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Routt County Planning  
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**RE: JLB REPLAT**

**NARRATIVE TO CONSOLIDATE**  
**March 4, 2022**

**Jeff Burchardt, and James “Bear” Ackerman (acting representative) are requesting your approval for the creation of JLB REPLAT, and also vacate the 10 foot wide easement located on each side of the common lot line.**

**Jeff Burchardt purchased Lots 174, 175, 176, 177, 188, 189, & PART OF COMMON AREA 2, HORSEBACK AT STAGECOACH**

**October 13, 2021 per deed at Reception #830915. Jeff Burchardt desires to consolidate These lots into one single taxed parcel of 5.0 acres to allow for a single family home with a individual well and septic system.**

**Description of the lots to be consolidated.** The lot area mostly sage brush, with an aspen grove over Lots 174 & 175. The Slope Analysis map has the areas over 30% slope mapped out, showing two building areas on the site. Jeff Burchardt is not sure at this point which road he will access from. I was contacted to do the survey work, with snow on the ground, so I have not seen the property to comment on if there are wet areas.

**Zoning Amendment.** The lots are currently zoned Low Density Residential (LDR). The final plat depicts a lot line elimination along creating a single parcel. All the internal existing 10 foot wide public utility and drainage easements are to be vacated also as part of this application.

## **STAGECOACH COMMUNITY PLAN**

### **PER 5.4 Infill and Replats (Lot Consolidations)**

**This proposal of consolidation is the goal of the plan.**

**Rural character, reduction of sewer vaults.**

## **STAGECOACH COMMUNITY PLAN-MASTER PLAN**

**Section 3 Mentions the Metro District and Routt County are not likely to be funding sources for infrastructures, the consolidation will not put burden on the infrastructures.**

## **ROUTT COUNTY SUBDIVISION REGULATIONS**

### **SECTION 3 DESIGN STANDARDS**

**JLB REPLAT is a consolidation of existing platted lots with a constructed roads and lots laid out per these standards.**

## **ROUTT COUNTY ZONING REGULATIONS**

**The proposed lot consolidation meet the regulations based upon the following facts.**

**PER 8.2.1.A We are proposing to change the zoning from HDR High Density Residential to MRE Mountain Residential Estates, consistent with the 5 acre plus Lot consolidations.**

**PER 8.2.1.B We have mapped the slopes on the sites, showing areas over 30% slope as NO BUILD AREAS.**

**PER 8.2.1.C This will help the county by decreasing the number of lots.**

**PER 8.2.1.D We believe that we will meet the provisions of the Zoning regulations when this replat is completed.**

**PER 8.2.1.E There are roads, Sewer will be on site, Water will be well, fire protection, emergency services are as in all of Stagecoach area, Electric is on site.**

## **ROUTT COUNTY ZONING REGULATIONS**

**PER 8.2.2.A**

**PER 8.2.2.B**

**PER 8.2.2.C**

**PER 8.2.2.D**

**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. 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.**

The application and petition for consolidation of the lots within the **HORSEBACK AT STAGECOACH** subdivision meet Routt County Zoning regulations Section 8.2.2. as the consolidation is aligned with Stagecoach Subdivision 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 lots 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.

Sincerely,

James "Bear" Ackerman, Colorado RLS#16394

President Emerald Mountain Surveys, Inc.

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