

Toby Stauffer

From: Walter Magill <walterm@fourpointsse.com>
Sent: Tuesday, July 22, 2025 2:22 PM
To: Toby Stauffer
Cc: Sharlene Bhyun
Subject: Re: Village Drive Townhomes - Retaining Wall Variance

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the content is safe.

Toby;

Thanks for your response. Since this is so close, we will include the full 18 feet parking for the two units into the concrete pan and then have the drive aisle measure 19.58' not 20.00'. It is my understanding that the engineering variance does not need to be updated, as the parking aisle will be 98% compliant. We will update the plans accordingly.

Sincerely;
Walter

On Tue, Jul 22, 2025 at 2:17 PM Toby Stauffer <tstauffer@steamboatsprings.net> wrote:

To not have a variance for parking in the driveways, driveways will need to be 18' long, not 17' 7". The aisle was approved at 20' wide, I believe that is required too. I don't know if there is flexibility in the drive aisle width, but there is not flexibility in the parking standard without a variance.

Toby Stauffer, AICP (she/her)

tstauffer@steamboatsprings.net

From: Walter Magill <walterm@fourpointsse.com>
Sent: Tuesday, July 22, 2025 1:53 PM
To: Toby Stauffer <tstauffer@steamboatsprings.net>; Sharlene Bhyun <sharlene@steamboatarchitectural.com>
Subject: Re: Village Drive Townhomes - Retaining Wall Variance

CAUTION: EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the content is safe.

Toby;

Thanks for the reply. We will only have two variances. One for the wall and one for the stairs on the duplex. We are working on completion of the revised civil plans. For the parking lot, the approval was 38 feet from the garage door and planned layout is 37.7'. Since this is 98% percent of the design we do not plan to have a variance for this item.

Please confirm if this is acceptable.

Sincerely;

Walter

On Mon, Jul 21, 2025 at 10:35 AM Toby Stauffer <tstauffer@steamboatsprings.net> wrote:

Walter,

Thanks for uploading the updated plans. The measurements on the plans show a little less than 20' width for the entire driveway, so make sure the information is accurate in your revised plans. This revised survey now shows that the driveways for at least two of the northern units are less than 18' long, one parking space is required in each of those driveways. If the current site configuration cannot accommodate everything, please include the relevant variances and information in the narrative and response. I'll do a more thorough review of these documents and others to be submitted soon to address the other DRT comments. Let me know if you'd like to discuss further.

Toby Stauffer, AICP (she/her)

tstauffer@steamboatsprings.net

From: Walter Magill <walterm@fourpointsse.com>

Sent: Friday, July 18, 2025 5:05 PM

To: Toby Stauffer <tstauffer@steamboatsprings.net>; Rob Van Deren <rob@chsbuilder.com>; Jason Partovi <jason.partovi@gmail.com>; Sharlene Bhyun <sharlene@steamboatarchitectural.com>

Subject: Village Drive Townhomes - Retaining Wall Variance

CAUTION: EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the content is safe.

Toby;

Attached are three updated plans and a revised narrative related to the retaining wall variance at the Village Drive Townhomes. These documents, along with the Geowall design, have been uploaded to the portal for review.

We have completed a survey of the existing wall, and the updated plans now depict both the top of the wall and the finished grade of the parking lot. The plans also include photographs of the current wall conditions. The additional survey detail confirms that twenty feet of the approved roadway width is maintained at the wall location.

As a result, we intend to remove the reference to a reduced roadway width in our DRT response early next week. Updated development plans will also be submitted at that time.

Please feel free to contact me with any questions or if further clarification is needed.

Sincerely;

Walter

--

Walter Magill, PE & PLS

Four Points Surveying and Engineering

410 South Lincoln Avenue, Suite #15

P.O. Box 775966

Steamboat Springs, CO 80477

970-819-1161

walterm@fourpointsse.com

--

Walter Magill, PE & PLS

Four Points Surveying and Engineering

410 South Lincoln Avenue, Suite #15

P.O. Box 775966

Steamboat Springs, CO 80477

970-819-1161

walterm@fourpointsse.com

--

Walter Magill, PE & PLS

Four Points Surveying and Engineering

410 South Lincoln Avenue, Suite #15

P.O. Box 775966

Steamboat Springs, CO 80477

970-819-1161

walterm@fourpointsse.com