

# ROUTT COUNTY PLANNING COMMISSION AGENDA

July 9, 2020  
6:00 PM

Due to the COVID-19 pandemic, this hearing will be conducted through the Zoom application. You may access this meeting by clicking [here](#).

Live audio is available by calling (669) 900-6833.

Meeting ID: 828 3534 3424

Password: 310181

## 1. CALL TO ORDER

## 2. PUBLIC COMMENT

Members of the public may address the Planning Commission on items not on the agenda. (Comments regarding items on the agenda will be taken during that agenda item.)

## 3. APPROVAL OF MINUTES

### A. Minutes From June 25, 2020

Approval of minutes from June 25, 2020

Documents:

[062520-pc-corrected.doc](#)

## 4. ITEMS FOR CONSIDERATION

### A. Reed Sanctuary Ranch (To Be Tabled To August 6, 2020)

### B. Steamboat II, Filing 3 Replat

Steamboat II, Filing 3 Replat

Activity #:	PL-20-107
Petition:	Lot Line Adjustment and Utility Easement Vacation
Applicant:	Scott and Tami Havener
Legal:	Lots 107 & 108 Steamboat II, Filing 1
Location:	40464 Harbor Place

Documents:

[PL-20-107 Havener Replat 7-9-20 PC Staff report.pdf](#)

## 5. ADMINISTRATOR'S REPORT

Administrator's Report may include the reading of future Planning Commission agendas and recent Board of County Commissioner decisions.

## 6. ADJOURNMENT

Agenda packets can be accessed at [www.co.routt.co.us/AgendaCenter](http://www.co.routt.co.us/AgendaCenter).

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## ROUTT COUNTY PLANNING COMMISSION

### DRAFT MINUTES

June 25, 2020

The regular meeting of the Routt County Planning Commission was called to order at 6:00 p.m. with the following members present: Chairman Steve Warnke, Bill Norris, Troy Brookshire, Peter Flint, Brian Kelly, Roberta Marshall, Greg Jaeger, Billy Mitzelfeld and Andrew Benjamin. Rohail Abid was absent. Interim Planning Director Kristy Winsler and staff planner Alan Goldich also attended. Sarah Katherman prepared the minutes. This meeting occurred via Zoom.

#### **PUBLIC COMMENT**

There was no public comment.

#### **MINUTES - June 4, 2020**

Commissioner Kelly moved to approve the minutes of the Routt County Planning Commission meeting cited above, as written. Commissioner Brookshire seconded the motion. **The motion carried 9 - 0.**

#### **MINUTES - June 11, 2020**

Commissioner Kelly moved to approve the minutes of the Routt County Planning Commission meeting cited above, as written. Commissioner Marshall seconded the motion. **The motion carried 9 - 0.**

**ACTIVITY: PL-19-176 & PL-19-177**

**PETITIONER: Stan Wagoner**

**PETITION: 1. Consolidation of Lot A Replat, Lots 18-23 Steamboat Lake F1 and Lots 24-27 and 32 Steamboat Lake F1 into a single parcel  
2. Rezone from Low Density Residential to Mountain Residential Estates**

**LOCATION: Approximately 225 ' east from the intersection of CR 129 and Golden Tide Place**

Mr. Goldich reviewed the petition to consolidate a previously replatted 5-acre lot and five existing Steamboat Lake lots into a single parcel of a little over 12 acres. He said that the petition also includes a request to rezone the entire property to Mountain Residential Estates (MRE) to be consistent with the current zoning of Lot A. He presented pictures of the site and indicated the existing house which is on the 5-acre parcel. Mr. Goldich said that staff had not identified any issues of concern regarding the proposal, which is supported by the Routt County Master Plan and the Upper Elk River Valley Community Plan, and is consistent with past approvals.

Chairman Warnke asked if suggested Conditions of Approval (COAs) #8, #9 and #10 were appropriate. Mr. Goldich said that COAs #8 and #9 are regulations that formerly were included as plat notes but now are simply included in approvals as a means of calling attention to them. He said that COA #10 could be deleted because the property does not contain any areas in need of “no build” zones. In response to a question from Commissioner Brookshire, Alan said that COAs #8 and #9 are not included on the plat. He said that these are County regulations that apply to land in unincorporated Routt County, whether platted or not.

Chairman Warnke asked the applicant the purpose of the request. Mr. Wagoner said that he wants to join the adjacent land to the lot with the main house. He said that he has no intention of selling the land and does not want neighbors.

### **MOTION**

Commissioner Marshall moved to recommend approval of the lot consolidation with the findings of fact that the proposal with the following conditions complies with the applicable guidelines of the Routt County Master Plan and the Elk River Valley Community Plan and is in compliance with Sections 4, 5, and 6 of the Routt County Zoning Regulations, Sections 3 and 4 of the Routt County Subdivision Regulations. This approval is subject to the following conditions:

1. The Final Plat shall be finalized and recorded within one (1) year unless an extension is granted pursuant to Section 2.1.6, Routt County Subdivision Regulations. Extensions to up to one (1) year may be approved administratively.
2. Prior to recordation, the applicant shall submit an electronic copy of the approved plat to the County Planning Department in a .DWG format or other format acceptable to the GIS Department.
3. Prior to recordation all fees must be paid in full.
4. All property taxes must be paid prior to the recording of the plat.
5. The right of way for Gold Queen Place and Golden Tide Place shall be appropriately dedicated on the final plat.
6. The following notes shall be shown on the plat:
  - a. Routt County is not responsible for maintaining or improving subdivision roads. The right of ways shown hereon have been accepted by Routt County, however the County is not responsible for maintaining or improving subdivision roads.
  - b. Existing and new accesses shall meet access standards set forth by the Routt County Public Works Department and Fire Prevention Services.
  - c. Routt County (County) and the North Routt Fire District (District) shall be held harmless from any injury, damage, or claim that may be made against the County or the District by reason of the County's or the District's failure to provide ambulance, fire, rescue or police protection

to the property described on this plat, provided that the failure to provide such services is due to inaccessibility of the property by reason of internal roads being impassable. This conditions shall not relieve the County or the District of their responsibility to make a bona fide effort to provide emergency services should the need arise.

7. Address signage shall be in conformance with Routt County Road Addressing, Naming, and Signing Policy shall be located at the entrance to the driveway.
8. Revegetation of disturbed areas shall occur within one growing season with a seed mix that avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass mixes.
9. All exterior lighting shall be downcast and opaquely shielded.
10. A 'no build' zone shall be indicated on the plat to avoid construction of structures, septic fields and roads in areas including, but not limited to 30% or greater slopes. The "no build" zones shall be defined on the plat and approved by the Planning Director before the plat is recorded.
11. The recommendations for defensible space around structures from the Colorado State Forest Service should be adhered to for development of this lot.

Commissioner Kelly seconded the motion.

