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May 23, 2021
Reduced June 25, 2021

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

RE: Lot 9, Alpine Acres
Residential Development Preliminary Subdivision Plan
Pin No. 101500009

Dear Planning Department,

Please accept this application for a combined sketch plan and preliminary subdivision plan in accordance with Section 2.14.1 and 2.14.2 of the Routt County Subdivision Regulations for Lot 9, Alpine Acres. The owner of Lot 9 is making an application for the subdivision of Lot 9 into two single family lots.

Sketch Plan. This is a proposal to subdivide Lot 9, Alpine Acres Subdivision containing 0.88 acres more or less into two lots of approximately equal size. The resultant lots will be similar in size to lots in neighboring Trouvaille Subdivision and Stone Ridge Subdivision.

Lot 9 lies on a gentle west/southwest slope covered with a moderate aspen stand. There are no areas with slopes greater than 30%. There are no critical wildlife habitats on the lot and the wildfire hazard is low. The soils are good and the natural vegetation has returned to any disturbed areas from the original subdivision.

The Lot lies with the Urban Growth Boundary for Steamboat Springs but is not within the City limits. It is Zoned "LDR" Low Density Residential by Routt County.

The access to the proposed new lot is from the northeast corner of the property from Alpine Drive. Routt County Road and Bridge has reviewed the proposed subdivision and waived the need for a traffic study. The final location of the proposed driveway will need to meet the Routt County Road and Bridge standards. All of the lots will be accessed by paved roads bordering both the South and East sides of the lot. Alpine Drive borders the East side and Fish Creek Falls Road borders the South side of the lot. The existing house on Lot 1 is accessed by Fish Creek Falls Road. Alpine Acres Subdivision is serviced by City of Steamboat Springs sewer and water Utilities Division. Adequate sewer and water facilities are in place, the new owners of Lot 2 will need to pay into the water district and an additional fee for the Elkins Meadows water tank. The goal of the subdivision is to create a single family home on Alpine Drive.

Sketch Plan – Mitigation for Significant Negative Impacts

No significant negative impacts are expected from the proposed development aside from the potential impacts due to a single home site. When Lot 2 is submitted for a building permit, a storm water management plan will be required.

The owner is not providing any landscape plan since the lot is currently well vegetated and no new development is being proposed.

Preliminary Subdivision Plan. This is a proposal to subdivide Lot 9, Alpine Acres Subdivision containing 0.88 acres more or less into two lots of approximately equal size. The resultant lots will be similar in size to lots in neighboring Trouvaille Subdivision and Stone Ridge Subdivision.

The existing house on 1900 County Road 32 built in 1975 is constructed in the 15' rear LDR zoning setback and the detached barn built in 1978 is constructed in 15' front LDR zoning setbacks. The owners will request a planning commission approval to permit the location of the existing structures.

Preliminary Subdivision Plan – Mitigation for Significant Negative Impacts

No significant negative impacts are expected from the proposed development aside from the potential impacts due to a single home site. When Lot 2 is submitted for a building permit, a storm water management plan will be required.

The owner is not providing any landscape plan since the lot is currently well vegetated and no new development is being proposed.

We look forward to the full review of the proposed preliminary subdivision package. Please schedule the replat of Lot 9, Alpine Acres to the planning commission as soon as possible.

Please call or reply with any questions.

Sincerely,

Walter N. Magill, PE-PLS
Four Points Surveying and Engineering
