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June 2, 2025

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

RE: 1847 Ski Time Square Drive
Common Area, Torian Plum Condo, Phase I
SPRRN250583 – Development Plan Minor Modification Application
Waiver Request: Drainage Scope Approval Form & Geotechnical Report

Dear Planning Department;

Please accept this letter as a narrative for the ADA access ramp proposed for Common Area, Torian Plum Condo, Phase I to service the lobby at Torian Plum vacation rentals. This project has been assigned as a Development Plan Minor Modification – SPRRN250583. The existing building was constructed in 1984 and has no ADA access from its primary frontage along Ski Time Square Drive. There are no known drainage or geotechnical issues on this site.

The design proposes the removal of ~275 square feet of landscaping to construct a concrete ADA access ramp to the existing entrance. This necessary improvement is so small in scale that the surrounding site is unaffected. Approximately ~0.1% of the 5.39 acre site will be disturbed.

Based on the limited scope of this project we are requesting a waiver for a Drainage Scope Approval Form and Geotechnical Report. Thank you for your review of these waiver requests.

Sincerely;

Cameron Breton, EIT
Walter Magill, PE
Four Points Surveying and Engineering