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April 16, 2021

City of Steamboat Springs Planning and Community Development Department
12410th Street, P.O. Box 775088
Steamboat Springs, CO 80477
Phone: (970)-871-2060

RE: West Acres Ranch Subdivision Filing No. 1
Final Plat
Steamboat Springs, CO
Four Points Surveying and Engineering Job No. 1670-001

Dear City of Steamboat Springs Planning and Community Development Department;

Please accept this letter as a narrative for final plat application for Lot 1, West Acres Ranch Subdivision Exemption Plat. Lot 1, West Acres Ranch Subdivision Exemption Plat is a 133.92 acre parcel created by final plat No. 13835, recorded at reception No. 671936 on March 21, 2008. Lot 1 property is currently zoned RE-1 and Lot 2 is zoned MF-1. The parcel consists of scrub oak, native grasses and shale outcroppings with variable slopes of 2% to 50%. At this time, the owner of the property is proposing to create a final plat of Lot 1 and Lot 2. Lot 2 is a fifteen (15) acre parcel in the southeast corner of the property. The remaining Lot 1 will be a single parcel of 119± acres. The final plat application is made under the Community Development Code, Section 714 Final Plat.

The owner is requesting the proposed fifteen acre parcel to become an individual lot. The lot will be served with an extension of the public sewer main from West Acres Mobile Home Park. The two property owners are currently in negotiations and an easement would be granted over the West Acres Mobile Park property to the City of Steamboat Springs for the sanitary sewer extension. If no agreement can be made; the owner has an option to bring sanitary sewer from the existing main in Downhill Drive. The water main to serve the project will be a new 12" main with a new tee on the existing 12" water line in Gloria Gossard Parkway.

At this time, we are submitting final plat, Improvements Agreement and construction drawings for the project.

The final plat as submitted meets the Community Development Code Section 714.D criteria for approval

1. The Final Plat substantially conforms to all applicable requirements of this CDC, including requirements of the applicable zone district. **The lots can each be served by a roadway and water and sanitary sewer is accessible from a public right of way.**
 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. **The overall 15 acre parcel may be developed as shown on the site plan, however there areas shown which exceed 30% slopes.**
 3. 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 proposed lots conform to regulations, laws, CDC and other programs and plans. There are currently no known Improvement Agreements or Development Agreements for the property.**
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4. The Final 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. **The final plat development is consistent with the future land use map of the City of Steamboat Springs. By developing this property the City will be establishing a new residential area in the City of Steamboat Springs.**
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. **The overall 15 acre parcel may be developed as shown on the site plan, however there areas shown which exceed 30% slopes. Future development of the parcel will need to avoid the steeper slopes as required by the Community Development Code.**
6. The Final Plat shall be prepared in substantial conformance with state law governing subdivisions, plats, and surveying requirements. **The final plat as submitted is in substantial conformance with state law governing subdivisions, plats, and surveying requirements.**
7. 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. **An Improvements agreement is being submitted as a separate application with construction drawings for the required infrastructure.**

We look forward to the Planning department review and approval of this final plat.

Please call or reply with any questions.

Sincerely;

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