**The motion carried 9 - 0, with the Chair voting yes.**

### **MOTION**

Commissioner Marshall move to recommend approval of the zone change from LDR to MRE with the following findings of fact:

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and the Upper Elk River Valley Community Plan and is in compliance with the applicable provisions of Sections 8 of the Routt County Zoning Regulations.
2. The existing Zone District is inconsistent with the policies and goals of the applicable Master Plan and any applicable adopted area or community plan;  
or
3. 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.

This approval is subject to the following conditions:

1. The change of zone from Low Density Residential to Mountain Residential Estate shall become effective upon signing of a resolution amending the

Official Zoning Map by the Board of County Commissioners, said resolution to be recorded in the Routt County Clerk and Records Office.

2. The zone change is contingent upon a Final Plat being recorded.
3. The approval shall not be issued until all fees have been paid in full. Failure to pay fees may result in revocation of this approval.

Commissioner Brookshire seconded the motion.

**The motion carried unanimously.**

#### **ADMINISTRATOR 'S REPORT**

Ms. Winser said that although the Courthouse building may be opening to the public soon, the re-opening will not include the meeting rooms, so hearings will continue to take place on Zoom. She asked if Planning Commission would prefer to include multiple items on an agenda, or continue to have shorter agendas. There was consensus to have more items on the agenda, unless the petitions are controversial. She reviewed the upcoming agendas and noted that several additional applications are in the pipeline.

Commissioner Brookshire suggested that lot consolidations in Steamboat Lake and Stagecoach could be handled administratively or included as consent agenda items. Mr. Goldich noted that simple lot consolidations are administrative approvals, but if a zone change and/or vacation of utility easements is requested the petition requires Planning Commission and BCC approval. There was general consensus to move these types of petitions to the consent agenda unless staff feels they need in-depth review. Ms. Winser said she would add this to the housekeeping list.

**The meeting was adjourned at 6:45 p.m.**

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# Steamboat II, Filing 3

## Lot Line Adjustment

### Vacation of Utility Easements

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**ACTIVITY #:** **PL-20-107**

**Planning Commission:** July 9, 2020 @ 6:00 p.m.

**Board of Commissioners:** July 28, 2020 @ 1:30 p.m.

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**PETITIONER:** Tami and Scott Havener

**PETITION:** Lot Line Adjustment between Lots 107 & 108  
Vacation of Utility Easements

**LEGAL:** Lots 107 & 108 Steamboat II, Filing 1

**LOCATION:** 40465 Harbor Place

**ZONE DISTRICT:** Low Density Residential (LDR)

Required setbacks:

Front and back: 15'

Side: 10'

Lot frontage: 75'

**AREA:**

Existing

Proposed

- |                        |            |
|------------------------|------------|
| • Lot 107– 0.23 acres  | 0.23 acres |
| • Lot 108 – 0.22 acres | 0.22 acres |

**STAFF CONTACT:** Chris Brookshire, cbrookshire@co.routt.co.us

- ATTACHMENTS:**
- Narrative/letter from Four Points Surveying
  - Plat
  - Improvements Survey Plat
  - Existing Conditions Plat
  - Steamboat II, Filing 1
  - Pictures
-

**History:**

Steamboat II, Filing 1 was recorded in the Routt County Clerk and Records Office May 5, 1971. The roads are maintained by Routt County and water and sewer is supplied by the Steamboat II Water and Sanitation District.

**Site Description:**

The lots are fronted by two streets: Harbor Place on the east, and Steamboat Drive on the west. Access for the existing residence is from Harbor Place. The property is fenced along the west property line behind the home and the property is extensively landscaped.

**Project Description:**

The home on Lot 107 was constructed with the garage sited over the lot line between Lots 107 and 108. The current owners own both lots and want to bring the property into conformance by adjusting the lot line so that the residence is located entirely on one lot.

If approved, the lots will be renumbered and Lot 107 will be Lot 1 and Lot 108 will be Lot 2. This report refers to the original lot numbers, but some of the attachments indicate the new lot numbers.

**Staff Comments:**

Lot Line Adjustments are approved as an Administrative Application, but Vacation of Utility Easements are required to be heard by the Planning Commission and Board of Commissioners. Under current policy, it was determined that any Administrative decision with additional applications that must be reviewed through public requirements are to be combined and both applications heard together. This was to avoid confusion and to clarify the entire project.

The residence was constructed in 1972 by a previous property owner. It is not clear how the garage was allowed to be placed over the property line.

Current regulations require that any adjustment of lot lines on a buildable lot cannot reduce the size of the lot if it is less than five acres. Lot frontages must also remain and any new development must meet current requirements. The existing and proposed lot frontages are as follows:

Lot 107	Lot 108
Existing: 70 east line	Existing: 69.02 east line
Existing: 70 west line	Existing: 97.90 west line
Proposed: 70 east line	Proposed: 69.02 east line
Proposed: 61.51 west line	Proposed: 76.39 west line

The application has met the requirement to maintain Lot 107 at 0.23 acres (10,000 sq.ft.) and Lot 108 at 0.22 acres (9,410 sq.ft). The LDR zone district requires 10,000 square feet of land area per dwelling and must be served by a central water and sewer district. Lot 108 is 9,410 square feet, but this is the land area that was platted and recorded in 1971 and the proposal maintains the original land area. There is not enough land area to be able to adjust both lots to meet the required 10,000 sq.ft.

Lot 107 is proposing a 5' utility easement along the adjusted lot line to accommodate the new lot line around the garage to the south (the 'bump out'). The existing lot lines to the east and west of the garage will be adjusted to meet current regulations and to retain the existing lots' square footages. The utility easement will not be moved to be closer to the adjusted lot lines because there are existing in-ground utilities. This results in Lot 108 having a 5' and 13' easement.

To maintain the sq.ft., the eastern portion of the lot line of Lot 107 was moved to the north. This results in the lot line being located through the existing driveway. An access easement across a portion of Lot 108 is proposed to accommodate the existing driveway on Lot 107.

There are underground utilities bisecting Lot 108 and these lines will be relocated to the proposed utility easements.

Lot 108 will have access from either Steamboat Drive or Harbor Place. The residences in this area have driveways that use either road.

Staff has received letters from Yampa Valley Electric Association, Comcast, Atmos Energy, Century Line and the Steamboat II W&S District accepting the change to the utility easements.

### **\*\*\*Issues for Discussion\*\*\***

The replat will maintain the existing square footage as originally platted. In order to maintain the original platted land area to accommodate the 'bump out' for the garage, the north property line of Lot 108 will include a portion of the existing driveway of Lot 107 (proposed Lot 1). Existing utility easements will not be moved due to utility lines in place. It should be determined if these restrictions negatively impact the buildable area to Lot 108 (proposed Lot 2).

STAFF NOTE: There is a recorded plat titled Steamboat II Filing 3. If approved, this project will be renamed prior to recording.

