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

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August 13, 2025

City of Steamboat Springs Planning Department

RE: Lot 1, Village Drive Subdivision  
2964 and 2968 Village Drive  
Steamboat Springs, CO

Dear City of Steamboat Springs Planning Department;

Please accept this letter as the project narrative for the partial vacation of a ten (10') foot wide electrical easement within Lot 1, Village Drive Subdivision, also known as 2964 and 2968 Village Drive, Steamboat Springs, Colorado per the Steamboat Springs Community Development Code. (CDC).

**Background:** There is a ten foot wide existing electric easement dedicated to Yampa Valley Electrical Association dedicated at reception no. 456112, also known as Book 715, Page 90. The owner the lot is requesting to partially vacate the easement as shown in the attached easement vacation exhibit. The owner is seeking to vacate the southeast portion of easement.

The easement vacation meets the CDC Article 732.C Criteria for approval.  
Easement Vacations may be approved upon a finding that the following criteria are met:

1. The utility providers, or other beneficiary of the subject easement, have reviewed the request and determined that the subject public easement is not necessary. **The easement is for an electrical line only and Yampa Valley Electrical Association has signed off on the vacation request.**
2. The Easement Vacation will promote the public interest by removing unnecessary easements. **The vacation of the easement was part of the approval of the development permit PL20220086. However, the application was not submitted until this application. The removal of a portion of the easement is necessary since the duplex building is constructed in the easement.**

We look forward to the planning review and approval to the application for the easement vacation.

Please call or reply with any questions.

Sincerely;

Walter N. Magill, PE-PLS  
Four Points Surveying and Engineering

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