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November 30, 2023

City of Steamboat Springs Planning and Community Development Department  
12410<sup>th</sup> Street, P.O. Box 775088  
Steamboat Springs, CO 80477  
Phone: (970)-871-2060

RE: Steamboat Airpark Subdivision Filing No. 1  
Final Plat  
Steamboat Springs, CO  
Four Points Surveying and Engineering Job No. 1992-001

Dear City of Steamboat Springs Planning and Community Development Department;

Please accept this letter as a narrative for a Final Plat Major Subdivision application for Lot 1, West Acres Ranch Subdivision Exemption Plat to be known as Steamboat Airpark Subdivision. Lot 1, West Acres Ranch Subdivision Exemption Plat is a 133.92 acre parcel created by final plat No. 13835, recorded at reception No. 671936 on March 21, 2008. The entire property is currently zoned RE-1 with an approved Preliminary Plat (PL20220154). The parcel consists of scrub oak, native grasses and shale outcroppings with variable slopes of 2% to 50%. At this time the owner of the property is proposing to create a final plat of three and a half (3.5) acre parcel aka Lot 1 Steamboat Airpark in the southern portion of the property, zoned Multiple-Family Three (MF-3, approved with PL20230083). There will be two remaining parcels aka Outlot 1 and Outlot 2. A public right-of-way between Lot 1 and Outlot 2 Steamboat Airpark is proposed for the future development of the properties. This final plat application is made under the 2018 Community Development Code, Section 714 Final Plat.

The final plat as proposed meets Section 714.C.1 Criteria for Approval, General Criteria of the Community Development Code in the manner as listed below:

- a. The Final Plat substantially conforms to all applicable requirements of this CDC, including requirements of the applicable zone district, unless specifically varied through a Variance process. **The lot can be served by a roadway and water and sanitary sewer is accessible from a public right of way.**
  - b. Each lot in the subdivision that is proposed for development shall be developable. Elements reviewed for developability include a demonstrated ability to meet the requirements of this CDC in terms of zone district standards, development standards, and subdivision standards. **Lot 1 parcel may be developed as shown in the approved preliminary plat PL20220154.**
  - c. The Final Plat conforms to all other applicable regulations and requirements including but not limited to state law, the Steamboat Springs Municipal Code, any capital improvement plan or program, or any Improvements Agreement or Development Agreement for the property. **The proposed lot conforms to regulations, laws, CDC and other programs and plans. There are currently no known Improvement Agreements or Development Agreements for the property.**
  - d. The Final Plat shall be compatible with the character of existing or planned land development patterns in the vicinity and shall not adversely affect the future development of the surrounding area. **The preliminary plat development is consistent with the future land use map of the City of Steamboat Springs. By developing this property the City will be establishing a new residential area in the City of Steamboat Springs**
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e. The land proposed for subdivision shall be physically suitable for development, considering its topography, the presence of steep or unstable slopes, existing natural resource features such as wetlands, floodplains, and sensitive wildlife habitat areas, and any environmental hazards such as avalanche or landslide paths, rockfall hazard areas, or wildfire hazard areas that may limit the property's development potential. **The Lot 1 Steamboat Airpark parcel may be developed as shown on the site plans in the approved preliminary plat, with building envelope within areas that do not exceed 30% slopes. Future development of the other parcels will need to avoid the steeper slopes as required by the Community Development Code.**

f. The Final Plat shall be prepared in substantial conformance with state law governing subdivisions, plats, and surveying requirements. **The Final Plat as prepared is in substantial conformance with state law governing subdivisions, plats, and surveying requirements.**

g. The required infrastructure, including but not limited to streets, drainage, water, and sewer, are complete and have final acceptance, or an Improvements Agreement has been executed. **The project is required to install utility service infrastructure to serve the proposed Lot 1 Steamboat Airpark, including water and sewer services. There is a construction drawing plan set that will be reviewed prior to Final Plat approval as a condition of approval of the preliminary plat.**

Please call or reply with any questions.

Sincerely;

Walter N. Magill, PE-PLS  
Four Points Surveying and Engineering