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February 21, 2022

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

RE: Homestead B8 – Marabou Subdivision Filing No. 1 LPSE
Replat – Building Envelope

Dear Routt County Planning;

Four Points Surveying and Engineering is pleased to submit the application and drawings for a replat of Homestead B8 Marabou Filing No. 1 LPSE Subdivision. The owner of Homestead B8 has permission from the Marabou design review board (DRB) to adjust the building envelope to construction a secondary dwelling unit. Due to the wildlife plan implications, Marabou is continuing the use of building envelopes and we are depicting the revised envelope on the proposed replat.

For approval of the replat and adjustment of the building envelope; Four Points Surveying and Engineering reviewed the Routt County Subdivision Regulations, Section 5. The following regulations support the relocation of the building envelope being requested by the applicant on Homestead B8.

1. Section 5.1.1. Agricultural Land B4 “Site and size lots and building envelopes to minimize impact on agricultural activities.” The relocation of the building envelope within Homestead B8 will have no impact on the existing agricultural activities at Marabou Subdivision since the agricultural activities are contained within the remainder parcel.
2. Section 5.1.2 Visual Resources A1, A2 and A4. Homestead B8 is an interior lot on Marabou Subdivision and the lot and building location will not increase visual impacts to public right of way, skylining or increase visual impact from the open space.
3. Section 5.1.3 Rivers, Lakes, Wetlands, and Riparian Areas A1, A2: The placement of the proposed residence will follow water body setbacks as outlined in the Routt County Zoning Regulations 5.11.
4. Section 5.1.5 Wildlife A1: The relocation of the building envelope will not impact critical wildlife habitat of threatened and/or endangered species.
5. Section 5.1.6 Geologic, Fire, Flood and Slope Hazards A1, A2 and C1 and D1: The relocation of the building envelope area will not place the building envelope into geological unstable areas or areas within any floodplain or severe fire hazard areas.

Lastly the adjustment of the building envelope will not violate the Marabou Subdivision covenants.

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

Sincerely;

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