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January 12, 2021

City of Steamboat Springs Planning Department Plan Review Service – Attn: Bob Keenan
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 October 21, 2021 for the above project. We are resubmitting the plans based on the review and offer the following responses:

Planning – Bob Keenan

1. The final plat does not meet the approval criteria of, 714.C.2.A, The Final Plat shall be consistent with the approved Preliminary Plat including any conditions of approval. The proposed final plat reconfigures open space and adds a new 7 acre lot. This type of deviation from the approved PP requires review through a new Preliminary Plat. Let's discuss your options in a meeting. **The Owner of the lot is pursuing the completion of his approved preliminary plat for the purpose of selling the proposed Lot 1 Steamboat Airpark in this filing to his current buyer. Both parties are aware that they will be required to submit a new preliminary plat when they go in for any proposed development for their respective lot. The plat has been reverted to the original preliminary plat with a small adjustment to the Easterly Open Space to include the portion of the building and growth restriction line the enters into Lot 1 Steamboat Airpark. Additional utility easements were also added to allow for the sewer and water service to each proposed lot.**

In addition, in the DRT letter dated June 10, 2021, planning comment #6 stated that the ROW should be dedicated via this plat per plat note #3. FPSE including that ROW with the response to that DRT. The October 2021 DRT letter then stated that the plat did not match the approved preliminary plat. Platting this ROW for this final plat would deviate from the approved preliminary plat so it has been removed, to be dedicated when either Lot 1 or Lot 2 presents a development plan. This is consistent with plat note #3.

Engineering – Emrick Soltis

1. The final plat does not match the approved preliminary plat. Remove proposed Right of Way and resubmit. **The ROW was requested in the previous DRT. It has now been removed. See the response above.**

Utilities – Amber Gregory

No comments received.

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