## **Compliance with the Routt County Master Plan, Sub Area Plans and Subdivision Regulations**

The Routt County Master Plan, Sub Area plans and Subdivision Regulations contain dozens of policies and regulations regarding land use. Section 5 of the zoning regulations are designed to limit or eliminate conditions that could negatively impact the environment and/or use of surrounding properties, and shall apply in all Zone Districts and to all land uses unless otherwise noted. Section 6 Regulations apply to all Minor, Administrative, Conditional or Special uses allowed by permit only, PUD plans, Site plans, and Subdivisions.

The following checklist was developed by Planning Staff to highlight the policies and regulations most directly applicable to this petition. The checklist is divided into seven (7) major categories:

1. Health, Safety and Nuisances
2. Regulations and Standards
3. Lot Line Adjustment Regulations and Standards
4. Community Character and Visual Impacts
5. Roads, Transportation and Site Design
6. Natural Environment

## 7. Mitigation

Interested parties are encouraged to review the Master Plan, Sub Area plans and Subdivision Regulations to determine if there are other policies and regulations that may be applicable to the review of this petition.

Staff Comments are included at the end of each section, highlighting items where the public, referral agencies, or planning staff have expressed questions and/or comments regarding the proposal. **Staff comments regarding compliance with regulations and policies are noted in bold below.**

## Public Health, Safety and Nuisances

### Applicable Regulations – Routt County Zoning Resolution

- 6.1.7.C Natural Hazards
- 6.1.7.H Wildland Fire

### Applicable Regulations – Routt County Subdivision Resolution

- 3.1.D Steep land greater than a 30% slope, unstable land, land subject to flooding or to inadequate drainage, or otherwise substandard land shall not be platted for occupancy or any use which might endanger health, life, property or which may aggravate flood or erosion hazards. Land not usable for residential purposes may be set aside for open area uses such as parks, conservation areas, farm land, recreational areas.
- 3.1.M The soil and drainage conditions shall be of a sufficiently stable nature, as shown in a current soils test, as to support development including whatever sewage disposal treatment is utilized.
- 3.1.N The proposed subdivision shall not create fire hazards and shall include wildland fire mitigation measures if necessary.

**Staff comments: Steamboat II is an established area with most of the lots having residences. The proposed lots do not have 30% slopes and there is existing vegetation and landscaping. The subdivision is served by the Steamboat II Water and Sanitation District.**

*\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

## Regulations and Standards

### Applicable Regulations – Routt County Zoning Resolution

- 5.2 Dimensional Standards:
- 5.3 Secondary Dwelling Unit Standards
- 6.1.2 The proposal shall be consistent with applicable Master Plans and sub-area plans.

### Applicable Regulations – Routt County Subdivision Resolution

- 3.1 The Planning Commission and Board, or the Planning Director, in the case of administrative approvals of Lot Line Adjustments, Plat Corrections, or Consolidation Plats, shall apply the following standards in evaluating a proposed subdivision. In

addition to the other standards contained in these Regulations, failure of the proposed subdivision to satisfy these standards shall be an appropriate basis for denial for approval.

- 3.1.O No subdivision of land shall occur on an area of land with commercial mining potential when such subdivision would preclude the extraction of a mineral resource of a commercial value greater than that of the proposed subdivision. This shall not apply in a case where the surface rights and the mineral rights are owned by the same individual.
- 3.1.P Proposed subdivisions shall be in substantial conformance with the Routt County Master Plan and all adopted sub-area plans.
- 3.1.Q Proposed subdivisions shall be in substantial conformance with Section 6 of the Routt County Zoning Regulations.

**Staff comments: This is an existing subdivision with no new lots proposed. The proposed application meets the above standards.**

*\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

## Lot Line Adjustment Regulations and Standards

### Applicable Regulations – Routt County Subdivision Resolution

- 2.4.1 In order to be considered under this section a lot line adjustment shall meet all of the following standards:
  - 2.4.1.A Only lines common to the lots may be adjusted.
  - 2.4.1.B No new parcels shall be created.
  - 2.4.1.C All parcels must be deemed “Buildable Lots” by the Planning Director. In the case of a Land Preservation Subdivision Exemption, Minor Development Subdivision Exemption, or non-conforming lot, the Lot Line Adjustment shall not reduce the size of any existing non-conforming lot to less than five (5) acres or reduce the size of any existing lot which is less than five (5) acres.
- 2.4.2 **Standards:** A Lot Line Adjustment must meet all the applicable requirements of Sections 2, 3, 4, and 5 of the Routt County Subdivision Regulations and the Routt County Zoning Regulations. However, any new zoning or subdivision regulations adopted since the recordation of the plat under consideration shall not apply to the Lot Line Adjustment plat, unless required by the County.

**Staff comments: Lot 107 & 108 are platted, buildable lots as approved by the Board of Commissioners in 1971.**

*\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

## Easement/Right-of-Way Vacation Standards

### Applicable Regulations – Routt County Subdivision Resolution

- 2.8.1.A In the case of a plat, the plat to be vacated is a legal plat of record.

- 2.8.1.B Vacation will not interfere with development of, nor deny access via public thoroughfare to adjoin property, utility services or other improvements.
- 2.8.1.C Vacation will not interfere with the orderly development of utilities to nearby properties.
- 2.8.1.D Vacation will not be contrary to the Routt County Master Plan or Zoning Regulations.

**Staff comments: There are utilities located in the easement. The 13' utility easement shown on Lot 107 will allow the utilities to remain. The utilities travelling across Lot 108 will be relocated to the proposed easement.**

*\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

## Community Character and Visual Impacts

### Applicable Regulations – Routt County Zoning Resolution

- 5.10 Standards for Structures within mapped Skyline Areas
- 6.1.6 Outdoor Lighting: The proposal shall comply with the Outdoor Lighting Standards in Section 6.3 of these Regulations.
- 6.1.7.G Visual Amenities and Scenic Qualities.
- 6.1.7.K Land Use Compatibility
- 6.1.7.O Historical Significance

### Applicable Regulations – Routt County Subdivision Resolution

- 3.1.K The proposed subdivision shall not create water, air, noise or visual impacts that cannot be mitigated.
- 3.1.L The proposed subdivision shall include plans for adequate screening from major access roads, including landscaping and other means to preserve privacy and mitigate visual impacts to surrounding areas.
- 4.5.5 All fixtures shall be downcast and opaquely shielded. For purposes of this section, opaquely shielded shall mean fixtures constructed so that light rays emitted are projected below, and not above, the horizontal plane of the fixture and not onto the facades of nearby residential dwellings.

### Applicable Policies – Routt County Master Plan

- 5.3.A The County encourages the use of "green" building techniques that lead to the conservation of energy and overall reduction of pollution in our environment.
- 5.3.C Discourage development on ridges that result in skylining.
- 5.3.E Routt County requires that all new developments do not contribute to light pollution.
- 5.3.F Routt County will continue to consider the impacts of development and uses on view corridors, water, wetland, and air.

