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Colorado 80477

May 27, 2024

City of Steamboat Springs Planning and Community Development  
137 10<sup>th</sup> Street  
Steamboat Springs, CO 80477  
Phone: (970)-871-8207, Fax: (970)-879-8851

RE: Lot A and Lot B, Mountain Office Park Subdivision  
2955 Village Drive, Steamboat Springs  
Village Drive Apartments Preliminary Plat – DRT Reply

Dear City of Steamboat Springs Planning Department,

Please accept this letter and attached documents as the DRT reply for the Village Drive Apartments easement vacation for the Mountain Office Park Subdivision within the City of Steamboat Springs. On behalf of the Owner, Sunscope, LLC, RPGA Architects and Four Points Surveying and Engineering (FPSE) we are pleased to provide this reply for the easement vacation of the Village Drive Apartments, PL20240113.

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. The original dedication of this easement calls for "perpetual easements to the city over the land for use as greenbelt, open space and non vehicular path" and the acceptance by the city describes a bike path. To achieve the intent of the original easement, through vacation and rededication on the preliminary plat, a non vehicular public access easement should be dedicated for the sidewalk and soft surface trail within the proposed open space areas and around the perimeter of the site. The non vehicular public access easement should be dedicated on the preliminary plat for this project.
  - a. A continuous access / sidewalk / open space is proposed for the surrounding the property on the preliminary plat and further shown on the open space exhibit. Dedication to the City of Steamboat Springs will occur during final plat.

Thank you for your comments on the easement vacation and we look forward to the public hearings for the approval of the easement vacation. Please call or reply with any questions.

Sincerely;

Walter N. Magill, P.E. 33743  
Four Points Surveying and Engineering