



ROUTT COUNTY

PLANNING DEPARTMENT
136 6th Street, Suite 200
Steamboat Springs, CO 80477
Ph: (970) 879-2704

OFFICE USE	Presubmittal Code _____
	Planner Initials <u>AG</u> _____
	Identifier _____

SUBMITTAL CHECKLIST SUBDIVISION—PRELIMINARY PLAN

This checklist shall be completed by the staff planner at the pre-application meeting and must be submitted online. Failure to submit all required information may delay the review of the application. Applicant is responsible for notice to mineral interest owners (refer to Mineral Interest Notice Requirements).

Project Type Subdivision Planning Type Preliminary

- Application fee \$2,400 + \$40/lot
- Proof of ownership: Deed or Assessor's Property Record Card
- Statement of Authority, if required
- Written narrative / detailed description of subject tract and proposed subdivision, including any relevant special features and characteristics of the property and proposed subdivision
- Existing conditions map of subject site illustrating existing improvements, geologic hazards/characteristics, steep slopes (>30%), zoning, waterbodies, floodplains, soils, vegetation, wildfire hazards, visually sensitive viewsheds, and wildlife high priority habitat
- Preliminary subdivision plan (24" x 36" sheet size), prepared and sealed by registered land surveyor, drawn to scale of 1" = 100' unless otherwise approved, including the following information, as applicable:
 - Scale, written and graphic
 - North arrow (designated as true north)
 - Names and addresses of property owner(s), subdivider, planner or designer, and registered surveyor
 - Location and dimensions of all existing and recorded streets, alleys, easements, section lines, improvements, and other important features within and adjacent to the proposed subdivision tract
 - Reference to permanent survey monuments with a tie to a section corner or quarter-section corner
 - Gross acreage of subdivision tract, excluding existing dedicated public right-of-way
 - Water bodies, drainages, and ditches
 - Designated "no build" zones
 - Number, size, layout, and dimensions of proposed lots
 - Layout, widths, curves, radii and other dimensions of subdivision streets
 - Location and area of any multi-family residential, commercial, industrial, and public uses; churches; schools; parks; and other non single-family uses, lots, or outlots
 - Proposed subdivision name and number of filings
 - Date of plan preparation
 - Topography with minimum 2-foot contours, existing and proposed
 - Wetlands, floodplain, and steep slopes (>30%)
 - Zoning of subject and adjacent property
 - Number and location of off-street parking spaces
 - Location of proposed Improvements
- Mitigation Plan for any significant negative impacts (Refer to Chapter 3 Sections 1-3 and Section 4.51.H, Routt County Unified Development Code "UDC")
- Engineered plans for all proposed utilities, including water and sewer systems and utility lines
- Engineered plans and profiles for all new public streets and Common Roads (Refer to Sections 3.6 and 3.7, UDC)
- Transportation Summary Information per Road & Bridge Department standards (Refer to Sections 3.20.A.8 and 3.23.C.4, UDC)
- Traffic Impact Study per Road & Bridge Department standards, if required (Refer to Sections 3.23, UDC)
- Information regarding method of wastewater disposal (Refer to Sections 2.1.D and 3.4.E, UDC)
- Information regarding water availability and quality, documentation of water rights or letter of intent to serve from a special district (Refer to Sections 2.1.E and 3.4.D, UDC)
- Engineered drainage study (3.4.H)
- Water Quality study and mitigation plan

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- Wildlife mitigation plan *(Refer to Section 3.34 and 4.51.H, UDC)*
- Wildfire hazard and mitigation plan *(Refer to Section 3.1.C and 4.51.H, UDC)*
- Analysis of natural hazard areas *(Refer to Section 3.33, UDC)*
- Landscaping and Revegetation plan *(Refer to Section 3.9, UDC)*
- Floodplain study, if required
- Snow storage plan *(Refer to Section 3.10, UDC)*
- Stormwater management plan *(Refer to Section 3.5, UDC)*
- Information regarding design, designation, dedication, and maintenance of open space and trails; *(Refer to Section 3.24 and 4.51.E, UDC)*
- Information regarding dedication and/or fee in lieu of dedication of parks and school sites *(Refer to Section 4.51.D, UDC)*
- Information regarding the Essential Housing requirement *(Refer to Section 4.53.B.4, UDC)*
- Information regarding the Public Benefit requirement *(Refer to Section 3.22 and 4.53.B.5, UDC)*
- Information showing compliance with the purpose of Tier 2 Targeted Growth Areas *(Refer to Section 2.19.A, UDC)*
- Weed management plan
- Soil report
- Draft Covenants
- Additional information as required by Planning Director _____
 - CDOT Access Permit (submitted or approved)
 - State Park mitigation plan
- Information regarding conditions of approval of Sketch Subdivision Plan, if applicable

Owner Signature(s)

I consent to this application being submitted and that all information contained within is true and correct to the best of my knowledge.



Owner's Signature

SMV Stagecoach Ski Mountain, LLC by Chris Wittemyer, Manager

Print/type name of owner

Owner's Signature

Print/type name of owner