**Staff comments: The change of the lot line will not affect the existing location of the lots, which are located within the center of the subdivision. Conditions of approval have been suggested for lighting.**

*\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

## Roads, Transportation and Site Design

### Applicable Regulations – Routt County Zoning Resolution

- 5.4 Parking Standards
- 5.5 Addressing Standards
- 5.6 Access to Buildable Lot Standards
- 5.7 Right of Way Access Standards: A Right of Way Access Permit is required prior to construction of any new access point onto a County Road or other Local Public Road or Right of Way.
- 5.8 Road Construction Standards
- 6.1.4 Public Road Use Performance Standards: The proposal shall comply with the Public Road Use Performance Standards in Section 6.2 of these Regulations.
- 6.1.7.A Public Roads, Services and Infrastructure
- 6.1.7.B Road Capacity, traffic, and traffic safety
- 6.1.7.N Snow Storage

### Applicable Regulations – Routt County Subdivision Resolution

- 3.1.A The subdivision layout shall result in the creation of lots that are capable of being built upon.
- 3.1.B Street layout shall provide direct access to all lots.
- 3.1.C The roads and trails within the proposed subdivision shall provide for existing and future connectivity to surrounding lands.
- 3.1.G The subdivision layout shall be designed to preserve natural topography and existing vegetation to the greatest extent possible while still meeting all the technical requirements of these Regulations (street width, street grade, access etc.). Overlot grading shall not be allowed.
- 3.1.H The proposed subdivision shall not create undue traffic congestion or traffic hazards.
- 3.1.I No subdivision of land shall be approved on land that is accessed by a remote or minimal maintenance County Road unless the land to be subdivided will be rezoned to reduce residential density (downzoning), or there is a substantial public benefit that mitigates the impact to the County Road system.
- 3.4 A Lot dimensions and sizes shall conform to applicable zoning requirements.

### Applicable Policies – Routt County Master Plan

- 11.3.A All roads in rural residential subdivisions should be privately maintained. They will not be accepted for maintenance, except at the option of the Board of County Commissioners. This policy should be reflected in the restrictive covenants of the subdivision.

**Staff comments: The streets, roads, and trails are already established and no new roads are proposed. Future construction will have to obtain building and access permits. No new lots are being created.**

***\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No***

## Natural Environment

### Applicable Regulations – Routt County Zoning Resolution

- 5.11 Waterbody Setback Standards
- 6.1.7.D Wildlife and Wildlife Habitat.
- 6.1.7.E Water Quality and Quantity.
- 6.1.7.J Wetlands.
- 6.1.7.Q Noxious Weeds.

### Applicable Regulations – Routt County Subdivision Resolution

- 3.1.E Any land subject to flooding or in a natural drainage channel shall not be platted for occupancy. The areas subject to flooding should be left as open space or reserved as conservation easement areas.
- 3.1.F Provisions shall be made to preserve as open space any natural features of the site that would enhance the subdivision, i.e. unusual rock formations, lakes, rivers, streams, trees, or attractive relief features.
- 3.1.J An adequate water supply shall be available for the proposed subdivision.

**Staff comments: Steamboat II is an established subdivision. There are no waterbodies, wildlife, wetland or water concerns. It is served by the Steamboat II W&S District. There is a drainage ditch along Steamboat Drive and if access is proposed from this side (west side) the access will have to be designed to allow drainage to continue.**

*\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

### Lot Line Adjustment

#### **PLANNING COMMISSION/BOARD OF COMMISSIONERS OPTIONS:**

1. **Approve the Lot Line Adjustment (Replat) request without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Zoning and Subdivision Regulations and complies with the guidelines of the Routt County Master Plan.
2. **Deny the Lot Line Adjustment (Replat) request** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Zoning and Subdivision Regulations and/or the Routt County Master Plan, Make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Zoning Regulations.
3. **Table the Lot Line Adjustment (Replat) request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
4. **Approve the Lot Line Adjustment (Replat) request with conditions and/or performance standards** if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into

compliance with the Routt County Zoning and Subdivision Regulations and the Routt County Master Plan.

**FINDINGS OF FACT** that may be appropriate if the Special Use Permit is approved:

1. The proposal with the following conditions meets with Sections 2, 3, and 6 of the applicable guidelines of the Routt County Zoning Regulations and Section 2 and 3 of the Subdivision Regulations.

**CONDITIONS** that may be appropriate may include the following:

**General Conditions:**

1. The plat shall be finalized and recorded within one (1) year unless an extension is granted pursuant to Section 2.1.6, Routt County Subdivision Regulations. Extensions to up to one (1) year may be approved administratively.
2. Prior to recordation, the applicant shall submit an electronic copy of the approved plat to the County Planning Department in a .DWG format or other format acceptable to the GIS Department.
3. All fees must be paid in full prior to the recording of the plat.
4. All property taxes must be paid prior to the recording of the plat.
5. A 'no build' zone shall be indicated on the plat to avoid construction of structures, septic fields and roads in areas including, but not limited to 30% or greater slopes. The "no build" zones shall be approved by the Planning Director before the plat is recorded.
6. The resolution for the vacation for the utility, drainage, snow removal and snow storage shall be recorded concurrently with the final plat.
7. The notes on the plat shall include, but are not limited to the following:
  - a. Routt County is not responsible for maintaining or improving subdivision roads. The roads shown hereon have not been dedicated nor accepted by the County.
  - b. Existing and new accesses shall meet access standards set forth by the Routt County Road and Bridge Department and Fire Prevention Services.
  - c. Revegetation of disturbed areas shall occur within one growing season with a seed mix that avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass mixes.
  - d. Routt County (County) and the Steamboat Rural Fire District (District) shall be held harmless from any injury, damage, or claim that may be made against the County or the District by reason of the County's or the District's failure to provide ambulance, fire, rescue or police protection to the property described on this plat, provided that the failure to provide such services is due to inaccessibility of the property by reason of internal roads being impassable. This conditions shall not relieve the County or the District of their responsibility to make a bona fide effort to provide emergency services should the need arise.
  - e. Address signage in conformance with Routt County Road Addressing, Naming, and Signing Policy shall be located at the entrance to the driveway.

- f. A current soils test showing that the soil is of a sufficient stable nature to support development will be required before obtaining a building permit.
- g. All applicable notes, conditions and restrictions from the Steamboat II, Filing 1 plat filed in the Routt County Clerk and Records Office at File #7008 will continue to apply to this Replat.

### **Utility Easement Vacation**

#### **PLANNING COMMISSION/BOARD OF COMMISSIONER OPTIONS:**

2. **Approve the Easement Vacation request without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Zoning and Subdivision Regulations and complies with the guidelines of the Routt County Master Plan.
3. **Deny the Easement Vacation request** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Zoning and Subdivision Regulations and/or the Routt County Master Plan, Make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Zoning Regulations.
4. **Table the Easement Vacation request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
5. **Approve the Easement Vacation request** with conditions and/or performance standards if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Zoning and Subdivision Regulations and the Routt County Master Plan.

