

Henri and Georgina Kolenaty Stetter
30370 Routt County Road 14B
Steamboat Springs, CO 80487
970 846 0334



21 December 2022

Sally Ross
Routt County Planning Department
Via email to: sross@co.routt.co.us

Re: Fair Acres Ranch Historical Property
Planning Project #PL20220098

Dear Ms. Ross:

Good Day!!! Our home owned since 1992 is located at 30370 County Road 14B. In reference to the Fair Acres Ranch property which is located ½ mile north west from our property where all activities can be seen clearly from our property.

The current owners purchased the property with the knowledge that it was already a historical designation site however due to a total remodel and makeover prior to their purchasing the existing property does not quite resemble the “old historical dwelling”.

Commencement of a larger secondary residence in the middle of the hay field, much farther away than the existing dwelling while the regulations require them to be within 300 ft. and limited to 800 square feet as stated in the Master Plan Survey is a mystery.

In addition, the environmental impact on the drainage, Grouse creek, the nesting for sandhill cranes, grouse, elk and other wildlife which have always gathered in this area not only during the spring but fall and winter seasons will unnecessarily disrupt their instinctive habits.

The rural, countryside, historical aspects that Routt County proclaims are slowly being overlooked with the increase of modern large residences that do not fit in the area.

If the variance has already been verbally granted to the property owners, it is a completed matter.

Granting this request would not be in the best interest of the county and would open up doors for others to bypass and alter the existing Zoning Regulations.

Very truly yours,

Henri & Georgiana Stetter