



---

Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

June 27, 2022

Revised: August 16, 2022

City of Steamboat Springs Planning and Community Development  
137 10<sup>th</sup> Street  
Steamboat Springs, CO 80477  
Phone: (970)-871-8207, Fax: (970)-879-8851

RE: Lots 3 Copper Ridge Business Park Subdivision F4 Live/Work

Dear City of Steamboat Springs Planning Department,

This letter will serve as the narrative for the development plan on Lot 3 Copper Ridge Business Park Subdivision (1716 Copper Ridge Spur) also known as Richey Construction Live/Work, Steamboat Springs, CO. The project site has an area of 0.32 acres, zoned Industrial and is currently vacant. The City of Steamboat Springs has approved an outdoor storage development on the lot. Now the Owner, Adam Richey, and Four Points Surveying and Engineering (FPSE) are proposing to develop two live/work units with paved parking and access. Live/work units is an allowable use in the industrial zone and no variances are proposed.

CDC Section 303.I Work/Live Category Industrial which states:

*Work/Live-Industrial includes the use of a work/live unit for a principal industrial use permitted in the zone district and accessory residential use.*

*Use Standards:*

- a. The residential component of a work/live unit shall not be located within the pedestrian-active building frontage.*
- b. The gross floor area of the residential component of a work/live unit shall not exceed the gross floor area of the nonresidential component.*
- c. The residential component of a work/live unit shall not exceed 1,400 square feet of gross floor area.*

The site will be accessed by a shared 24 foot wide paved access along the property line between Lot 3 and Lot 4 Copper Ridge Business Park, approved as part of the outdoor storage development. The outdoor storage area will now be paved for parking with two live/work units, totaling approximately 2,520 sq ft of building footprint on site. Parking will be located in the northwest corner of the property, with some parking assigned and stacked together for each unit.

The development plan as submitted meets the Community Development Code criteria for approval under Section 709, as noted below;

1. The Development Plan is consistent with the character of the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.
  - a. The proposed use for Lot 3 Copper Ridge Business Park Subdivision is consistent with the character of the surrounding properties. There are live/work units and industrial use buildings in the Copper Ridge Business Park area.
2. The Development Plan will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.
  - a. The Development Plan proposed for the site will not have any wetland impacts since there are no existing wetlands on Lot 3 Copper Ridge Business Park Subdivision. The civil engineering plans propose development on the site to install new water quality structures on site. A construction site management plan will be submitted with the final drawings at time of building department approval for stormwater treatment during construction.
3. The Development Plan provides adequate vehicular access, considering grade, width, and capacity of adjacent streets and intersections; parking; loading, unloading, refuse management, and other service areas; pedestrian facilities; and public or private transportation facilities.
  - a. The Development Plan provides a paved twenty-four wide asphalt entry to the site, shared with Lot 4 Copper Ridge Business Park. Each of the two units will utilize trash roll off containers for pickup. No trash is to be stored outside or a dumpster enclosure will need to be constructed. No public or private transportation facilities are required in this zone district.
4. The Development Plan complies with all applicable requirements of this CDC.
  - a. The Development plan complies with all applicable requirements of the current City of Steamboat Springs CDC for an industrial zoned parcel.
5. The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.
  - a. There is an approved outdoor storage development on the site. The new development plan is significantly different from that proposal and should be reviewed independently.

Please process this application and we look forward to moving forward with the Development Plan approval.

Thank you,

Matthew McLeod, P.E. 44949  
Four Points Surveying & Engineering

---

---