#### **FINDINGS OF FACT** that may be appropriate if the Utility Easement and Vacation is approved:

1. The proposal with the following conditions complies with the applicable guidelines of the Routt County Master Plan and is in compliance with Sections 4, 5, and 6 of the Routt County Zoning Regulations, Sections 2, 3 and 4 of the Routt County Subdivision Regulations.

#### **CONDITIONS** that may be appropriate may include the following:

1. Utility and drainage easements shall be shown and dedicated on the final plat. The plat shall show all required drainage and utility easements on the vacated portion of roadways.
2. A resolution of approval shall be recorded with the final plat.
3. All notes from the Steamboat II, Filing 1 plat shall continue to apply.



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Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

---

March 16, 2020  
Revised April 21, 2020

Routt County Planning  
136 6<sup>th</sup> Street, 2<sup>nd</sup> Floor  
Steamboat Springs, CO 80477

RE: Havener Residence  
Lots 107 and 108, Steamboat II Filing No. 1  
40465 Harbor Place, Steamboat Springs, CO  
Replat and Utility Easement Application

Dear Routt County Planning;

Four Points Surveying & Engineering is pleased to submit the attached utility easement vacation and replat application on behalf of Scott and Tami Havener, the owners of Lots 107 and 108, Steamboat II Filing No. 1 Subdivision, also known as 40465 Harbor Place, Steamboat Springs, Colorado.

The Haveners purchased the existing home located on Lots 107 and 108 in 1985 with the existing house in the current location. When the home was constructed in the 1970s the garage was constructed across the common property line of Lots 107 and 108 and in the platted utility easement. As the Haveners prepare for retirement, they are making the application for a lot line adjustment plat to correct the placement of the house and create two individual lots. The lot line adjustment became a two step process due to the platted ten foot (10') wide drainage and utility easement along the common lot line. Therefore we have an easement vacation request and a concurrent replat application we are submitting for review and approval. To meet the LDR standards, a lot line which avoids the existing garage is proposed. The lot line as proposed meets the LDR zoning standards to create a minimum ten foot setback along the existing garage. To make the new lot line more understandable and usable for the property owners, the final plat proposes an access easement for the driveway crossing the new Lot 2, a snow storage easement and two no build zones which will be recorded by separate documents.

The utility easement application vacates the ten foot (10') wide utility and drainage easement along the common line of Lot 107 and 108. A new utility and drainage easement is proposed and shown on the replat. The original plat of Steamboat II Filing No. 1 contained 10' drainage and utility easements on all front and side lot lines. The new plat creates a new five foot wide utility and drainage easement on the proposed Lot 1, (formerly 107). The purpose of this easement is a place holder for future utilities and follows the existing telephone lines to the street. On the east side of Lot 2, (formerly 108) the new plat creates a thirteen foot wide snow storage and public utility easement along Harbor Place. The size of the easement permits the existing telephone lines to remain undisturbed. The vacation of the utility easement and new easement locations are approved from all applicable utility companies since they review the documents prior to sign-off for the vacation. Steamboat II is a built out neighborhood and it is very unlikely to require any new public utilities between lots, but the drainage easement may be helpful during construction of new home on Lot 2.

We look forward to the planning department review and we are available to meet or speak 970-871-6772 about the project anytime.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

BE IT HEREBY MADE KNOWN: THAT TAMI M. HAVENER AND SCOTT E. HAVENER, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS: LOT 107 AND LOT 108, STEAMBOAT II FILING NO. 1, ACCORDING TO THE FINAL PLAT OF STEAMBOAT II, FILING NO. 1 RECORDED AT FILE NO. 7009 OF ROUTT COUNTY RECORDS CONTAINING \_\_\_\_\_ ACRES IN ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF STEAMBOAT II, FILING NO. 3, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON, AND DO HEREBY IRREVOCABLY DEDICATE TO THE COUNTY OF ROUTT, STATE OF COLORADO FOR THE PERPETUAL USE OF THE PUBLIC THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID TAMI M. HAVENER AND SCOTT E. HAVENER HAVE CAUSED THEIR NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: \_\_\_\_\_  
TAMI M. HAVENER, OWNER

BY: \_\_\_\_\_  
SCOTT E. HAVENER, OWNER

STATE OF COLORADO )  
                                  )ss.  
COUNTY OF ROUTT )

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY TAMI M. HAVENER AND SCOTT E. HAVENER.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES:

NOTARY PUBLIC

**STEAMBOAT II, FILING 3  
A REPLAT OF LOTS 107 AND 108  
LOCATED IN THE SW ¼ OF THE NE ¼ OF SECTION 3, TOWNSHIP  
6 NORTH, RANGE 85 WEST OF THE 6TH P.M., ROUTT COUNTY,  
COLORADO**



**VICINITY MAP  
1" = 300'**

**SURVEY NOTES**  
BASIS OF BEARING: N58°57'58"W, 143.11 FEET ALONG THE NORTH LINE OF LOT 107, STEAMBOAT II FILING NO. 1 BETWEEN FOUND MONUMENTS AS SHOWN HEREON.

**NOTICE OF RESEARCH:** THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, FOUR POINTS SURVEYING AND ENGINEERING RELIED UPON THE FINAL PLAT OF STEAMBOAT FILING NO 1 AND \_\_\_\_\_ TITLE INSURANCE COMPANY TITLE REPORT NO. \_\_\_\_\_ DATED \_\_\_\_\_

**PLAT NOTES**  
THE FOLLOWING NOTES ARE REQUIRED OF THE PROPERTIES WITHIN THIS FINAL PLAT.

a. ROUTT COUNTY (COUNTY) AND NORTH ROUTT FIRE DISTRICT (DISTRICT) SHALL BE HELD HARMLESS FROM ANY INJURY, DAMAGE OR CLAIM THAT MAY BE MADE AGAINST THE COUNTY OR THE DISTRICT BY REASON OF THE COUNTY'S OR THE DISTRICT'S FAILURE TO PROVIDE AMBULANCE, FIRE, RESCUE, OR POLICE PROTECTION TO THE PROPERTY DESCRIBED ON THIS PLAT, PROVIDED THAT THE FAILURE TO PROVIDE SUCH SERVICES IS DUE TO INACCESSIBILITY OF THE PROPERTY BY REASON OF INTERNAL ROADS BEING IMPASSABLE. THIS CONDITION SHALL NOT RELIEVE THE COUNTY OR THE DISTRICT OF THE RESPONSIBILITY TO MAKE A BONA FIDE EFFORT TO PROVIDE EMERGENCY SERVICES SHOULD THE NEED ARISE.

