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September 9, 2021

City of Steamboat Springs Planning Department Plan Review Service – Attn: Toby Stauffer
137 10th Street
Steamboat Springs, CO 80477
Phone: (970)-871-8207, Fax: (970)-879-8851

RE: **West Acres Exemption Plat, Lot 1, FMA-21-04**

Dear Bob,

We have reviewed the DRT letter dated June 10, 2021 for the above project. We are resubmitting the plans based on the review and offer the following responses:

FMA-21-04 Planning – Bob Keenan

Revisions Required:

1. Amend the title of the plat as follows: **Title updated.**
 - a. Remove Final Plat.
 - b. Title shall be Steamboat Airpark Subdivision, Filing 1
 - c. Subtitle shall include A Replat of...
2. The approved Preliminary Plat depicts a growth restriction line that bisects approximately 2/3 of the eastern portion of proposed lot 2 but is not depicted on the Final Plat. Revise. **The building and growth restrict line was removed from Lot 2 since the recorded documents notes 750' from the “end” of the airport runway. A small portion remains along the north line of Lot 2.**
3. Your narrative indicates that there are two existing lots and that one of them is zoned MF-1. Neither statement appears to be accurate. The lot sizes proposed also do not appear to be accurate. Please revise. **A revised narrative is being submitted.**
4. Narrative indicates that the proposed 15 acre parcel to become an individual lot. As opposed to what? What about 118 acre lot that is shown as proposed? **A revised narrative is being submitted that addresses lots.**
5. Your narrative, criteria #2 and #5, indicates that the 15 acre parcel has “areas shown which exceed 30% slopes”. This appears to conflict with subdivision standards. **The owners are not planning on constructing on slopes exceeding 30% and all of the proposed development lots (Lot 1, 3, and 7) meet the usable lot as required by the CDC.**
6. The required ROW per Preliminary Plat note #3 shall should be shown and dedicated via this plat. **The required right of way from the preliminary plat is shown on the final plat.**
7. Place the following note as a plat note regarding non-development of the open space parcels. **OPEN SPACE PARCELS ARE NOT DEVELOPABLE AND ARE INTENDED TO SATISFY OPEN SPACE REQUIREMENTS DESCRIBED IN THE COMMUNITY DEVELOPMENT CODE. See note 4 on page C2**
8. Label the open space parcels as Open Space Parcel A and Open Space Parcel B. **The open space parcels are labeled as Open Space Lots.**

9. Dedicated the utility easement in the Dedication section. Also include the acceptance of the easement in the City Council Approval. **The dedication of utility easements and the right of way to the City of Steamboat Springs is added to the Certificate of Dedication and the acceptance by the City Council.**
10. Utilities in the Greenbelt lots will require an easement from the City. **Understood.**
11. Avigation and Airport Disclosure Agreements are required prior to recording the final plat. **Understood.**

FMA-21-04 Engineering – Stuart King

Conditions of Approval from PP 18-03

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. **Drainage report completed and included with this submittal.**
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. **Understood.**

Revision Required

1. Provide additional information on the existing conditions plan and/or provide a property ownership diagram showing existing Right of Way, construction and slope maintenance easements for Gloria Gossard Parkway. Diagram should identify additional easements needed for the construction of Gloria Gossard Parkway and the sidewalks. **Additional detail and hatching added to sheet C2 or clarity. No additional easements are anticipated.**
2. Prior to approval of Final Plat a development agreement is required to cover the maintenance of the retaining walls, back slopes and sidewalks including snow removal on the sidewalk along Gloria Gossard Parkway. **Understood.**

FMA-21-04 Utilities – Amber Gregory

Revisions Required

- An agreement from West Acres Mobile Home Park must be provided in writing stating that access into the mobile home park for connection to the city's public sanitary sewer system prior to approval. **West Acres Mobile Home Park is unwilling to allow the sewer connection. The new path will be to connect to the sewer at the intersection of Gloria Gossard and Downhill Drive, in the Gloria Gossard ROW.**
- An agreement in writing granting a 20-foot-wide easement for the public sanitary sewer to the City of Steamboat Springs must also be provided prior to approval. **The plan for the public sewer is to connect in the right of way of Gloria Gossard Parkway and Downhill Drive.**

Routt County GIS Department – Laura Meyers

Open space call outs corrected.

Please consider the above responses and corresponding updated plans as sufficient to approve the project for the City of Steamboat Springs. Contact me at matthewm@fourpointsse.com or call 248-444-3268 if you have any questions or concerns.

Thank you;

Walter Magill, P.E.
Four Points Surveying and Engineering

