
Alpine Mountain Ranch

Vacation of Right of Way

ACTIVITY #: PL-19-165

HEARING DATES: Planning Commission: 10/3/19 at 6:00 pm
Board of County Commissioners: 10/22/19 at 1:30 pm

PETITIONER: Alpine Mountain Ranch at Steamboat Springs, LLLP

PETITION: Vacation of utility easements

LOCATION: Lots 12, 13, 19, 60-63, and Remainder Parcel

ZONE DISTRICT: Agriculture/Forestry (A/F)

STAFF CONTACT: Alan Goldich, agoldich@co.routt.co.us

ATTACHMENTS:

- Narrative
- Survey description of easements
- Map of easements

History:

The original plat for Alpine Mountain Ranch LPSE was recorded in December 2006. There have been several amendments to the original plat. Most of these amendments involved the adjustment of originally platted building envelopes.

Earlier in 2019, the landowner gained approval from the Board to relocate Lots 60-63 to other places within the remainder parcel.

Project Description:

The easements to be vacated were put in place solely to provide utilities to Lots 60-63. Since those lots are going to be moved, the landowner is requesting that these easements be vacated.

Staff Comments:

The landowner has already received approval to relocate the lots these easements are meant to serve.

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. This review includes review of the following standards:

1. Vacation of a Plan, ROW, or Public Utility Easement of Record

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.**

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: Since the lots that these easements were meant to serve have been relocated, there are no developable areas to serve with these easements.

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

PLANNING COMMISSION/BOARD OF COMMISSIONER OPTIONS:

1. **Approve the ROW 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.
2. **Deny the ROW 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.

3. **Table the ROW Vacation request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
4. **Approve the ROW 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 Right-of-Way 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 of the Routt County Subdivision Regulations.

CONDITIONS that may be appropriate may include the following:

1. The resolution of vacation, which includes a legal description of the easements being vacated, shall be recorded in the official records of the Routt County Clerk and Recorder within one year of the Board of County Commissioners approval. The resolution shall be recorded with the final plat.



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

August 21, 2019

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

RE: Alpine Mountain Ranch
Land Preservation Exemption Subdivision
Amendment No. 5

Dear Routt County Planning;

Four Points Surveying & Engineering is pleased to submit the attached Alpine Mountain Ranch, Land Preservation Subdivision Exemption easement vacation application on behalf of Alpine Mountain Ranch at Steamboat Springs, LLLP, a Colorado Liability Limited Partnership.

Alpine Mountain Ranch at Steamboat Springs, LLLP as the owners of Lots 60-63 and the Remainder Parcel of Alpine Mountain Ranch, Land Preservation Exemption Subdivision completed an amendment to the final plat in June 2019. This easement vacation will remove the platted access and utility easement from Lots 12 and 13, Alpine Mountain Ranch and the remainder parcel.

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



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

A legal description of a sixty (60') foot wide access and public utility easement within the Alpine Mountain Land Preservation Subdivision Exemption located in Southeast $\frac{1}{4}$ of Section 34, Township 6 North, Range 84 West of the 6th P.M., Routt County, Colorado

A legal description of a sixty (60') foot wide access and public utility easement as granted on the Alpine Mountain Land Preservation Subdivision Exemption as recorded at File No 13668 and Reception No. 650168 and Alpine Mountain Land Preservation Subdivision Exemption Amendment No. 3 final plat as recorded at File No. 13927 and Reception No. 685616 of the records of the Routt County Clerk and Recorder. Said easement being thirty (30') feet wide parallel on each side of the following centerline description,

Beginning at a point in the centerline of an existing sixty (60') foot wide access and public utility easement from which the southwest corner of Lot 12 bears S81°05'28"E, 168.94 feet;

Thence 181.25 feet along a non-tangent curve to the right, having a radius of 127.00 feet, a delta angle of 81°46'11" and a chord which bears N26°41'32"E, 166.25 feet to a point of tangency;

Thence N67°57'10"W, 173.39 feet to a point of curvature;

Thence 61.33 feet along a tangent curve to the right, having a radius of 127.00 feet, a delta angle of 27°40'01" and a chord which bears S81°24'38"W, 60.73 feet to a point of tangency;

Thence S84°45'21"E, 127.64 feet to a point of curvature;

