

Village Drive Subdivision – Final Plat Narrative



August 8, 2022

Planning and Community Development
City of Steamboat Springs
PO Box 775088
Steamboat Springs, CO 80477

**RE: Village Drive Subdivision – Final Plat Narrative
Steamboat Springs, Colorado**

Ladies and Gentlemen,

On behalf of Sunscope LLC, (Applicant), we are submitting a Final Plat application for Village Drive Subdivision, Steamboat Springs, County of Routt, Colorado. This narrative has been developed to specifically address the criteria for approval described in Section 714.C of the adopted City of Steamboat Springs Community Development Code (CDC).

A concurrent Subdivision Improvements Agreement Application is being made for the improvements associated with this Final Plat application. It is our understanding Civil Construction documents associated with a Grade and Fill permit have been approved for construction of the required subdivision improvements.

Criteria for Review and Approval:

The following has been provided to assist Staff's review of the Criteria for Review and Approval per CDC Sections 714.C (Final Plat):

- a. *The Final Plat substantially conforms to all applicable requirements of this CDC, including requirements of the applicable zone district, unless specifically varied through a Variance process.*

This Final Plat is in conformance with CDC requirements and the approved Preliminary Plat.

- b. *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.*

This Final Plat creates a single lot and is in conformance with CDC requirements and the approved Preliminary Plat.

- c. *The Final 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.*

To the best of our knowledge, this Final Plat is in conformance with CDC requirements, state law, the Steamboat Springs Municipal Code, any capital improvement plan or program, or any Improvements Agreement or Development Agreement for the property.

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- d. *The Final Plat shall be compatible with the character of existing or planned land development patterns in the vicinity and shall not adversely affect the future development of the surrounding area.*

This Final Plat is in conformance with the approved Preliminary Plat. The proposed lot is consistent with surrounding development.

- e. *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.*

This Final Plat is in conformance with the approved Preliminary Plat. The proposed lot is consistent with surrounding development.

- f. *The Final Plat shall be prepared in substantial conformance with state law governing subdivisions, plats, and surveying requirements.*

This Final Plat has been prepared in substantial conformance with this requirement in form and content and has been developed from a survey of the subject property.

- g. *The required infrastructure, including but not limited to streets, drainage, water, and sewer, are complete and have final acceptance, or an Improvements Agreement has been executed.*

Most of the improvements and utilities serving the property are complete in place. A concurrent Subdivision Improvements Agreement Application is being made for the improvements associated with this Final Plat application.

If you have any questions or need additional information, please do not hesitate to contact us.

On behalf of the Applicant,

Sincerely,
Landmark Consultants, Inc.

A handwritten signature in blue ink, appearing to read "Ryan Spaustat", written over a light blue circular stamp.

Ryan Spaustat
Principal