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September 14, 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 was preliminary approved for a zoning modification to Multiple-Family Three (MF-3) during a preliminary plat application in 2019. The West Acres Ranch parcel consists of scrub oak, native grasses and shale outcroppings with variable slopes of 2% to 50%. At this time the owner has modified the preliminary plat from two parcels to seven parcels. The increase in lots is due to the fact the owners are separating the open space into individual lots and the proposed right of way separates the remainder Lot into two Lots. Outside of the numbering and sizing of the lots; the final plat as presented meets the approved preliminary plat for West Acres Ranch. The final plat will create seven lots and one right of way parcel. The remaining Lot 1 will be a single parcel of 89.5± acres. The final plat application is made under the Community Development Code, Section 714 Final Plat.

The owner is requesting the proposed to create seven lots. Three developable parcels, four open space lots and one right of way parcel. The proposed Lot 1, Steamboat Airpark 12.99 acre parcel will be served with an extension of the public sewer main in Gloria Gossard Parkway to Downhill Drive. The water main to serve the project will be a new 8" main with a new tee on the existing 12" water line in Gloria Gossard Parkway.

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
