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July 15, 2025

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

RE: Sundance Court Townhomes
Replat of Lot 20, Mountain View Estates F1
200 Sundance Court
Steamboat Springs, Colorado

Dear Steamboat Springs Planning and Community Development;

The letter will serve as the narrative for the final plat for a townhome subdivision of Lot 20, Mountain View Estates, Filing No. 1. Four Points Surveying and Engineering is submitting the final plat application and documents on behalf of the property owners; McEntee Group, LLC. The project on Lot 20, was previously issued a building permit for the construction of a duplex.

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 two 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.

The approved development plan for the project Sundance Court Townhomes and this lot was permitted for construction to allow for a duplex.

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 residential neighborhood 1 (RN-1) per the CDC. The current property on Lot 20, Mountain View Estates Filing No. 1 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 a duplex. The lot was previously approved as developable at the time of the Lot 20, Mountain View Estates building permit.

- 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 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 the existing and planned land development patterns in the vicinity. There are a limited number of duplexes in the area however, a duplex is allowed in the RN-1 zoning district by the Community Development Code.

- 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 duplex is suitable for development.

. The Townhome final plat as approved and constructed is with all easements and the platted building envelope.

- 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 has final acceptance, or an Improvements Agreement has been executed.

The required infrastructure for Lot 20 was in place for single-family home. Additional water and sewer services were installed per the approved utility plan for Lot 20. The water and sewer services for the duplex are installed and functional. No Improvements Agreement is necessary for the project at this time.

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

Thank you,

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