**ATTORNEY'S OPINION**

I, \_\_\_\_\_ BEING AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY DESCRIBED HEREON BY REVIEW BASED SOLELY ON SUCH REVIEW OF \_\_\_\_\_ TITLE INSURANCE COMPANY TITLE REPORT NO. \_\_\_\_\_ DATED \_\_\_\_\_ AND THAT TITLE TO SUCH LANDS IS VESTED IN TAMI M. HAVENER AND SCOTT E. HAVENER, FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT FOR THE DEED(S) OF TRUST SUBORDINATED TO HEREIN; THE LIEN OF GENERAL REAL PROPERTY TAXES AND ASSESSMENTS; PATENT RESERVATIONS; UNPATENTED MINING CLAIMS; WATER RIGHTS, CLAIMS OR TITLE TO WATER; THE TRAVERSE AND RIGHT-OF-WAY OF DITCHES, PONDS AND SPRINGS; RIGHTS-OF-WAY, EASEMENTS AND ENCROACHMENTS OF RECORD OR APPARENT; RESTRICTIONS, RESERVATIONS, AGREEMENTS, AND COVENANTS, BOTH OF RECORD AND NOT OF RECORD; LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS, AND ALL SCHEDULE B EXCEPTIONS LISTED ON SAID TITLE REPORT INCLUDING WITHOUT LIMITATION THOSE SET FORTH BELOW:

1.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

**BOARD OF COUNTY COMMISSIONERS APPROVAL**  
THIS PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED FOR FILING BY ROUTT COUNTY PURSUANT TO SECTION 2.5 OF THE ROUTT COUNTY SUBDIVISION REGULATIONS. ROUTT COUNTY HEREBY ACCEPTS THE EASEMENTS AS SHOWN ON THIS PLAT. THE MAINTENANCE OF ANY ROAD, RIGHT-OF-WAY, OR EASEMENT SHOWN ON THIS PLAT IS SUBJECT TO THE DISCRETION OF THE BOARD OF COUNTY COMMISSIONERS AND THE BOARD, BY THE APPROVAL OF THIS PLAT, MAKES NO COMMITMENT EITHER EXPRESS OR IMPLIED REGARDING ANY LEVEL OF SERVICE OR MAINTENANCE OF SUCH ROAD, RIGHT-OF-WAY, OR EASEMENT AS DEDICATED AND ACCEPTED HEREIN.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

THOMAS CORRIGAN, CHAIR  
BOARD OF COUNTY COMMISSIONERS  
ROUTT COUNTY, COLORADO

ATTEST:

BY: \_\_\_\_\_  
KIM BONNER, ROUTT COUNTY CLERK

**PLANNING DIRECTOR APPROVAL**  
THE ROUTT COUNTY PLANNING DIRECTOR DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD, 2020.  
\_\_\_\_\_, ROUTT COUNTY PLANNING DIRECTOR

**SURVEYOR'S CERTIFICATE**  
I, WALTER N. MAGILL, PLS NO. 38024, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF THE STEAMBOAT II, FILING 3 (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. (I) HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (II) IS ACCURATE TO THE BEST OF MY KNOWLEDGE. SURVEY PINS, MARKERS AND/OR MONUMENTS WERE SET AS REQUIRED AND SHOWN HEREON.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
BY: \_\_\_\_\_  
WALTER N. MAGILL, PLS 38024

**ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE**  
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2020  
RECEPTION NUMBER \_\_\_\_\_ TIME: \_\_\_\_\_ .M. AND FILE NO. \_\_\_\_\_  
KIM BONNER, ROUTT COUNTY CLERK AND RECORDER

**ROUTT COUNTY SURVEYOR CERTIFICATE**  
THIS MAP WAS FILED AND INDEXED AS FILE NO. SP \_\_\_\_\_ ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT \_\_\_\_\_ .M. IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. 38-50-101.  
ROUTT COUNTY SURVEYOR  
BY: \_\_\_\_\_  
THOMAS H. EFFINGER, JR. PLS 17651

**STEAMBOAT II, FILING 3  
A REPLAT OF LOTS 107 AND  
108, STEAMBOAT II, FILING  
NO. 1**

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

NO.	DATE	REVISIONS	INT

DATE: 3-16-2020 DESIGN: WNM  
JOB NO. 1871-001 DRAFTED: WNM  
DWG. NAME REVIEW: WNM

**Four Points  
Surveying and Engineering**

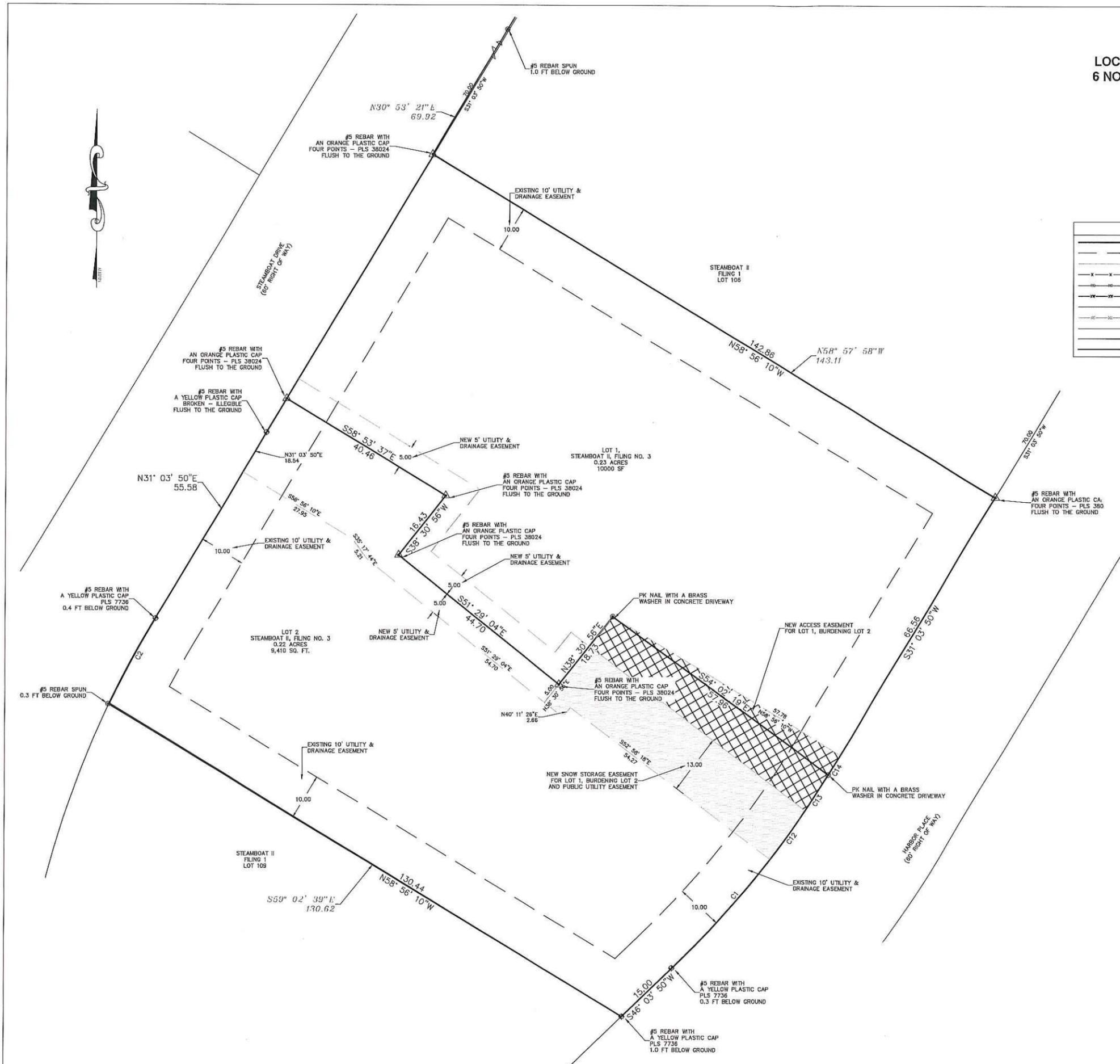
440 S. Lincoln Ave, Suite 4B  
P.O. Box 775968,  
Steamboat Springs, CO 80487  
(970)-871-6772  
wnmpe@aol.com

