



PLANNING DEPARTMENT
136 6th Street, Suite 200
Steamboat Springs, CO 80477
Ph: (970) 879-2704

SUBMITTAL CHECKLIST
SUBDIVISION—CONSOLIDATION
STAGECOACH, STEAMBOAT LAKE

OFFICE USE	Presubmittal Code	PS22-001
	Planner Initials	MF
	Identifier	Scott Zayatz

This checklist shall be completed by the staff planner at the pre-application meeting and must be submitted online. Failure to submit all required information may delay the review of the application.

- Project Type Subdivision Planning Type(s) Consolidation
- ☒ Application fee \$ 600
 - ☒ Proof of ownership: Deed or Assessor's Property Record Card
 - ☐ Statement of Authority, if required
 - ☒ Vicinity map
 - ☒ Boundary survey (certified by Registered Land Surveyor)
 - ☒ Written narrative
 - ☒ Detailed description of subject tract and proposed consolidation.
 - ☒ Detailed description of requested vacation.
 - ☒ Detailed response to the standards of Section 8.2.1 of the Routt County Zoning Regulations. The petition must show that all of the following exist:
 - ☒ The proposed zone change is consistent with the goals and policies of the Master Plan and any applicable sub-area plans.
 - ☒ The area in question possesses geological, physical, and other environmental conditions compatible with the characteristics of the requested Zone District.
 - ☒ The advantages of the requested Zone District substantially outweigh the disadvantages to the County and neighboring land occasioned by the amendment.
 - ☒ The applicable provisions of the Zoning Regulations can be met.
 - ☒ In the case of a rezoning that would increase allowable residential, commercial, or industrial density, adequate facilities such as roads, water and sanitation, fire protection, emergency services and public utilities are available to serve the area.
 - ☒ Detailed response to the standards of Section 8.2.2 of the Routt County Zoning Regulations. The petition must show that one or more of the following exist:
 - ☒ The existing Zone District is inconsistent with the policies and goals of the applicable Master Plan and any applicable adopted area or community plan.
 - ☐ The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the area.
 - ☐ The proposed rezoning is necessary in order to provide land for a demonstrated community need.
 - ☐ The existing zone classification currently shown on the Official Zone Map is an error.
 - ☒ Confirmation from the Colorado Division of Water Resources that a well permit can be obtained

- Verbal confirmation received via conversation w/ CDWR on 4/5/22 that a domestic well permit can be obtained. Regulator said it's best to apply once the parcels have been consolidated. Jiffy Zayatz

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☒ Survey plat (24" x 36" sheet size), prepared and sealed by registered land surveyor, drawn to scale of not less than 1" = 50', including the following information, as applicable:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Scale, written and graphic | <input checked="" type="checkbox"/> Subdivision name (and filing, if applicable) |
| <input checked="" type="checkbox"/> North arrow (designated as true north) | <input checked="" type="checkbox"/> Basis of bearings |
| <input checked="" type="checkbox"/> Written property description referencing county, state, section, township, range, and principal meridian or established subdivision, block, and lot number or other established and accepted method | |
| <input checked="" type="checkbox"/> Boundary and lot lines with exact lengths and bearings | <input checked="" type="checkbox"/> Location and names of all streets |
| <input checked="" type="checkbox"/> Lots and blocks numbered in consecutive order | <input checked="" type="checkbox"/> Open spaces, public parcels and similar areas |
| <input checked="" type="checkbox"/> Names of abutting subdivisions, or "unplatted" for abutting unplatted property | <input checked="" type="checkbox"/> Location and dimension of all easements (shown using dashed lines) |
| <input checked="" type="checkbox"/> Curve data (in chart) including radii, internal angles, points of curvature, arc lengths, chord distance and bearing | <input checked="" type="checkbox"/> Description of monuments, found and set, marking boundary and lot lines, including control monuments |
| <input checked="" type="checkbox"/> Signature blocks as required by Appendix B, Routt County Subdivision Regulations | <input checked="" type="checkbox"/> Designated "no build" zones |
| <input checked="" type="checkbox"/> Cross references and plat notes as required by Appendix B, Routt County Subdivision Regulations | |

☒ Digital copy of plat

☐ Engineered plans for all utilities, including water and sewer systems and utility lines

☐ Engineered plan and profiles for all new driveways and roads

☐ Final plans for all other improvements

☐ Cost estimates for all improvements

Note - a title policy commitment, less than 30 days old, may be required prior to plat recording; consult with Planning Staff

EASEMENT VACATION

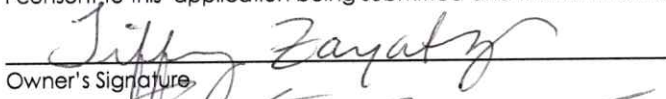
- ☒ Legal description of easement to be vacated - provided in survey plat
- ☐ Utility company sign-off / approval letters • approval from Morrison Creek Water & Sanitation District.


RIGHT-OF-WAY VACATION

- ☒ Legal description of right-of-way to be vacated - provided in survey plat
- ☐ Statement of approval from Routt County Road & Bridge Department
- ☐ Statement of approval from all property owners who rely on the right-of-way to be vacated

Owner Signature(s)

I consent to this application being submitted and that all information contained within is true and correct to the best of my knowledge.


Owner's Signature


Owner's Signature

Tiffany Zayat

Print/type name of owner

Scott Zayat

Print/type name of owner

Landowner Statement of Approval

As the landowner of Horseback at Stagecoach Lots 47, 48, 49, 50, 53, 54, 55, and 56

I consent to this application being submitted.

Name & Title of Applicant:

Tiffany Zayatz, and Scott Zayatz

X Tiffany Zayatz, and Scott Zayatz

Routt County Utility Contacts
(Required if checked)

☐ **Comcast**

Andy Newby
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970-977-9004

Tony Hildreth
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970-534-0610

☐ **Atmos Energy**

Donald Crane
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970-385-3281

☐ **YVEA**

Benj Hoffner
bhoffner@yvea.com
970-879-1160

☒ **Morrison Creek
Water and
Sanitation District**

Geovanny Romero
gdromero@mcwater.org
970-736-8250

☐ **Century Link**

Jason Sharpe
Jason.Sharpe@CenturyLink.com
970-328-8290

☐ **Steamboat Lake Water and
Sewer**

Jim Standish
jstandish@steamboatlakewater.com

Jackie Johnson
admin@steamboatlakewater.com
970-846-9039

☐ **Steamboat II Metro District**

Chase Baker
Admin@steamboat2metro.com
970-846-4246

☐ **Routt County Environmental
Health (for projects in Milner or
Phippsburg)**

Scott Cowman scowman@co.routt.co.us
970-870-5588

☐ **Tree Haus Metro District**

Sandra Rummmler
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