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Routt County Planning
136 6th Street, 2nd Floor
Steamboat Springs, CO 80477

RE: Lots 12&13 Lynx Basin Estates
Aka. 31125 and 31130 Corral Drive, Oak Creek, Colorado
Lot Consolidation
Ref: PS23-129
Ref D&D Project File #5019-001

Planning Staff;

D&D Surveying and Planning is pleased to submit this Lot Consolidation application on behalf of the Trustees for Callie Raydell Pratt Revocable Trust, the owner of Lots 12 & 13, Lynx Basin Estates also known as 31125 and 31130 Corral Drive, Oak Creek, Colorado.

The Trustees desire to consolidate the two lots into a single taxed parcel of 8.8 acres, and both lots are currently zoned MRE (Mountain Residential Estate) and will remain zoned MRE. The replat depicts a lot line elimination along the common boundary line to create a single parcel. The existing building envelope on Lot 13 is to be eliminated via this re-plat. All existing easements and envelopes are to remain intact.

Description of tracts and proposed consolidation: Lot 13 is a vacant lot with some interior ag fencing and Lot 12 contains a one-story log framed home currently occupied by members of the Pratt family, with a detached wood framed garage building and utility shed. The lots are bordered by County Road 16 to the Southwest, and unplatted lands on the remaining sides. Aside from the removal of the common lot line between Lots 12 & 13 there will be no changes to the existing configuration of the lots. Upon approval of consolidation, the lots will maintain the front, side, interior and rear easements per the Lynx Basin Estates, file no. 12900.

Description of the zoning:

The application and petition for consolidation of the lots within the Lynx Basin Estates will not require a zoning change and will not be contrary to the Routt County Zoning Master Plan or Zoning Regulations. We look forward to the planning department review and we are available to meet or speak 970-879-2715 about the project anytime.

Thank you for your review and we will answer any questions or concerns that Staff may have.

Sincerely;

Thomas F Kelly

By D&D Surveying and Planning
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