Thence 92.73 feet along a tangent curve to the left, having a radius of 127.00 feet, a delta angle of 41°50'08" and a chord which bears N74°19'35"E, 90.69 feet to a point of tangency;

Thence N53°24'31"E, 101.21 feet to a point of curvature;

Thence 28.26 feet along a tangent curve to the right, having a radius of 127.00 feet, a delta angle of 12°45'00" and a chord which bears N59°46'54"E, 28.20 feet to a point of tangency;

Thence N66°09'14"E, 146.35 feet to a point of curvature;

Thence 85.22 feet along a tangent curve to the left, having a radius of 140.00 feet, a delta angle of 34°52'32" and a chord which bears N48°42'59"E, 83.91 feet to the north corner of Lot 9, Alpine Mountain Land Preservation Subdivision Exemption as recorded at File No 13668 and Reception No. 650168;

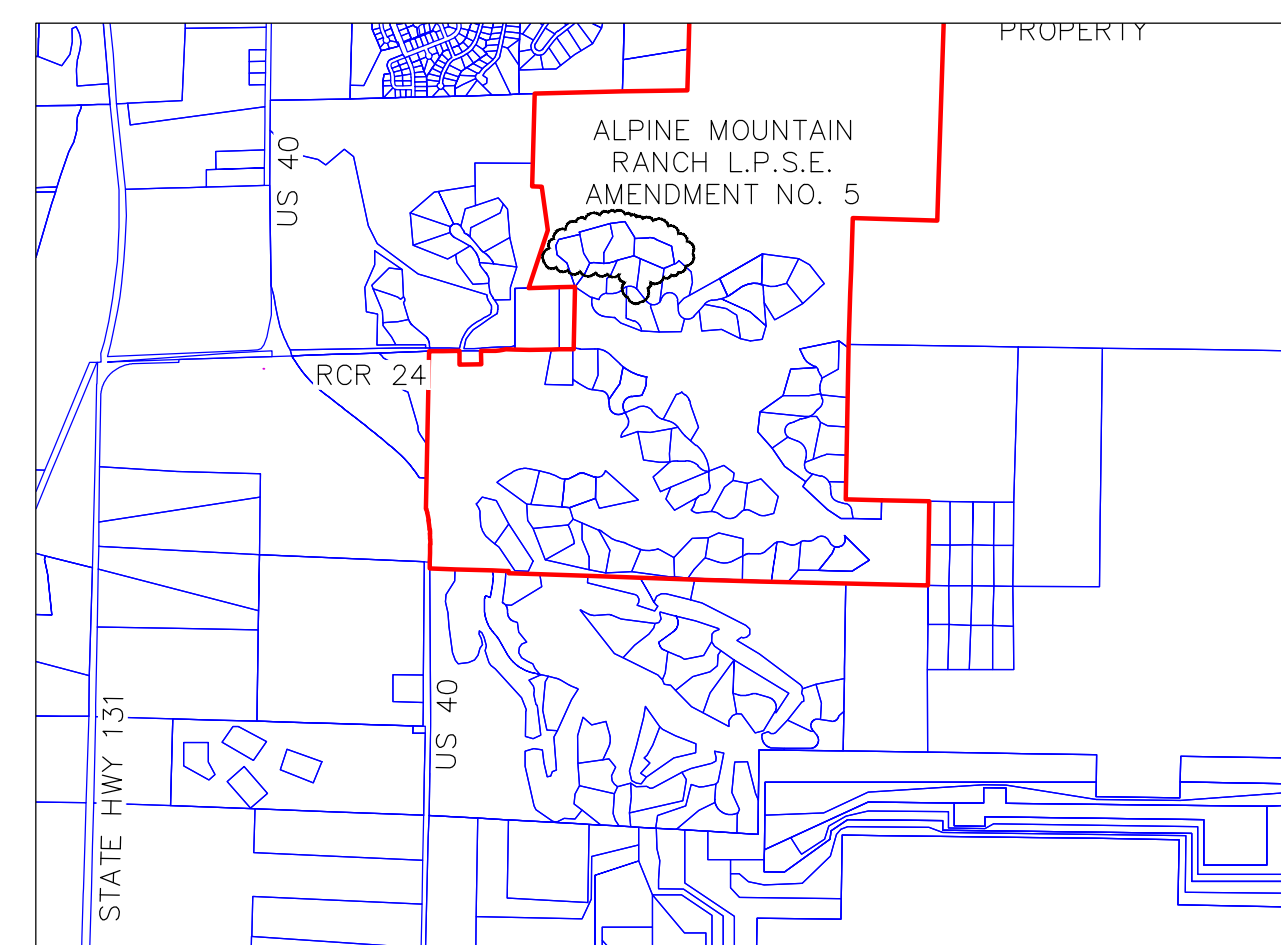
Thence continuing 242.27 feet along a compound curve to the left, having a radius of 140.00 feet, a delta angle of 99°13'53" and a chord which bears N18°20'13"W, 213.28 feet to a point of tangency;