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**STEAMBOAT II, FILING 3  
A REPLAT OF LOTS 107 AND 108**  
LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP  
6 NORTH, RANGE 85 WEST OF THE 6TH P.M., ROUTT COUNTY,  
COLORADO

LEGEND	
	PROPERTY BOUNDARY
	EXISTING PLATTED EASEMENT
	EXISTING CONCRETE
	EXISTING EDGE OF ASPHALT
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING GRAVEL
	UNDERGROUND ELECTRICAL LINE
	PLATTED CENTERLINE OF ROAD
	ADJACENT PROPERTY LINE
	MEASURED PROPERTY LINE

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	41.62	220.00	10°50'18"	N40° 36' 34"E 41.55
C2	20.81	210.00	5°40'36"	S28° 13' 32"W 20.80
C12	13.00	220.00	3°23'12"	N36° 04' 28"E 13.00
C13	9.30	220.00	2°25'18"	N33° 10' 14"E 9.30
C14	3.44	220.00	0°53'45"	N31° 30' 43"E 3.44



**STEAMBOAT II, FILING 3  
A REPLAT OF LOTS 107 AND  
108, STEAMBOAT II, FILING  
NO. 1**

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN  
24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

NO.	DATE	REVISIONS	INT

DATE: 3-16-2020      DESIGN: WNM  
JOB NO. 1871-001      DRAFTED: WNM  
DWG. NAME:              REVIEW: WNM

**Four Points  
Surveying and Engineering**

440 S. Lincoln Ave, Suite 4B  
P.O. Box 775966,  
Steamboat Springs, CO 80487  
(970)-871-8772  
wnmpepls@gmail.com







#1008  
1 of 1

# STEAMBOAT II FILING No. 1

LOCATED IN SECTION 3, T.6N., R.85W., 6th.P.M.



The undersigned being the present owners of the lots of here upon the lands hereon set out as Steamboat II, do hereby join in the dedication to the public of the streets and public ways as shown on this plat. The lots are evidenced by Deeds of Trust recorded on book 347, page 256 and in book 347, page 115, in 33d, 34th, 35th & 36th Limited Partnership Steamboat II, a Limited Partnership, by E. Dillen Rieck, General Partner, and Scott Graham, General Partner.

*E. Dillen Rieck*  
General Partner  
*Scott Graham*  
General Partner

State of Colorado }  
County of Denver }

The foregoing document was acknowledged before me this 15th day of April, 1971, by Clarence A. Bishop and E. Dillen Rieck as individuals and as general partners of Steamboat II, a Limited Partnership, a Limited Partnership.

My commission expires \_\_\_\_\_  
Notary Public

State of Colorado }  
County of Routt }

The foregoing document was acknowledged before me this 15th day of April, 1971, by E. Dillen Rieck, Public Trustee of Routt County, Colorado, and Scott Graham & AM-S & Partners, a Limited Partnership.

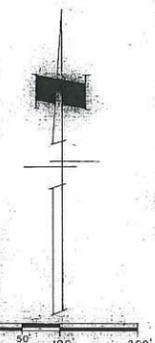
My commission expires \_\_\_\_\_  
Notary Public

- LEGEND**
- Pins Set In Concrete
  - ⊥ Pins Set at Prop. Cor

**NOTE**

All Easements Are 10' Utility and Drainage Easements Except Along the Rear Lot Lines Which Shall Include An Easement For Easement Right of Way. ALSO A 15' Easement Along the Boundary of This Subdivision

N.E. Corner S.W. 1/4, N.E. 1/4 Section 3, T.6N., R.85W., 6th.P.M.



Scale: 1" = 100'



S.E. Corner S.W. 1/4, N.E. 1/4 Section 3, T.6N., R.85W., 6th.P.M.

### CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that Trey, Inc., being the owner(s) of certain lands in Routt County, Colorado, described as follows:

Beginning at the Northeast Corner (NE Cor.) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 3; Township 6 North; Range 85 West, 6th P.M.; Routt County, Colorado; Thence South 02°49'14" West, 130.18 feet along the East line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 3; Thence South 03°00'21" West, 321.98 feet along the East line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 3 to the Northern Right-of-Way line of U. S. Highway 40; Thence along the Northern Right-of-Way line of U. S. Highway 40 on an arc of a curve to the left having a radius of 1507.50 feet and a central angle of 23°19'12" for a distance of 613.57 feet; the long chord of said curve bears North 88°30'07" West, 603.34 feet; Thence continuing along said Right-of-Way line South 79°42'17" West, 519.75 feet; Thence leaving said Right-of-Way line North 10°17'43" West, 385.00 feet; Thence along an arc of a curve to the right having a radius of 270.00 feet and a central angle of 22°11'43" a distance of 101.59 feet; the long chord of said curve bears South 00°48'09" West, 103.34 feet; Thence North 38°46'00" West, 305.73 feet; Thence North 22°53'07" West, 445.00 feet; Thence North 09°15'46" West, 405.66 feet; Thence North 42°01'29" West, 335.02 feet to a point on the North line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 3; Thence South 88°57'29" East, 1928.13 feet to the Point of Beginning; and containing 57.19 acres, more or less;

have by these presents laid out, platted and subdivided the same into lots and blocks, as shown on this plat, under the name and style of Steamboat II, and do hereby grant to the County of Routt, State of Colorado, for the use of the public, the Avenues, Streets, Drives, Courts and Places hereon shown. Also the easements are reserved as shown, for public utility purposes and drainage.

