

April 4, 2025

Kelly Douglas
Senior Planner, Planning Dept.
City of Steamboat Springs 124 10th St.
Steamboat Springs, CO 80477

RE: Project Narrative – Final Townhome Plat – Basecamp Row Townhomes

Dear Kelly,

The subject application is for a final townhome plat for the Basecamp Row townhomes, which is part of Lot 3, in the Steamboat Basecamp Subdivision. The townhome plat is for seven (7) new townhomes, approved as part of DPMV-21-16 and being construction under building permit no. SPRMU230307. Each townhome contains either 3 or 4 bedrooms, and are anticipated to be completed in mid-May of 2025.

Per the Steamboat Springs CDC, section 714.c.1, 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 final plat substantially conforms to all applicable requirements of the CDC, including requirements of the applicable zone district.

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.

Each lot in the subdivision is developable and meets the requirements of the CDC in terms of zone district standards, development standards, and subdivision standards.

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 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.

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 existing or planned land development patterns in the vicinity and does not adversely affect the future development of the surrounding area.

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 subdivision is 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.

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

The Final Plat has been prepared 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, including but not limited to streets, drainage, water, and sewer, are complete and have received final acceptance.

Per section 714.C.3, an additional Criterion for Condominium/Townhome Plats applies, namely:

a. The use of the property shall be a conforming use in the applicable zone district.

The use of the property is a conforming use in the applicable zone district, and as approved in DPVC-21-16.

Feel free to contact me with any questions.

Thank you,

A handwritten signature in black ink, appearing to read 'Gaby Riegler', with a stylized, cursive script.

Gaby Riegler