



May 24, 2023

Landmark Job No. 2604-001

City of Steamboat Springs
Planning Department
PO Box 775088
Steamboat Springs, CO 80477

RE: Easement Vacation Application Narrative
Lot 3, Steamboat Village Commercial Center, Replat F
Steamboat Springs, Colorado

Ladies and Gentlemen:

On behalf of Serac Pine Grove Land Owner, LLC (Applicant) and with careful coordination with the Applicant's representatives, we are submitting this Easement Vacation Application to vacate an unoccupied portion of Easement No. 4 as shown on plat of Steamboat Village Commercial Center Replat B (File No. 12894). This portion of easement to be vacated is generally located in the southeast corner of the subject Lot 3, bounded by the intersection of Pine Grove Road and Snapdragon Way.

Landmark Consultants, Inc. (Landmark) has coordinated and substantially prepared this Easement Vacation package to demonstrate compliance with the City of Steamboat Springs (City) development criteria.

Background:

The original Utility Easement shown on plat of Steamboat Village Commercial Center Replat B (File No. 12894) as Easement No. 4.

Criteria for Approval:

We have organized this narrative to generally coincide with CDC Section 732.C – Criteria for Approval.

732.C: Easement Vacations may be approved upon finding that the following criteria are met:

Below is a brief summary of our analysis of the development standards described in CDC Article 7, specifically 732.C (Criteria for Approval):

732.C.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; and [<The Utility Providers have reviewed the requested easement vacation and have signed their approvals.>](#)



732.C.2: The Easement Vacation will promote the public interest by removing unnecessary easements. [<The portion of vacated easement bounds no existing utilities and opens buildable land for development.>](#)

We are happy to answer any questions you may have during your review. Thank you in advance for your time and careful considerations.

On behalf of the Applicant,

Sincerely,
Landmark Consultants, Inc.

A handwritten signature in blue ink, appearing to read 'Erik Griepentrog', with a long horizontal flourish extending to the right.

Erik Griepentrog, P.E.
Vice-President

