



City of Steamboat Springs
Planning Department
Approved Plan Set
04/01/2025 tstauffer

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February 19, 2025

City of Steamboat Springs Planning Department
Plan Review Service
115 10th Street
Steamboat Springs, CO 80477
Phone: (970)-871-8207

RE: Lot 3, Eagles Vista Subdivision - Townhome Plat and Replat
1859 River Queen Lane
Steamboat Springs, Colorado

Dear Steamboat Springs Planning and Community Development;

The letter will serve as the narrative for the final plat for a townhome subdivision of Lot 3, Eagles Vista Subdivision. Sunshine Steamboat LLC and Four Points Surveying and Engineering are submitting the final plat application and documents to subdivide the property in accordance with the City of Steamboat Springs Community Development Code. The project was previously issued a building permit for the construction of a duplex.

CDC Section 714.A.2.d - Condominium / Townhome Plat.

The final plat as presented confirms to Article 714 Final Plat, subsection D – Condominiums / Townhome Plat, subsection ii, **the final plat will create two townhome units in and around existing structures and the new lot lines proposed are in substantial conformance with the phasing of an approved development plan.**

The approved development plan for the project is the Eagles View Subdivision and this lot was permitted for construction to allow for a duplex.

714.C Criteria of Approval

General Criteria - A Final Plat shall be approved upon a finding that the following criteria are met:

- a) The Final Plat substantially conforms to all applicable requirements of this CDC, including requirements of the applicable zone district, unless specifically varied through a Variance process.

The Zone District for the property is residential neighborhood 2 (RN-2) per the CDC. The current property on Lot 3, Eagles Vista Subdivision meets the applicable requirements in the CDC for a Townhome final plat

- b) Each lot in the subdivision that is proposed for development shall be developable. Elements reviewed for developability include a demonstrated ability to meet the requirements of this CDC in terms of zone district standards, development standards, and subdivision standards.

City staff has permitted and approved the property for a duplex, the lot was previously approved as developable at the time of the Eagles View Subdivision Replat recording.

- c) The Final Plat conforms to all other applicable regulations and requirements including but not limited to state law, the Steamboat Springs Municipal Code, any capital improvement plan or program, or any Improvements Agreement or Development Agreement for the property.

The final plat as presented meets all other applicable regulations and requirements but not limited to state law, the Steamboat Springs Municipal Code, any capital improvement plan or program, or any Improvements Agreement or Development Agreement for the property.

- d) The Final Plat shall be compatible with the character of existing or planned land development patterns in the vicinity and shall not adversely affect the future development of the surrounding area.

The final plat is compatible with the character of the existing and planned land development patterns in the vicinity.

- e) The land proposed for subdivision shall be physically suitable for development, considering its topography, the presence of steep or unstable slopes, existing natural resource features such as wetlands, floodplains, and sensitive wildlife habitat areas, and any environmental hazards such as avalanche or landslide paths, rockfall hazard areas, or wildfire hazard areas that may limit the property's development potential.

The land proposed for the townhome final plat was approved on the Eagles View Subdivision. The subdivision went through a development process and all lots were approved under the above criteria previously. The Townhome final plat as approved and constructed is outside of all easements.

- f) The Final Plat shall be prepared in substantial conformance with state law governing subdivisions, plats, and surveying requirements.

The final plat as presented is in substantial conformance with state law governing subdivisions, plats, and surveying requirements.

- g) The required infrastructure, including but not limited to streets, drainage, water, and sewer, are complete and have final acceptance, or an Improvements Agreement has been executed.

The required infrastructure for the Lot 3 is entirely in place from the original subdivision. The water and sewer services for the duplex are installed and functional. No Improvements Agreement is necessary for the project at this time.

Please process this application as soon as possible and we look forward to recording a final plat.

Thank you,

Walter N. Magill, P.E. 33743
Four Points Surveying & Engineering
