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September 10, 2023

City of Steamboat Springs Planning Department Plan Review Service – Attn: Bob Keenan  
137 10<sup>th</sup> Street  
Steamboat Springs, CO 80477  
Phone: (970)-871-8207, Fax: (970)-879-8851

RE: **Steamboat Airpark Preliminary Plat at 280600001 (PL20220154)**  
**Lot 1 West Acres Exemption Plat at 280600001 (PL20230083) Zone Map Amendment (ZMA)**

Dear Bob,

We have reviewed the DRT letters dated August 22, 2023, for the above projects. We are resubmitting the plans based on the review and offer the following responses:

**PL20220154 PP - Planning Review** (Reviewed By: Bob Keenan, AICP)

7. Regarding previous comment 3 about useable lot area, this has not been addressed. Also, proposed street name is not shown on the plat. **Building envelope added to plat. Street name also added to plat and ROW callout.**

8. My mistake, Plat Note 1 should include Outlot 1 in addition to outlot 2. **Plat note 1 updated.**  
Plat note 4 shall include similar language to note 3. Specifically, add "and requires a replat in accordance with the City of Steamboat Springs Development Code prior to any development of the parcel". **Plat note 4 updated.**

9. Label the dashed lines that run parallel to the Copper Ridge Village Drive ROW shown on PP11? **Those are setback lines and labels have been added for clarity.**

10. The cul-de-sac for temporary turnaround shall be clarified. The way it reads on sheets PP2, PP3, and PP11 is that it's for construction. The intent is that it's turnaround until a through street is connected through outlot 1. **The turnaround is called "COPPER RIDGE VILLAGE DRIVE TURNAROUND" throughout the plan set. Note 5 has been added to PP2 discussion the terms of the turnaround easement.**

**PL20230083 ZMA - Planning Review** (Reviewed By: Bob Keenan, AICP)

1. Provide an exhibit/plan that shows the existing zoning of the current property and that of the surrounding area. Also indicate the proposed zoning. **An Existing and Proposed Zoning Exhibit (ZE) was uploaded with this submittal.**
2. For the ordinance, provide an exhibit depicting the proposed property that is to be rezoned **A Proposed Zoning Exhibit (PZE) was uploaded with this submittal.**
3. You might consider removing this skyline overlay from this property if you can demonstrate that it should not be skylined. **Skyline narrative included with this resubmittal for both the PP and ZMA. Lot 1 Steamboat Airpark is not visible.**

Please consider the above responses and corresponding updated plans as sufficient to approve the project for the City of Steamboat Springs. Contact me at [matthewm@fourpointsse.com](mailto:matthewm@fourpointsse.com) or call 248-444-3268 if you have any questions or concerns.

Thank you;

Matthew McLeod, P.E.  
Four Points Surveying and Engineering

