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April 22, 2022

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
Preliminary 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 a preliminary 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. The entire Lot 1 property is currently zoned MF-3 after approval of zoning amendment ZMA-18-01. The parcel consists of scrub oak, native grasses and shale outcroppings with variable slopes of 2% to 50%. At this time the owner of the property is proposing to create both a preliminary and final plat of fifteen (15) acre parcel aka Lot 1 Steamboat Airpark in the southeast corner of the property. The remaining parcel will be a single parcel of 119± acres. An access easement across the two parcels is proposed for the future development of the properties. The preliminary plat application is made under the 2018 Community Development Code, Section 713 Preliminary Plat.

The owner is requesting the proposed fifteen acre parcel to become an individual lot. The lot will be served with an extension of the public sewer main from Downhill Drive. The remainder parcel will be served through an extension the approved sanitary sewer infrastructure currently under construction in Overlook Park. The water main to serve the properties will be new 12" mains with new tees on the existing 12" water main in Gloria Gossard Parkway.

At this time, we are submitting a preliminary plat application for the property to the City of Steamboat Springs. However, we are not fully designing the preliminary plat site and infrastructure due to the fact that the owner desires to sell the fifteen acre parcel with MF-3 zoning in the future to another interested party. The attached and submitted preliminary plat plans depict that water and sewer will be provided to the lot line and that a roadway meeting City of Steamboat Springs standards is possible through the dedicated easement. The purchaser/future developer will be required to make an application for a preliminary plat of the parcel with full development plans.

The property owner is attempting to provide the minimum information and design at this time since they will be selling and not developing this parcel once it is platted. The preliminary plat as submitted meets the Community Development Code Section 713.D criteria for approval

1. The Preliminary Plat substantially conforms to all applicable requirements of this CDC, including requirements of the applicable zone district. **The lot can be served by a roadway and water and sanitary sewer is accessible from a public right of way.**

2. Each lot in the subdivision that is proposed for development shall be developable. Elements reviewed for developability include a demonstrated ability to meet the requirements of this CDC in terms of zone district standards, development standards, and subdivision standards. **The overall 15 acre parcel may be developed as shown on the Copper Ridge Village Site Exhibit with areas shown that exceed 30% slopes.**
3. The Preliminary Plat conforms to all other applicable regulations and requirements including but not limited to state law, the Steamboat Springs Municipal Code, any capital improvement plan or program, or any Improvements Agreement or Development Agreement for the property. **The proposed lot conforms to regulations, laws, CDC and other programs and plans. There are currently no known Improvement Agreements or Development Agreements for the property.**
4. The Preliminary Plat shall be compatible with the character of existing or planned land development pattern in the vicinity and shall not adversely affect the future development of the surrounding area. **The preliminary plat development is consistent with the future land use map of the City of Steamboat Springs. By developing this property the City will be establishing a new residential area in the City of Steamboat Springs.**
5. The land proposed for subdivision shall be physically suitable for development, considering its topography, the presence of steep or unstable slopes, existing natural resource features such as wetlands, floodplains, and sensitive wildlife habitat areas, and any environmental hazards such as avalanche or landslide paths, rockfall hazard areas, or wildfire hazard areas that may limit the property's development potential. **The overall 15 acre parcel may be developed as shown on the site plan, however there areas shown which exceed 30% slopes. Future development of the parcel will need to avoid the steeper slopes as required by the Community Development Code.**

We look forward to the Planning department review and approval of this preliminary plat.

Please call or reply with any questions.

Sincerely;

Walter N. Magill, PE-PLS
Four Points Surveying and Engineering