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February 12, 2025

Routt County Planning Department
136 6th Street
Steamboat Springs, CO 80477
Phone: (970)-879-2704

RE: Lot 8, Moonhill Meadows
Rosemary Whittingham
50215 Moon Hill Drive,
Steamboat Springs, CO 80487
Parcel No. 141200008

Dear Planning Department,

Please accept this application as the narrative for an lot line adjustment subdivision per the Routt County Unified Development Code (UDC) Chapter 4, Section 5: Subdivision 4.52 Administrative Subdivision.

Background

Lot 8, Moonhill Meadows, also known as 80215 Moon Hill Drive, is a 5.36 acre property that contains a residential single family home, a barn, and a 36' x 48' garage as shown on the attached Improvement Survey Plat. Mr. and Mrs. Whittingham have owned the property since 1973. The original home was constructed in 1971, remodeled in 1988 and 2009. There is a barn constructed in 2004 on westerly side of the property and garage on the northside of the property constructed in 1984. The barn and shed on the west are constructed on 50310 Moon Hill Drive. To alleviate the grazing and buildings on the northerly property Nathan and Alison Nicholas are participating in the lot line adjustment and replat with the Whittinghams. The lot line adjustment will bring the barn which the Whittinghams have enjoyed for over fifty years into their property boundaries.

The Routt County Unified Development Code (UDC) permits lot line adjustments under Section 4.52 of the code. The UDC states, "A Lot Line Adjustment allows the transfer of a part of one lot/parcel to an adjacent lot/parcel for the purposes of enlarging a lot, altering a lot line, or correcting a legal description."

1. Standards. A Lot Line Adjustment shall comply with the following standards:

- a) Only lot/parcel lines that are common to the subject lots/parcels may be adjusted. **The parcels involved are adjacent and share a common property line.**
- b) The adjustment results in the same number of lots or parcels. No new lots or parcels may be created through the Lot Line Adjustment. **The adjustment does not create any new lots.**
- c) The existing subject lots/parcels have been deemed buildable lots by the Planning Director. **Both lots are buildable since the parcels have individual tax accounts.**

- d) In the case of an LPS, Minor Development Subdivision Exemption, a lot/parcel not serviced by a Combined Sewer Collection System, or non-conforming lot/parcel, the Lot Line Adjustment shall not reduce the size of any existing non- conforming lot/parcel to less than five acres or reduce the size of any existing lot parcel which is less than five acres. **Non-applicable.**
- e) The adjustment does not result in a parcel lying in more than one zone district. **No zone district change is proposed.**
- f) If a subject lot has a legal non-conforming structure that does not conform to a zone district setback, the Lot Line Adjustment shall not increase the non-conformity. **Non-applicable.**

We look forward to a full review of the proposed lot line adjustment. Please process the application as soon as possible and contact me by email or phone with any questions.

Sincerely,

Walter Magill, PE-PLS
Four Points Surveying and Engineering