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Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

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June 5, 2025

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: Vantage Townhomes at Village Drive  
Parcel No. 328300001 / PL20220086  
Final Plat Narrative

Dear City of Steamboat Springs Planning Department,

The letter will serve as the narrative for the final plat for a townhome subdivision of 2936, 2940, 2944, 2948, 2056, 2964 and 2968 Village Drive and a replat of Village Drive Subdivision. Four Points Surveying and Engineering is submitting the final plat application and documents on behalf of the property owners; Village Drive Townhomes, LLC. The project was previously issued a building permit for construction of a duplex and five plex and construction drawings were approved in 2022.

*The final plat as presented confirms to Article 714 Final Plat, subsection D – Condominiums / Townhome Plat, subsection ii. The approved development plan for the project is per the approval of permit PL20220086.*

#### 714. A Applicability

The final plat as presented confirms to Article 714 Final Plat, subsection D – Condominiums / Townhome Plat, subsection ii, the final plat will create seven townhome units in, and around existing structures and the new lot lines proposed are in substantial conformance with the phasing of an approved development plan.

#### 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 for the property is Multi-Family 3 (MF-3) per the CDC. The current property of Village Drive Subdivision and the proposed Vantage Townhomes at Village Drive meets all of the applicable requirements in the CDC for a Townhome final plat.*

- 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.

*City staff has permitted and approved the property for multi-family development per development permit PL20220086.*

- 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 applicable regulations and requirements 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 will be compatible with the character of the existing and planned land development patterns in the vicinity.*

- 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 Subdivision went through a development process under PL20220086 and buildings were approved under the above criteria previously. The Townhome final plat as proposed and constructed is within all easements and the building areas.*

- 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 Vantage Townhomes at Village Drive is currently under construction as of June 2025. An Improvements Agreement will be submitted as is necessary for the recording of the final plat.*

Thank you for your review of the final plat application. We look forward to the review and future public meetings for the project.

Sincerely;

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

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