



D&D SURVEYING AND PLANNING LLC

SURVEYING · BOUNDARY RETRACEMENT · LAND PLANNING

P.O. BOX 770926

STEAMBOAT SPRINGS, COLORADO

80477

T: (970) 879-2715

tomk@ddsurveying.com

www.ddsurveying.com

August 12, 2024

Michael Fitz
Planner II
Routt County Planning Department
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: PL20240047, PS23-129
Ref D&D Project File #5019-001

Michael;

D&D Surveying and Planning is pleased to submit this 1ST Reply to the Preliminary Review Comments letter dated July 17, 2025 for the 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.

Preliminary Review Comments:

- The narrative indicates that existing easements and building envelopes will be maintained. The County's UDC, Section 4.52.F.1.d requires that all interior easements be vacated. Additionally, the County does not support keeping two separate building envelopes and suggests that the envelopes be omitted in favor of no-build zones. Please obtain easement vacation materials from Planning.

Reply; Comcast does not support vacation of the interior 10' wide easements that are offset from the interior lot line to be removed. Email from Comcast submitted as support.

The existing building envelope per the original plat of Lynx Basin Estates is retained on Lot 12, and the Lot 13 building envelope per the original plat of Lynx Basin Estates is removed.

- The proposed plat shows the above-mentioned easement, building envelopes, and also seems to include the existing property line, which should be removed. Please revise the plat to show these items.

Reply: Plat revised as per above; Lot line removed, Building envelope on lot 13 removed.
Revised Plat uploaded to Cityview.

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
Tom Kelly, Principal, CO PLS# 38813
970-879-2715
tomk@ddsurveying.com