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July 15, 2021

Revised: September 20, 2021

City of Steamboat Springs Planning and Community Development  
137 10<sup>th</sup> Street  
Steamboat Springs, CO 80477  
Phone: (970)-871-8207, Fax: (970)-879-8851

RE: Lots 3 Copper Ridge Business Park Subdivision F4 Outdoor Storage

Dear City of Steamboat Springs Planning Department,

This letter will serve as the narrative for the development plan on Lots 3 Copper Ridge Business Park Subdivision (1716 Copper Ridge Spur) also known as Richey Construction Outdoor Storage, Steamboat Springs, CO. The project site has an area of 0.32 acres, zoned Industrial and is currently vacant. Adam Richey (Owner) and Four Points Surveying and Engineering (FPSE) are proposing to develop a screened outdoor storage area with paved access. Outdoor storage is an allowable use in the industrial zone and no variances are proposed.

CDC Section 303.H.1 states:

*An area for the unenclosed storage of goods, operable vehicles, operable equipment, or materials for more than four days. Outdoor storage yard does not include outdoor display of goods, vehicles, equipment, or materials for retail sale.*

The Owner is planning to utilize the site as temporary short-term and long-term storage of materials, vehicles, and equipment related to his construction business, Richey Construction. The site will be accessed by a shared 24 foot wide paved access along the property line between Lot 3 and Lot 4 Copper Ridge Business Park. There is a 30 foot wide common access easement that extends 46 foot from the existing edge of Copper Ridge Spur along that same property line. The paved access will extend four feet beyond the existing easement to achieve the required 50 foot long paved access in the CDC. A shipping container is also proposed on the project site for additional storage and will be installed as the need is determined by the Owner. The outdoor storage area will be screened with a 6 foot tall fence along the perimeter of the storage area. No permanent parking is provided as the intent of outdoor storage is for drop off and pick up of materials and equipment as needed. Materials stored on site will not exceed 12 foot high as outlined in the CDC. No permanent structures are proposed as a part of this development.

The development plan as submitted meets the Community Development Code criteria for approval under Section 709, as noted below;

1. The Development Plan is consistent with the character of the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.
  - a. The proposed use for Lot 3 Copper Ridge Business Park Subdivision is consistent with the character of the surrounding properties. There are multiple storage areas and industrial use buildings in the Industrial Park area.
2. The Development Plan will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.
  - a. The Development Plan proposed for the site will not have any wetland impacts since there are no existing wetlands on Lot 3 Copper Ridge Business Park Subdivision. The civil engineering plans propose development on the site to install new water quality structures on site. A construction site management plan will be submitted with the final drawings at time of building department approval for stormwater treatment during construction.
3. The Development Plan provides adequate vehicular access, considering grade, width, and capacity of adjacent streets and intersections; parking; loading, unloading, refuse management, and other service areas; pedestrian facilities; and public or private transportation facilities.
  - a. The Development Plan provides a paved twenty-four wide asphalt entry to the site, shared with Lot 4 Copper Ridge Business Park. The outdoor storage is will not have trash stored on site as the Owners construction business will have temporary dumpsters on their work sites. No public or private transportation facilities are required in this zone district.
4. The Development Plan complies with all applicable requirements of this CDC.
  - a. The Development plan complies with all applicable requirements of the current City of Steamboat Springs CDC for an industrial zoned parcel.
5. The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.
  - a. There is no approved conceptual development plan approved for this project site.

Please process this application and we look forward to moving forward with the Development Plan approval.

Thank you,

Matthew McLeod, P.E. 44949  
Four Points Surveying & Engineering

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