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October 13, 2022

City of Steamboat Springs Planning Department  
Plan Review Service  
137 10<sup>th</sup> Street  
Steamboat Springs, CO 80477  
Phone: (970)-871-8207

RE: West Acres Ranch Subdivision Exemption Plat - To be Overlook Park Subdivision  
TBD Gloria Gossard Parkway  
Steamboat Springs, Colorado

Dear Planning Department;

This letter will serve as the narrative for a construction and slope maintenance easement vacation application for the Overlook Park Subdivision. The owners are requesting a vacation of an existing construction and slope maintenance easement parallel the constructed Gloria Gossard Parkway within the Overlook Subdivision.

This application is a request to vacate the south side of forty foot wide construction and slope maintenance easement parallel to the constructed Gloria Gossard Parkway. The easement is no longer required since the roadway is constructed and the slopes are stabilized. The grading in the area is complete and does not require the existing easement since the roadway is constructed.

The utility easement as presented conforms to Article 732, Easement Vacation, the vacation meets the criteria for approval as outlined in Article 732.C

Easement Vacations may be approved upon a finding that the following criteria are met:

1. The utility providers, or other beneficiary of the subject easement, have reviewed the request and determined that the subject public easement is not necessary; **The City of the Steamboat Springs is the only beneficiary of the easement and they have signed off for a vacation of the easement.**
2. The Easement Vacation will promote the public interest by removing unnecessary easements. **The vacation of easement is necessary to enlarge the buildable areas of the Commercial Neighborhood lots on the south side of the Gloria Gossard Parkway. The north side of the lots will have a utility and landscape easement within the vacated area.**

Based on meeting the above criteria, we look forward to the staff report and public hearings of the vacation of the easement.

Please call Walter Magill at 970-819-1161 with any questions.

Sincerely;

Walter Magill  
Four Points Surveying and Engineering