

Village Drive Townhomes Preliminary Plat –Narrative



May 12, 2020

City of Steamboat Springs
Planning Department
PO Box 775088
Steamboat Springs, CO 80477

**Reviewed for
Code Compliance**

11/01/2021

RE: Preliminary Plat Application for “Village Drive Townhomes”

Ladies and Gentlemen:

On behalf of the Applicant, we are submitting a Preliminary Plat application and accompanying a Development Plan for ‘Village Drive Townhomes’ on an unplatted parcel at the southeast corner of Walton Creek Road and Village Drive, Steamboat Springs, Colorado. Landmark developed this narrative to address the criteria specific to the Preliminary Plat.

The property is approximately 0.62-acres located on an unplatted parcel at the southeast corner of Walton Creek Road and Village Drive, per Reception No. 619513 in Routt County Records.

Project Description:

This application proposes to convert the existing unplatted parcel into a single lot subdivision.

Criteria for Review and Approval:

Landmark created the following to assist Staff’s review of the Criteria for Review and Approval per CDC Section 713.D (Preliminary Plat):

1. *The Preliminary Plat substantially conforms to all applicable requirements of the CDC, including requirements of the applicable Zone District.*

There are no known variances to the Community Development Code standards. The proposed application is requesting that the open space requirement (described in CDC Section 421) be met during the approval of a Development Plan for the site.

2. *Each Lot in the subdivision that is proposed for development shall be developable (per zone district standards, development standards, and subdivision standards).*

The proposed single lot is suitable for development. It is serviced by existing roads, utilities, and other infrastructure. A proposed development of the site can meet the zone district and development standards associated with the lot.

3. *The Preliminary Plat conforms to all other applicable regulations and requirements (local, State, Federal, SIA, Improvements Agreements);*



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There are no known variances to any local, State, Federal or any other regulatory standards.

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

The subject property is an infill lot and the surrounding area has largely been developed already. The proposed subdivision should not adversely affect any future development within the surrounding area or vicinity.

5. *The land proposed for development shall be physically suitable for development (e.g. topography, steep/unstable slopes, existing natural resources/floodplains/wetlands/etc.)*

No physical or legal restrictions exist to the best of our knowledge.

If you have any additional questions or need any additional information, please do not hesitate to call.

Sincerely,
Landmark Consultants, Inc.

Ryan Spaustat, PE
President



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