



January 24, 2023

Landmark Job No. 2012-005

Routt County Planning Department

136 6th Street, Suite 200

Steamboat Springs, CO 80477

**RE: PL20220109 Smith Steamboat School Dist Replat
Steamboat Schools West Exemption, Filing No. 2
Lot Line Adjustment Application Narrative**

Dear Routt County Planning:

This letter provides the Routt County Planning Department with a detailed description of the above referenced Lot Line Adjustment Application (the "application").

Landmark Consultants, Inc. (Landmark) is the Land Surveyor of record for the application. The property is owned by Steamboat Springs School District RE2.

Project Narrative:

Lot 1, Steamboat Schools West Exemption consists of vacant land lying on both the north and south sides of US Highway 40. The portion of said lot south of the highway is bisected by the Yampa River.

The owner intends to adjust the lot line for Lot 1, Steamboat Schools West Exemption to coincide with the northerly boundary of the US Highway 40 right-of-way.

Per a discussion with Alan Goldich, the draft final plat attached to the application consists of the portion of said Lot 1 north of US Highway 40, and excludes that portion lying south of US Highway 40.

The owner's intent is to transfer title to the portion of Lot 1, Steamboat Schools West Exemption lying south of US Highway 40 to the owner of Lot 3, More Ranch Subdivision, Filing No. 3. Said Lot 3 is contiguous with said portion of Lot 1 along its entire southerly boundary.

This letter was prepared solely to address the requirement for a project narrative for the County Lot Line Adjustment application process.

Sincerely,

Landmark Consultants, Inc.

Jeffry A. Gustafson, L.S.