Thence N67°57'10"W, 50.99 feet to a point of intersection with the northeast corner of Lot 60, Alpine Mountain Land Preservation Subdivision Exemption Amendment No. 3 final plat as recorded at File No. 13686 and Reception No. 650168;

Thence N67°57'10"W, 275.79 feet to a point of curvature;
Thence 107.49 feet along a curve to the left, having a radius of 250.00 feet, a delta angle of 24°38'06" and a chord which bears N80°16'12"W, 106.66 feet to a point of tangency;
Thence S87°24'45"W, 222.74 feet to a point of curvature;
Thence 124.56 feet along a curve to the right, having a radius of 200.00 feet, a delta angle of 35°41'00" and a chord which bears N74°44'46"W, 122.55 feet to a point of tangency;
Thence N56°54'16"W, 110.77 feet to a point of curvature;
Thence 83.70 feet along a curve to the left, having a radius of 127.00 feet, a delta angle of 37°45'42" and a chord which bears N75°47'07"W, 82.19 feet to a point of tangency;
Thence S85°20'02"W, 67.13 feet to point of intersection with the east line of Lot 62, Alpine Mountain Land Preservation Subdivision Exemption Amendment No. 3 final plat as recorded at File No. 13686 and Reception No. 650168 being the point of termination of the sixty (60') foot wide access and utility easement;
Said easement centerline continues from the point of intersection twenty (20') feet on each side of the following centerline; S85°20'02"W, 10.42 feet to a point of curvature;
Thence 74.18 feet along a curve to the right, having a radius of 200.00 feet, a delta angle of 21°15'03" and a chord which bears N84°02'26"W, 73.76 feet to a point of tangency;
Thence N73°24'54"W, 46.87 feet to a point of curvature;
Thence 154.86 feet along a curve to the left, having a radius of 250.00 feet, a delta angle of 35°29'27" and a chord which bears S88°50'22"W, 152.39 feet to a point of tangency;
Thence S71°05'39"W, 132.65 feet to a point of curvature;
Thence 34.72 feet along a curve to the right, having a radius of 200.00 feet, a delta angle of 9°56'51" and a chord which bears S76°04'05"W, 34.68 feet to a point of intersection with a turnout easement;
Thence continuing 101.07 feet along a curve to the right, having a radius of 200.00, a delta angle of 28°57'18", a delta angle of 28°57'18" and a chord which bears N84°28'51"W, 100.99 feet to a point of curvature;
Thence N70°07'53"W, 144.26 feet;
Thence S85°49'03"W, 122.54 feet;
Thence S42°15'18"W, 50.67 feet;
Thence S09°00'53"W, 68.83 feet;
Thence S08°30'09"E, 54.16 feet;
Thence S33°17'40"E, 39.65 feet to a point of intersection with the west line of Lot 62, Alpine Mountain Land Preservation Subdivision Exemption Amendment No. 3 final plat as recorded at File No. 13686 and Reception No. 650168 being the point of termination of the forty (40') foot wide access and utility easement, both sides of said easement extending and terminating on the said west line of Lot 63.

