



September 25, 2025

Walter Magill
Four Points Surveying and Engineering
410 South Lincoln Avenue, Suite 15
Steamboat Springs, CO 80477

RE: Engineering Variance for Internal private Access Width – PL20250299, Village Drive Town Homes

Dear Walter,

On September 25, 2025, the Director of Public Works **Approved** PL20250299. The engineering variance request letter submitted by Walter Magill, received on 08/29/2025, pertains to Village Drive Town Homes Development Plan.

In accordance with Engineering Standards Section 1.8, Public Works has approved the following variance to the engineering standards:

Standards to be varied:

- *Engineering Standards Ch. 4 Table 4-3.B – Internal Private Access Standards for Multifamily Residential: Minimum and Maximum Width – This section sets forth the width requirements for multifamily residential Internal Private Accesses. Per the standards, the minimum and maximum width for an Internal Private Access is 24 ft. Internal Private Accesses are considered fire apparatus access roads.*

Proposed Variance:

- Proposing a 19.1-ft wide Internal Private Access along the north end of the property in front of the two northernmost units.

Approval is based on the following justifications by city staff:

The existing site conditions in addition to the proposed retaining wall result in a reduction to IPA width. The wall is being designed in order to accommodate required structural height, drainage, and existing grades on the site. The proposed improvements will be privately maintained.

If you have any questions or concerns regarding this letter, do not hesitate to contact Makenzie Carroll at 970-871-8273 or via email at mcarroll@steamboatsprings.net.

Sincerely,

Jon Snyder
Director of Public Works

cc: Matt Phillips, PE, City Engineer
Makenzie Carroll, EI, Staff Engineer