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February 9, 2022

City of Steamboat Springs Planning  
137 10th St  
Steamboat Springs, CO 80487

RE: Easement Vacation Narrative for Lot 1 Indian Meadows Development Plan  
Lot 1 Indian Meadows Filing No. 3 – PIN: 307800001

Dear Planning Department,

Please accept this easement vacation narrative for a proposed hotel development Project at property with legal description: LOT 1 INDIAN MEADOWS F3. No formal address currently exists. The lot is 3.875 acres and zoned Community Commercial (CC). The Owner, Gray Stone, LLC, is proposing the development of two commercial hotels on the lot.

#### Easement Vacation Request

- 30-foot wide vacation of a 50-foot wide public access, underground utility, and emergency service vehicle access easement.
  - o Would entail complete removal of the 50-foot wide public access and emergency service vehicle access portion of the easement.
  - o Would entail a 15-foot wide partial vacation of a 35-foot wide public utility easement located within the 50-foot wide public access, underground utility, and emergency service vehicle access easement.
- In essence what would remain is a 20' wide public utility easement.

#### Reasonings for Request

1. Previous discussions with City planners and engineers indicated a desire to move the existing access to Fairfield Inn further east along the easterly property line of Lot 1. This improvement would satisfy a recommendation per the Steamboat Springs East Access Study. The Access Study proposes closing the existing access to Fairfield Inn and implementing a new cross access that would connect Stone Lane to Fairfield Inn and ultimately connect to Ingles Lane. See the attached US 40 Access Exhibit from the Access Study.
2. The Lot 1 hotel development plan proposes a dedicated 30-foot wide public access and emergency service vehicle access easement and shared paved road with the Fairfield Inn. The two proposed hotels would be partially located within the vacated easement area. See the attached Preliminary Site Plan showing the proposed easement vacation, the hotel placement, and the new shared access. This approach increases the developable area for Lot 1, is more in line with CC-zoning standards for maximum front setback requirements, and meets the City's long term access master plan goal for alternate access routes according to the Steamboat Springs East Access Study.
3. The current 50-foot wide public access easement and 35-foot wide public utility easement houses a 24-foot wide paved access, a 8-foot wide concrete pedestrian trail, trail lights, 12" ductile iron pipe water main, buried electrical, and an electrical pedestal. The only item affected with the proposed vacation is the 24-foot wide paved access which would be removed upon completion of the new proposed access. All other items listed would not be affected by the proposed easement vacation.

4. An existing 50-foot public utility easement is already located along the west property line along US Highway 40. There appears to be an adequate amount of utility easement area along the westerly side of Lot 1.

Phasing Plan for Old Access Removal and New Access Construction

- Establish new 24-foot wide paved access to the Fairfield Inn from Stone Lane.
  - o The access road shall be raised above base flood elevation and at the necessary elevation to match the proposed parking lot finished grade.
  - o Align the cross access with the existing secondary access to Homewood Suites.
  - o Install 2" of asphalt as a temporary hard surface for access to Fairfield Inn.
  - o Install a stop sign on the thru access at the intersection with Stone Lane.
- The existing asphalt turnaround at the end of Stone Lane shall be maintained until the bridge connection with Stone Lane on the opposite side of Walton Creek is established (Slated for 2025). At a minimum, a 45-foot radial paved turnaround area must be maintained.
- Once the hard surface access and associated infrastructure to Fairfield Inn is established, the old access shall be closed and likely used as construction access for the proposed hotels. This shall be done to limit degradation of the newly installed pavement by construction traffic.
- The hotels and parking areas shall be installed in two phases. The Hotel A and associated parking shall be constructed first and Hotel B and associated parking constructed second.
- Upon completion of the hotels and parking lot, a final 2" surface of asphalt shall be applied to the shared access road and a 8-foot wide sidewalk connector shall be installed at the old Fairfield Inn access intersection with Stone Lane.

Four Points is confident in the benefits associated the proposed easement vacation and new dedicated public and emergency service vehicle access easement and paved cross access road. Please call or reply with any questions, comments, or concerns with the request.

Sincerely,

Joe Wiedemeier, PE  
Four Points Surveying and Engineering