.67	1040.00	3°50'18"	N73° 00' 26"W	69.66
C7	161.90	410.00	22°37'29"	S82° 24' 02"E	160.85
C8	15.48	1040.00	0°51'10"	S71° 26' 00"W	15.48
C9	224.46	60.00	214°20'52"	S87° 00' 38"W	114.65
C10	4.31	1040.00	0°14'14"	S71° 58' 42"W	4.31
C11	67.49	460.00	8°24'22"	N82° 16' 22"E	67.43
C12	35.71	1040.00	1°58'03"	S73° 04' 51"W	35.71
C13	35.03	1040.00	1°55'48"	N75° 53' 29"W	35.03
C14	35.55	1040.00	1°57'31"	S75° 02' 38"W	35.55
C15	52.94	1040.00	2°55'00"	S77° 28' 53"W	52.94
C16	11.84	80.00	8°28'48"	S26° 37' 46"W	11.83
C17	28.68	110.00	14°56'22"	S23° 23' 59"W	28.60
C18	248.24	280.00	50°47'46"	S56° 16' 04"W	240.19
C19	221.64	250.00	50°47'46"	S56° 16' 04"W	214.45
C20	195.04	220.00	50°47'46"	S56° 16' 04"W	188.72
C21	0.61	80.00	0°26'03"	N81° 26' 56"E	0.61
C22	177.39	80.00	127°02'51"	N17° 42' 29"E	143.22
C23	16.92	140.00	6°55'22"	N78° 12' 16"E	16.91
C24	244.75	110.00	127°28'53"	N17° 55' 30"E	197.30
C25	294.46	140.00	120°30'29"	N14° 29' 20"E	243.11
C26	41.09	1040.00	2°15'48"	N77° 59' 17"W	41.08

Line Table		
Line #	Length	Direction
L1	4.24	N10° 55' 57"E
L2	28.62	N15° 55' 48"E
L3	10.77	N81° 39' 57"E
L4	10.43	N81° 39' 57"E
L5	2.44	N81° 39' 57"E
L6	103.01	S58° 40' 54"W
L7	51.60	N13° 30' 06"E
L8	9.25	N15° 55' 48"E
L9	30.11	S45° 33' 18"W
L10	50.02	S13° 30' 06"W
L11	19.28	N58° 40' 54"E
L12	63.10	N27° 25' 31"W
L13	201.32	N65° 24' 26"W
L14	26.37	N81° 39' 57"E
L15	16.03	N66° 13' 12"W
L17	212.56	S44° 49' 53"E
L18	218.15	N44° 49' 53"W
L19	10.00	S45° 10' 07"W
L20	130.76	N23° 47' 36"W
L21	153.78	N23° 47' 36"W

Line Table		
Line #	Length	Direction
L22	189.39	N65° 24' 26"W
L23	14.69	N81° 39' 57"E
L24	12.30	N23° 13' 39"E
L25	68.12	N26° 10' 36"W
L26	127.17	N63° 49' 37"E
L27	32.99	N81° 39' 57"E
L28	250.77	N69° 50' 12"E
L29	19.21	S23° 13' 39"W
L30	45.65	S20° 09' 48"E
L31	13.08	N45° 48' 56"W
L32	62.09	N69° 50' 12"E
L33	66.56	N69° 50' 12"E
L34	5.11	S3° 35' 03"E
L35	5.96	S71° 05' 17"E
L36	31.81	N2° 23' 13"W
L37	59.73	N7° 44' 45"W



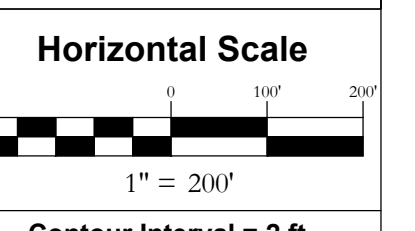
LEGEND	
—	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
- - -	EASEMENT
---	CENTERLINE OF ROAD
---	BUILDING ENVELOPE
▨	OPEN SPACE EASEMENT AREAS
▨	EASEMENT 'A'

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

- PLAT NOTES:
- 15% OPEN SPACE PER CITY OF STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE REQUIRES OPEN SPACE ACREAGE OF 0.62 FOR THE PROPOSED LOT 1. OUTLOT 1 AND OUTLOT 2 WILL BE SUBJECT TO OPEN SPACE REQUIREMENTS DESCRIBED IN THE STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE WHEN PLATTED FOR DEVELOPMENT. OPEN SPACE PARCELS ARE NOT DEVELOPABLE AND ARE INTENDED TO SATISFY OPEN SPACE REQUIREMENTS.
 - LOT 1 SHOWN ON THIS PLAT IS DEVELOPABLE AND SUBJECT TO A LIMIT OF 50 RESIDENTIAL UNITS UNLESS SECONDARY ACCESS IN ACCORDANCE WITH THE CITY OF STEAMBOAT SPRINGS FIRE CODE IS IN PLACE.
 - OUTLOT 1 PARCEL SHOWN ON THIS PLAT IS NOT DEVELOPABLE AND REQUIRES A REPLAT IN ACCORDANCE WITH THE CITY OF STEAMBOAT SPRINGS DEVELOPMENT CODE PRIOR TO ANY DEVELOPMENT ON THE PARCEL. IN ADDITION, IT REQUIRES A 60 FT WIDE PUBLIC RIGHT OF WAY CONNECTING FROM THE NORTH END OF THE RIGHT OF WAY DEDICATED IN THIS PLAT BACK TO GLORIA GOSSARD PARKWAY AS PART OF ANY PROPOSED DEVELOPMENT.
 - OUTLOT 2 PARCEL SHOWN ON THIS PLAT IS NOT DEVELOPABLE DUE TO LACK OF SECONDARY ACCESS IN ACCORDANCE WITH THE CITY OF STEAMBOAT SPRINGS FIRE CODE AND REQUIRES A REPLAT IN ACCORDANCE WITH THE CITY OF STEAMBOAT DEVELOPMENT CODE PRIOR TO ANY DEVELOPMENT OF THE PARCEL.
 - PUBLIC EASEMENT FOR TURNAROUND MAY BE VACATED BY THE PROPERTY OWNER, WITH APPLICATION THROUGH THE CITY OF STEAMBOAT SPRINGS PLANNING DEPARTMENT, ONCE A PUBLIC STREET THROUGH OUTLOT 1 IS DEVELOPED, CONSTRUCTED, AND PRELIMINARY ACCEPTED BY THE CITY. SAID STREET SHALL CONNECT GLORIA GOSSARD PARKWAY TO THE SIXTY (60) FOOT RIGHT-OF-WAY DEDICATED BY THIS PLAT.

NO.	DATE	REVISIONS		
		DATE	BY	DESCRIPTION
1	2/20/24			DRT REVIEW & RESPONSE
2	4/2/24			DRT REVIEW & RESPONSE
3	8/14/24			ADD STREET NAME

**Steamboat Airpark
Subdivision, Filing No. 1**
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



Contour Interval = 2 ft
DATE: 2-14-2024
JOB #: 1992-001
DRAWN BY: WNM/MDM
DESIGN BY: WNM
REVIEW BY: MDM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

FINAL PLAT

DRAWING: _____
SHEET # **2**