Vacation of a sixty (60') foot wide access and public utility easement located within Lot 62, Alpine Mountain Land Preservation Subdivision Exemption Amendment No. 3 final plat as recorded at File No. 13686 and Reception No. 650168 more particularly described as follows; Beginning at a point on the centerline of a forty (40') foot wide access and public utility easement from which the northwest corner of Lot 62 bears N78°59'45"W, 67.88 feet; Thence thirty (30') feet parallel to the following center line, S08°57'30"E, 90.00 feet to a point of termination both side of said easement terminating perpendicular to said center line, from which the northwest corner of said Lot 62 bears N38°22'14"W, 129.92 feet

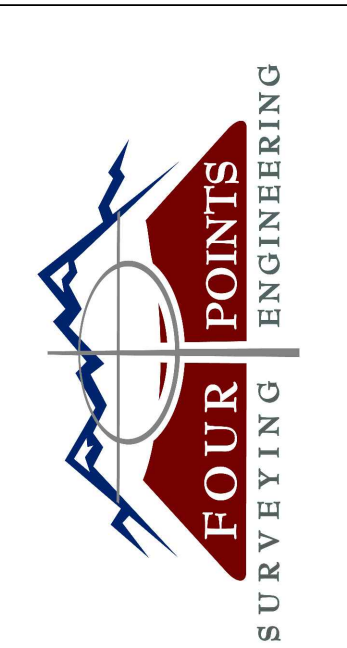
Vacation of private drive and public utility easement located within Lot 60, Alpine Mountain Land Preservation Subdivision Exemption Amendment No. 3 final plat as recorded at File No. 13686 and Reception No. 650168 more particularly described as follows; Beginning a point on the west line of said Lot 60, from which the northwest corner of Lot 60 bears N00°35'31"E, 52.38 feet; Thence N87°24'45"E, 109.38 feet along the south line of a sixty (60') wide access and public utility easement; thence S00°12'42"W, 77.79 feet; Thence S39°50'07"W, 66.59 feet; Thence S83°14'17"W, 69.85 feet to a point of intersection with the said west line of Lot 60; Thence the west line of Lot 60, N00°35'31"E, 132.14 feet to the point beginning..



VICINITY MAP

NOTES:

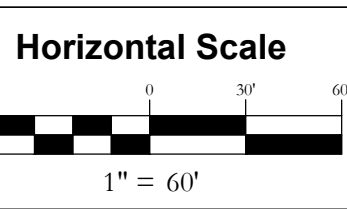
1. PROPERTY EXHIBIT TO DEPICT THE VACATION OF EXISTING UTILITY AND ACCESS EASEMENTS ON LOTS 12, 13 OF ALPINE MOUNTAIN RANCH LPSE AS RECORDED AT FILE NO. 13686 AND LOTS 60-64 OF ALPINE MOUNTAIN RANCH LPSE RECORDED AT FILE NO. 13927.
2. LOTS 60-64 ARE TO BE RELOCATED TO THE SOUTH WITHIN THE ALPINE MOUNTAIN RANCH PROPERTY PER THE PROPOSED ALPINE MOUNTAIN RANCH LPSE AMENDMENT NO. 5 FINAL PLAT.
3. EASEMENTS FOR VACATION CURRENTLY DO NOT HAVE INCLUDE ANY UNDERGROUND OR ABOVE GROUND UTILITIES INSTALLED.



