



July 19, 2022

Four Points Surveying and Engineering - Joe W
PO BOX 775966
Steamboat Springs, CO 80487

Re: Minor Subdivision for Lot 1, Indian Meadows at 307800001

Dear Four Points Surveying and Engineering - Joe W,

This letter shall serve as the Development Review Team letter (DRT) for Submittal #1 of the above referenced project. Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made.

Please address each comment and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

The resubmittal should include:

- The most recent revision date
- A response to each individual comment
- PDFs of all materials

Please submit materials digitally through the Portal on our website. Complete submittals shall be distributed within two business days of receipt.

Also, please be aware that the following may be required if comments are not addressed with future submittals:

- Required Meeting: If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- Resubmittal Fee: If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

Please contact me at (970) 871-8280 or by email at tstauffer@steamboatsprings.net with any questions or concerns.

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. document mark up- plat p2: add language- dedicated by this final plat
2. document mark-up- plat p2: these easements will either be vacated or existing when this plat is recorded. Plan for the most likely condition based on your project timing. If they will be vacated by separate instrument later (most likely) then show them as existing with this plat.
3. document mark up plat p2: these notes are unclear. if part of stone lane is being amended or changed, describe it in the narrative and show proposed easement vacations. if this is not happening remove and revise these statements
4. Document mark-up- Plat P1: President
5. document mark up- plat p1: update name



Utilities-Mount Werner Review (Reviewed By: Richard Buccino)

1. Add the 20-foot Watermain easement linework and callout to sheet 2 of the proposed plat.
2. Make corrections to plat language as follows:

Replace the second paragraph and the left side of sheet 1 with the paragraph below:

Further, the undersigned owner does hereby dedicate to the MOUNT WERNER WATER AND SANITATION DISTRICT, a Colorado special district, the perpetual and non-exclusive easement for the installation, construction, maintenance, repair and reconstruction of water mains, and sewer mains, valving, and related appurtenances, and for ingress and egress of persons, vehicles, and equipment to accomplish such purposes, on, under, over and across the Easement area(s) labeled as: (i) 20.00 ft Sewer Easement Dedicated by this plat, (ii) the 20-ft Wide Watermain Easement Dedicated by this Plat, (iii) 30' Public Access and Utility Easement, (iv) the 30.00 ft Shared Private Access Easement Dedicated by this Plat, (v) 50' wide public Access, Underground Utility, and Emergency Service Vehicle Access Easement, (vii) The 35' Wide, Public Utility Easement, (viii) the 50' Landscape, Drainage, Buffer & Public Utility Easement per plat, (ix) the 5' Public Utility Easement.

Then, over on the right side of the same Plat sheet on which such dedication occurs, in the column where the City or County and the Planning Commission Chairman sign, add/replace that section to read:

ACCEPTANCE OF DEDICATION:

The MOUNT WERNER WATER AND SANITATION DISTRICT does hereby accept the dedication of the New Water and Sewer Facilities Easements as granted by the owner of the Property subdivided hereby, for the purposes made Provided that the District shall have no obligation or liability to construct, repair, maintain, improve or reconstruct any water or sewer line or appurtenance within any such easement until and unless such line or appurtenance has been constructed in accordance with the Specifications and Rules and Regulations of the District and the District has Finally accepted such line or appurtenance by a resolution of its Board of Directors. This dedication precludes construction of improvements, landscaping, or deposit of materials, in the easement area which could impair its use as provided by this dedication.

MOUNT WERNER WATER AND SANITATION DISTRICT

Date: _____, 2022 By: _____

Frank Alfone, General Manager

Sincerely,

Toby Stauffer, AICP
Senior Planner