In witness whereof, we have subscribed our hands and seals this 15th day of April, A.D., 1971.

Trey Inc. *Dwight Fry*, Vice President  
*Gordon H. Webb*, President

STATE OF COLORADO }  
COUNTY OF ROUTT } ss

The above and foregoing map and dedication of Steamboat II Filing No. 1 was acknowledged before me this 15th day of April, 1971 by Gordon H. Webb, President and Dwight Fry, Vice President of Trey Inc.

Witness my hand and official seal.

Notary Public  
My Commission Expires \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., a registered land surveyor in the State of Colorado do hereby certify that there are no roads, pipelines, irrigation ditches or other easements in evidence or known to me to exist on or across said property except as shown on this plat. I certify that this plat has been prepared under my direction.

*James T. Patty, Jr.*  
James T. Patty, Jr., Registered Land Surveyor  
Colorado Reg. No. 9960

I, Morton S. Dismuke, a registered land surveyor in the State of Colorado do hereby certify that I have made the survey represented by this plat and that this plat accurately represents said survey. Steel pins were set at all boundary corners.

*Morton S. Dismuke*  
Morton S. Dismuke, Registered Land Surveyor  
Colorado Reg. No. 7736

APPROVAL OF PLANNING COMMISSION  
APPROVED BY THE ROUTT COUNTY PLANNING COMMISSION this 15th day of April, A.D., 1971,  
by *Paul Rieck*, CHAIRMAN.

APPROVAL BY BOARD OF COUNTY COMMISSIONERS  
The within plat of Steamboat II is approved for filing this 15th day of April, A.D., 1971. The dedication of the public ways shown hereon are accepted by the County of Routt, State of Colorado, subject to the condition that said County shall undertake the maintenance of said public ways only after construction of said public ways has been satisfactorily completed to the County specifications, by the subdividers, and a resolution of the Board of County Commissioners of Routt County, Colorado, accepting the same has been adopted and placed of record.

BOARD OF COUNTY COMMISSIONERS  
ROUTT COUNTY, COLORADO  
by *J. Frank Stanton*, Chairman

ATTEST:  
*Paul Rieck*  
County Clerk

RECORDER'S CERTIFICATE  
This plat was filed for record in the office of the County Clerk and Recorder of Routt County, at \_\_\_\_\_, A.D., 1971, in Case No. \_\_\_\_\_, Drawn

Protective Covenants are recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ Routt County Records.

*Paul Rieck*  
County Clerk and Recorder

ATTORNEY'S CERTIFICATE  
I, *Robert J. ...*, an attorney at law, duly licensed in the State of Colorado, do hereby certify that I have examined the title of all land herein above platted and shown upon the written plat, and that title to such land is in the dedicators.

Dated this 15th day of April, 1971.

Attorney at Law

STEAMBOAT II Nelson, Huber, Robinson & Quinn  
FILING No. 1 Engineering Consultants  
Grand Junction, Colorado Page 16 of 19  
File No 7008

Rest see 397/40

347/216

113

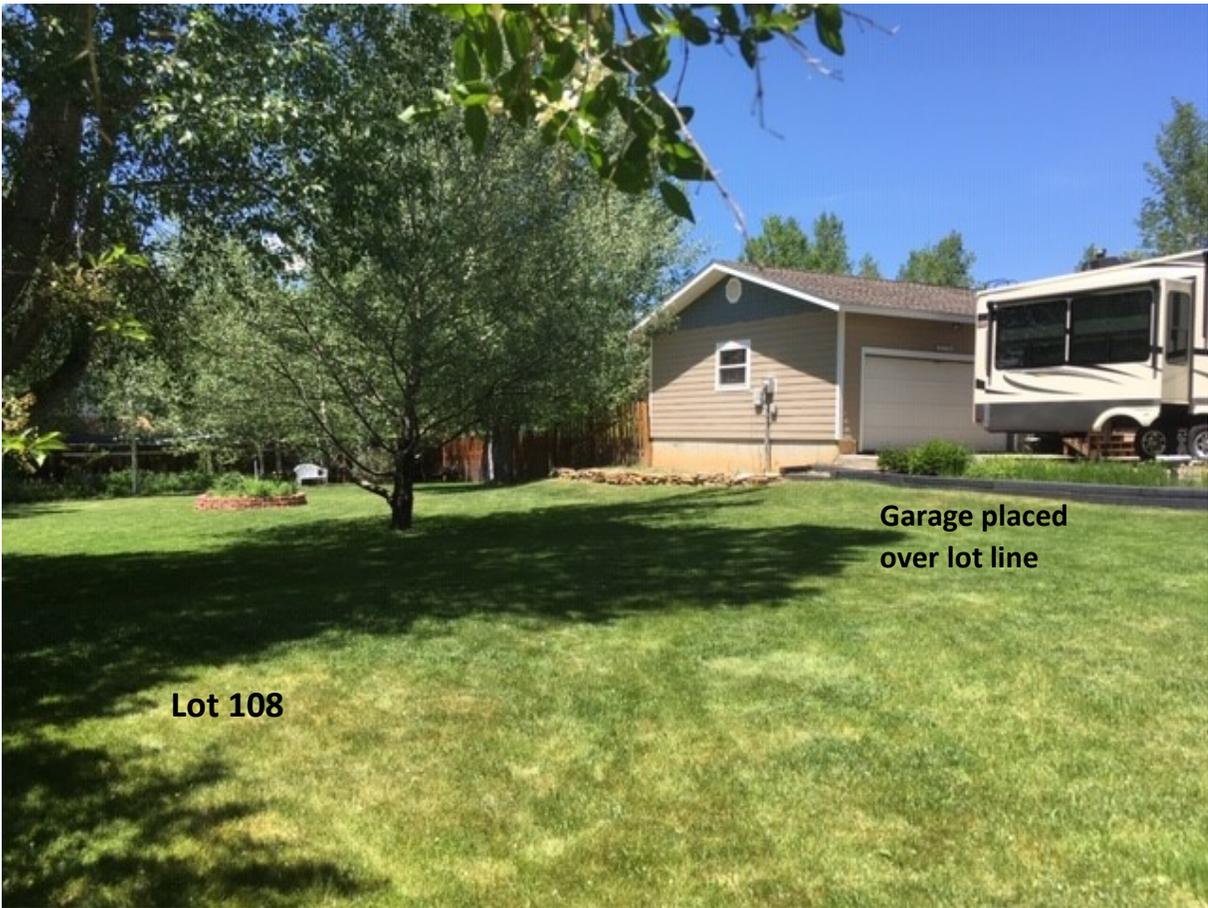
2-21-63, 6109





Lot 108 (approx.)

Steamboat Drive



Garage placed over lot line

Lot 108



**New proposed lot  
line on west line**