

Village Drive Subdivision – DRT Comments Response



October 27, 2022

Ms Toby Stauffer
Planning and Community Development
City of Steamboat Springs
PO Box 775088
Steamboat Springs, CO 80477

**RE: Village Drive Subdivision – Final Plat DRT Comments Response
Steamboat Springs, Colorado**

Hi Toby,

Below are specific responses to the DRT's comments on the Village Drive Subdivision Plat application.

In addition, I've uploaded a revised copy of the plat, drawings, and Release of Easement to Cityview.

The Release of Easement has been revised to include a future reference to the City Ordinance vacating the easement.

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. Include statements of dedication and vacation in the certificate of ownership- see Final Plat Statements and Certifications document in Documents and Images panel.

Response: The plat is not dedicating or vacating any easements—these dedications and vacations are being handled via separate document.

2. Include statements of dedication in the City Council approval signature block- see Final Plat Statements and Certifications document in Documents and Images panel.

Response: The plat is not dedicating or vacating any easements—these dedications and vacations are being handled via separate document.

3. Sheet 1: additional language from Final Plat Statements and Certifications required here

Response: The plat is not dedicating or vacating any easements—these dedications and vacations are being handled via separate document.

4. Sheet 1: additional language from Final Plat Statements and Certifications required here

Response: The plat is not dedicating or vacating any easements—these dedications and vacations are being handled via separate document.

5. C.100: revise to indicate the easement will be vacated by this plat or submit an easement vacation application to run concurrently with this plat

Response: The applicant has submitted a separate easement vacation application.

6. C.100: revise label to confirm that sidewalk will remain/be replaced after future development

Response: Landmark revised the note to clarify that the sidewalk will remain as part of the



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subdivision process.

Utilities-Mount Werner Review (Reviewed By: Richard Buccino)

1. Provide Revised Utility Plans to this submittal. Is there not a Proposed Fire Hydrant required for this project?

Response: The fire hydrant is proposed as part of the Development Plan approval (the buildings) and is not required for the subdivision process that will create a platted lot.

2. Provide necessary watermain easement and fire hydrant easement on plat and include into Commitment Guarantee Cost Estimate.

Response: The fire hydrant and water main are proposed as part of the approved development plan and is not required for the subdivision process. The hydrant and main when constructed will be located in the right of way.

Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.

1. The owner shall record the following easements and vacations with the plat and prior to issuance of a construction permit (Grade and Fill, Building):
 - Right of way easement
 - Utility and Snow storage release of easement
 - Water Quality Easement

Response: Noted.

If you need any additional information, please contact me at 970-819-2742.

On behalf of the Applicant,

Sincerely,
Landmark Consultants, Inc.

Ryan Spaustat
Principal