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August 26, 2021

Routt County Planning
136 6th Street, 2nd Floor
Steamboat Springs, CO 80477

RE: Lots 59, 60 and 65 Sky Hitch at Stagecoach
20640 Stirrup Way, 20680 Stirrup Way and 34130 Whiffle Tree Trail, Oak Creek, CO
Lot Consolidation Final Plat

Dear Routt County Planning;

Four Points Surveying and Engineering is pleased to submit the Lot Consolidation application on behalf of Christopher S. Reed and Keelin K. Regan-Reed, the owners of Lots 59, 60 and 65 Sky Hitch at Stagecoach also known as 20640 Stirrup Way, 20680 Stirrup Way and 34130 Whiffle Tree Trail Oak Creek, Colorado.

The Reeds purchased the three lots in the fall of 2020 in hopes of completing the consolidation and building a home on the lot. The Reeds desire to consolidate the three lots into a single taxed parcel of 5.00 acres to allow for a single family home with an individual septic system to be constructed on the property.

Description of tracts and proposed consolidation: Lot 59 is 1.97 acres and climbs from Stirrup Way fifty vertical feet to the rear lot line. Lot 60 is 1.81 acres and front Stirrup Way before rising 65± feet to the south property line in the rear. Lot 65 is 1.43 acres and frons Wiffle Tree. This is a more level lot than 59 and 60. All of the lots are tree covered with a mixture of pines, aspens and scrub oak species in clusters.

Description of the requested vacation: The Owners have been approved by the public utility companies to vacate interior utility and drainage easement between Lot 65 and Lot 59 and the utility and drainage easement between Lot 59 and Lot 60. The exhibit depicts the vacation of the easements.

Zoning Amendment: The lots are currently zoned Low Density Residential (LDR). The final plat depicts a lot line elimination along the common lot lines to create a single parcel. The existing ten (10) foot utility and drainage easement parallel to and adjacent to the common property lines are to be vacated by a utility easement vacation also part of this application.

The lots meet the Routt County Zoning regulations Section 8.2.1 based on the following facts.

1. The proposed consolidation is consistent with the goals and policies of the of the Stagecoach Community Plan, Section 5.4 Infill and Replats (Lot Consolidations) and the Routt County Master Plan Section 4.2.B to encourage sensitive development and uses that preserve the rural character, wildlife habitat and agricultural uses.
 2. Lots 59, 60 and 65, Sky Hitch at Stagecoach possess geological, physical and environmental conditions compatible with the characteristics of the zone district for Stagecoach south subdivisions.
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3. The advantages of the consolidation permits the development of three lots that if not consolidated would require individual septic tanks, reduces traffic by limiting the number of lots and meets the goals of the Stagecoach community plan. No disadvantages to the consolidation were found.
4. The applicable provisions of LDR will be upheld for front, side and rear setbacks during building permitting.

Response to Standards of Section 8.2.2 of the Routt County Zoning Regulations: The consolidation process in the south Stagecoach Subdivision has determined that the existing zone district is inconsistent with policies and goals of the Stagecoach Community Plan and Routt County Master Plan as noted above. In addition, the area for which the rezoning is requested has changed to such a degree that it is in the public interest to encourage the proposed consolidation. It is unlikely the Morrison Creek Water and Sanitation District is going to extend community water and sewer services to properties in the south Stagecoach Subdivisions.

Further, The application and petition for consolidation of the lots within the Sky Hitch Subdivision meet Routt County Zoning regulations Section 8.2.2. as the consolidation is aligned with Stagecoach Sub area master plan of 2017. Currently, consolidation of lots in the south Stagecoach subdivisions is in the public interest to reduce the use of sanitary vaults, limit development and preserve the rural character of the area. The lot are currently zoned LDR zone district and the lots require connection to the central water and sewer systems. The lack of central water and sewer systems in the area is a factor for the consolidation. The MRE zoning change will permit the owners to consolidate the lots.

We look forward to the planning department review and we are available to meet or speak 970-871-6772 about the project anytime.

Sincerely;

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