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October 20, 2021

Routt County Planning Department
136 6th Street, Suite #200
Steamboat Springs, CO 80487

RE: PL20210013 Subdivision, 1900 RCR 32
Four Points Surveying and Engineering Job No. 2009-001

Dear Planning Department;

Please accept this letter as a complete reply to the October 4, 2021 Missing Submittal Requirements. The applicant met with staff on October 4, 2021 to review the six listed missing items. We offer the following summary of documents included in the new upload and this letter as fee-in lieu for Open Space.

1. Water availability, quality and right of documentation. The staff requested the original emails from the City of Steamboat Springs Utility Department from Amber Gregory. The email is attached
2. Vicinity Map. A map is attached.
3. Open Space Designation. A fee in lieu is outlined below based on recent sales in an adjacent subdivision.
4. Statement of Approval from owners. Attached
5. Key for site and utility plan. Completed and attached.
6. Preliminary application letter. Revised and attached.

Open Space Designation:

Lot 6, Fox Grove Subdivision, sold on 3/10/21 for \$469,000, .91 acre. That's a \$511,210/acre price
Lot 1, Fox Grove Subdivision, sold on 4/30/21 for \$469,000, .69 acre. That's a \$614,390/acre price.

The average of these two sales is \$562800/acre.

Fox Grove paid a fee in lieu of \$23,937 for 5 acres of development, or \$4,787 per acre in January 2019. The county requires a 10% land dedication for open space. The total acreage of the property is 0.88 acres, therefore open space is 0.088 acres or 3,833 sq. ft. Based on the January 2019 per acre price and accounting for the value increase in land in 2021, the owner proposes to pay the county \$7,000 in fee in lieu.

In conclusion, we request the Routt County Planning Department begin review of the application for the subdivision of 1900 RCR 32. Four Points Surveying and Engineering and the applicant feel that sketch plan and preliminary subdivision are meet the community plans and approval criteria for subdivision.

Thank you for your review of the application and we look forward to continued discussion.

Sincerely;

Walter Magill, P.E.

Four Points Surveying and Engineering
