



December 20, 2018

Walter Magill
Four Points Surveying & Engineering
PO Box 775966
Steamboat Springs, CO 80477

Sent via Email: wnmpepls@gmail.com

**RE: West Acres Ranch Subdivision Exemption Plat Lot 1
Preliminary Plat PP-18-03**

Mr. Magill,

This letter is to confirm that your application for a Preliminary Plat was approved by the Steamboat Springs City Council at a public hearing held on December 4, 2018. The approved plans, dated revised September 19, 2018, reflect a two lot subdivision at PIN 280600001 and 280600101. The approval is subject to the conditions noted in Resolution No. 2018-82 (attached).

The Preliminary Plat approval shall remain effective for three years from the date of the City Council resolution. The application was processed in accordance with the provisions of Sections 702 and 713 of the Community Development Code.

Please contact me if you have any questions.

Sincerely,
CITY OF STEAMBOAT SPRINGS

A handwritten signature in blue ink, appearing to read "Kelly Douglas".

Kelly Douglas
City Planner

Enclosure: Resolution No. 2018-82

cc: Steamboat Springs Airpark LLC, bob@zibell.com

CITY OF STEAMBOAT SPRINGS, COLORADO

RESOLUTION NO. 2018-82

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS APPROVING AN APPLICATION FOR A PRELIMINARY PLAT PP-18-03, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT LOT 1.

WHEREAS, on March 2, 2018, Bob Zibell ("Applicant") submitted an application for the approval of a Preliminary Plat PP-18-03 ("Application") for a two lot subdivision ("Project") on the property particularly described as West Acres Ranch Subdivision Exemption Plat Lot 1; and

WHEREAS, the City Council held a public hearing on the Application on December 4, 2018, to consider testimony from the Applicant, staff, and the general public regarding the Application; and

WHEREAS, the public hearing was duly noticed in accordance with Section 703 of the City of Steamboat Springs Community Development Code ("CDC") by posting, publication, and mailing to surrounding property owners and to the owners of mineral rights, if any; and

WHEREAS, CDC criteria for approval of the Project are set forth in CDC Section 713.D; and

WHEREAS, having considered the testimony and evidence presented at the public hearing on December 4, 2018, the City Council hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated November 1, 2018, that the following criteria have been met:

1. The Preliminary Plat substantially conforms to all applicable requirements of this CDC, including requirements of the applicable zone district.
2. 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.
3. The Preliminary 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.

4. The Preliminary Plat shall be compatible with the character of existing or planned land development pattern in the vicinity and shall not adversely affect the future development of the surrounding area.
5. 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.


NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, THAT:

SECTION 1. The foregoing recitals are incorporated by reference as the findings and determinations of the City Council.

SECTION 2. The City Council hereby approves the Application subject to the following conditions:

1. For lots 1 and 2, no grading, clearing, filling, or site preparation shall occur prior to Development Plan approval.
2. An approved Final Drainage Report and Civil Construction plans for the extension of Gloria Gossard Parkway, including sidewalk, storm drainage infrastructure and retaining walls along Gloria Gossard Parkway prepared by a licensed Colorado Professional Engineer are required prior to approval of an improvements agreement, construction permit, or final plat whichever occurs first.
3. Prior to any Final Plat, the developer shall construct the extension of Gloria Gossard Parkway and the sidewalk on the north side of Gloria Gossard Parkway or provide surety.
4. Gloria Gossard Parkway and the sidewalk on the north side of Gloria Gossard Parkway are required to be constructed and preliminarily accepted prior to building permits being issued on the individual lots.
5. At time of future development submittal for lot 1 or lot 2, a Traffic Impact Report, Drainage Report and Soils Report in accordance with City Engineering Standards are required.

PASSED, ADOPTED, AND APPROVED this 4th day of December, 2018.


Jason Lacy
City Council President

ATTEST:


Julie Franklin, CMC, City Clerk

