

Riverview Lot B Easement Vacation



September 8, 2023

Landmark Job No. 2587-005

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

RE: Riverview Lot B Easement Vacation Narrative

To Whom it May Concern:

On behalf of Riverview Steamboat LLC we are submitting an Easement Vacation Application for a utility easement on Lot B Downtown RiverView Subdivision.

Landmark Consultants, Inc. (Landmark) prepared this narrative to demonstrate compliance with the City of Steamboat Springs (City) development criteria.

Specific Design Introduction:

The Applicant is proposing to vacate an existing utility easement that is not being used. As part of a concurrent development plan application, the project is proposing to dedicate a utility easement for a fire hydrant.

Criteria for Approval:

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;

Landmark has obtained all the signoffs from the utility companies, and these are included as part of the application.

2. The Easement Vacation will promote the public interest by removing unnecessary easements.

The easement is not currently in use. The vacation of the easement allows Lot B to be developed in a more natural conformance with the PUD setback standards.

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

On behalf of the Applicant,

Sincerely,
Landmark Consultants, Inc.

Ryan Spaustat, PE

