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September 14, 2024

City of Steamboat Springs Planning Department
Plan Review Service
137 10th Street
Steamboat Springs, CO 80477
Phone: (970)-871-8207

RE: Lot 3, Copper Ridge Business Park Filing No. 4
1716 Copper Ridge Spur
Steamboat Springs, Colorado
Condominium Final Plat

Dear Steamboat Springs Planning and Community Development;

This letter will serve as the narrative for the condominium final plat of the Richey Copper Ridge Condominiums. The property owners of Lot 3, Copper Ridge Business Park Filing No. 4, has completed construction on a condominium building. The development plans were approved under Development Plan PL20220235 in 2022. The final plat creates condominiums and a general common element. Please review the application and documents under the Community Development Code Standards, (CDC) Sections listed below.

714.C Criteria of Approval

General Criteria - A Final Plat shall be approved upon a finding that the following criteria are met:

- 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 Zone District is Industrial (I) per the CDC and all setbacks, building forms, parking lot placement, and other standards.

- 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.

The proposed units are individual sale units and cannot be further developed. The units may be finished by the owners to meet the needs of the business or owner.

- 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 final plat as presented meets all other applicable regulations and requirements as noted above.

- 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 final plat is compatible with the character of the Copper Ridge Business Park and similar to other projects in the Copper Ridge Business Park

- 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 land proposed for the Richey Copper Ridge Condominiums is as a platted individual lot within the Copper Ridge Business Park Filing No.4 Subdivision. The Subdivision went through a development process and all lots were approved under the above criteria previously. Lot 3 therefore meets the criteria.

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

The final plat as presented 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 required infrastructure for the Richey Copper Ridge Condominiums is currently being completed for private improvement acceptance and no Improvements Agreement is necessary for the project at this time.

The final plat as presented conforms to Section 714 Final Plat, subsection D – Condominium / Townhome Plat subsection II.

- II. The Final Plat is to create condominium or townhome units in or around existing structures and any new lot lines are in substantial conformance with the phasing of an approved Development Plan.

The owners are developing the proposed condominiums in substantial conformance with the approved PL20220235.

Please process this application and we look forward to recording a final plat as soon as possible.

Thank you,

Walter N. Magill, PLS 38024
