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May 13, 2022

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

RE: Lot 60, Alpine Mountain Ranch LPSE – Amendment No. 5
Building Envelope Revision – REPLAT

Dear Routt County Planning;

Four Points Surveying and Engineering is pleased to submit the application and drawings for the final plat for Lot 60, Alpine Mountain Ranch LPSE Amendment No. 5 Building Envelope Revision.

The owner of Lot 60 requests removal of the building envelope. Page 2 of the replat depicts no build zones with metes and bounds label which end up as a de-facto building envelope.

For layout of the proposed replat Four Points Surveying and Engineering reviewed the Routt County Subdivision Regulations, Section 5. The following regulations support the modification of the building envelope being requested by the applicant on Lot 32.

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 Lot 60 will have no impact on the existing agricultural activities at Alpine Mountain Ranch since the agricultural activities are contained within the remainder parcel.
2. Section 5.1.2 Visual Resources A1, A2 and A4: Lot 60 is located on the interior of Alpine Mountain Ranch property. The new 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 removal 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 removal 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 removal of the building envelope will not violate the Alpine Mountain Ranch 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