



B.T.K Surveys, Inc.
A Professional Land Survey Company

February 2, 2024

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

Re: Lots 86, 87, 92 and 93, Sky Hitch at Stagecoach, Routt County, Colorado; aka 33850 Whiffle Tree, 33790 Whiffle Tree, 20645 Cinch Trail and 20650 Cinch Trail
Lot Consolidation and Easement Vacation

Dear Routt County Planning,

BTK Surveys, Inc. is submitting these documents for the Lot Consolidation and Easement vacation application on behalf of Ludwig and Linda Kinzli, the owners of Lots 86,87,92 and 93, Sky Hitch at Stagecoach.

The Kinzli's wish to consolidate the four lots in a single taxed parcel of 8.17 acres, and all the lots are currently zoned High Density Residential (HDR). The Replat depicts lot line eliminations and easement vacations along the interior common lot lines to create a single parcel. All the former 10' interior utility, drainage and trail easements and 20' Trail easement are to be vacated. There will be a new 10' perimeter water and sewer easement at the request of Morrison Creek Water and Sanitation. It is shown inside of the current 10' utility and drainage easement.

Description of tracts and proposed consolidation: Lots 86, 87 and 92 are vacant lots with slopes generally less than 15% and all have frontage to either Whiffle Tree Trail or Cinch Trail. Lot 93 is similar in grade, but has a house, well, septic tank and driveway on it. There will be no changes to the exterior configuration of the lots. Upon Lot Consolidation, the lots will maintain the front, side and rear easements per the recorded plat of Sky Hitch at Stagecoach, file number 7072. The new exterior easement will be added as previously noted.

Description of the requested vacation and zoning: The owner has received sign-off approval by the public utility companies to vacate the interior 10' wide trail, utility and drainage easements and the 20' wide trail easements parallel and adjacent to the common property lines. Exhibit A depicts the location of the easements to be vacated. As the consolidated parcel would be above 5 acres (minimum acreage required for the Mountain Residential Zone District (MRE)), and that the MRE zone district allows for septic systems, the owner wishes to rezone the consolidated parcel from High Density Residential (HDR) to MRE.

This request is in accord with the applicable sections 4.30 and 4.52.F of the Routt County Zoning Regulations based on the following facts:

- 1) The proposed consolidation is consistent with the goals and policies of the Stagecoach Community Plan Section 5.4 infill and Replats (Lot Consolidations) and the Routt County Master Plan Section 4.2.B to encourage sensitive development and uses that preserve the rural character, wildlife habitat and agricultural uses.
- 2) Lots 86,87, 92 and 93 Sky Hitch at Stagecoach possess geological, physical and environmental conditions compatible with the characteristics of the zone district for Stagecoach south Subdivisions.
- 3) The advantages of the consolidation is that the development of four lots that if not consolidated would require individual septic tanks, reduces traffic by reducing the number of developed lots and meets the goals of the Stagecoach community plan. No disadvantages of the consolidation were found, especially given that the house and septic tank and well currently exist on Lot 93.
- 4) The applicable provisions of HDR will be upheld for front, side and rear setbacks during building permitting.

The application and petition for consolidation of the lots within Sky Hitch Subdivision meet Routt County Zoning Regulations Sections 4.30 and 4.52.F as the consolidation is aligned with the Stagecoach Sub Area master plan of 2017. It is in the public interest to reduce the sanitary vaults, limit development and preserve the rural character of the area.

We look forward to the planning department review and we are available to meet or speak at 97-846-5270 about the project. Ludwig and Linda Kinzli are the applicants, but they live in Larimer County and may at times be unavailable to meet in person if necessary.

Respectfully Submitted,
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