440 S. Lincoln Ave, Suite 4B
 P.O. Box 775966
 Steamboat Springs, CO 80487
 (970)-871-6772
 www.fourpointss.com

INT	NO.	DATE	REVISIONS

ALPINE MOUNTAIN RANCH
 L.P.S.E. - AMENDMENT NO. 5
 UTILITY EASEMENT EXHIBIT



Horizontal Scale

Contour Interval = 2 ft

DATE: 7-31-2019
 JOB #: 1147-001
 DRAWN BY: WNM
 DESIGN BY: TL

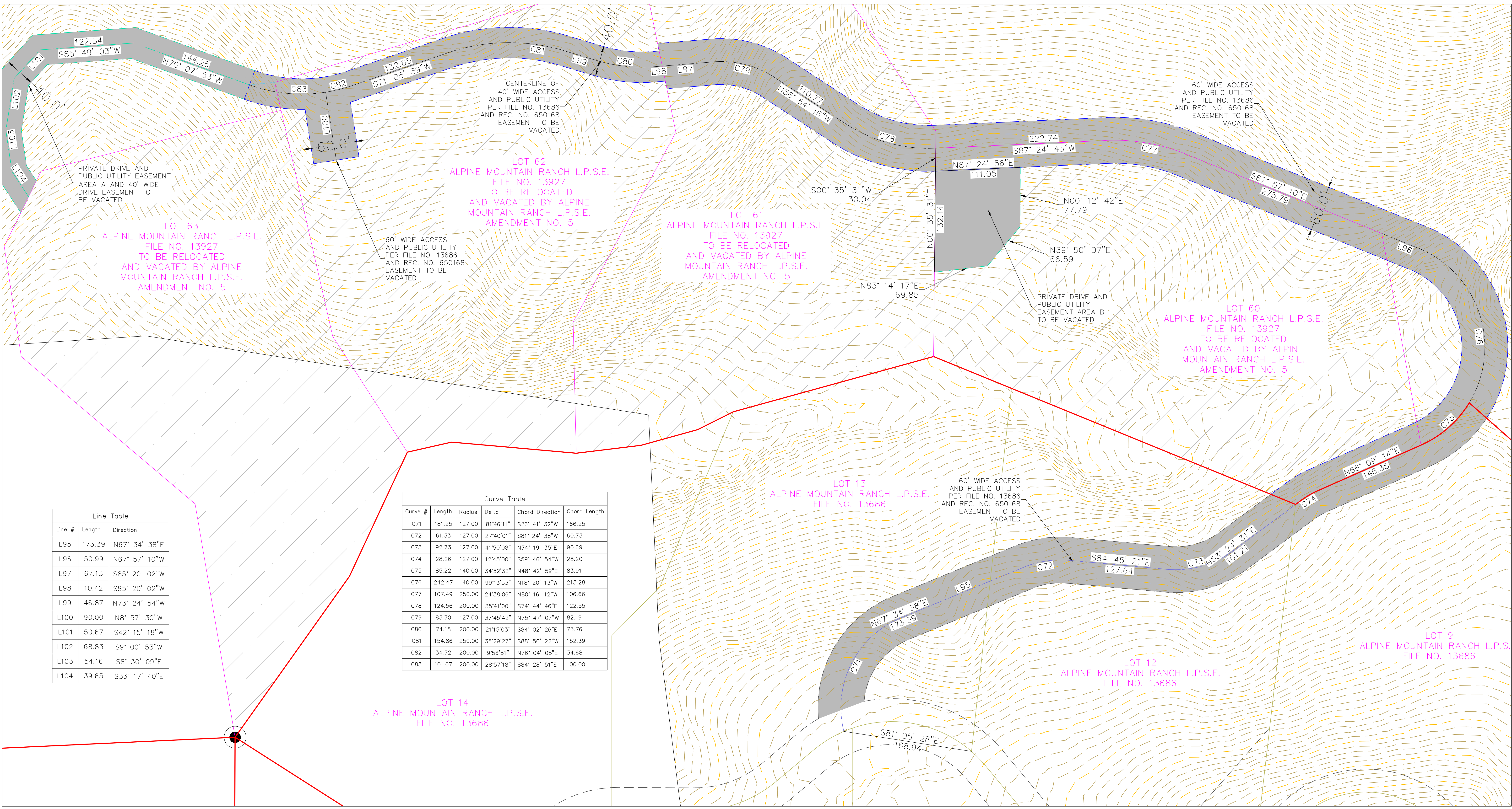
REVIEW BY:

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

UTILITY
 EASEMENT EXHIBIT

DRAWING:

SHEET #



Line #	Length	Direction
L95	173.39	N67° 34' 38"E
L96	50.99	N67° 57' 10"W
L97	67.13	S85° 20' 02"W
L98	10.42	S85° 20' 02"W
L99	46.87	N73° 24' 54"W
L100	90.00	N8° 57' 30"W
L101	50.67	S42° 15' 18"W
L102	68.83	S9° 00' 53"W
L103	54.16	S8° 30' 09"E
L104	39.65	S33° 17' 40"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C71	181.25	127.00	81°46'11"	S26° 41' 32"W	166.25
C72	61.33	127.00	27°40'01"	S81° 24' 38"W	60.73
C73	92.73	127.00	41°50'08"	N74° 19' 35"E	90.69
C74	28.26	127.00	12°45'00"	S59° 46' 54"W	28.20
C75	85.22	140.00	34°52'32"	N48° 42' 59"E	83.91
C76	242.47	140.00	99°13'53"	N18° 20' 13"W	213.28
C77	107.49	250.00	24°38'06"	N80° 16' 12"W	106.66
C78	124.56	200.00	35°41'00"	S74° 44' 46"E	122.55
C79	83.70	127.00	37°45'42"	N75° 47' 07"W	82.19
C80	74.18	200.00	21°15'03"	S84° 02' 26"E	73.76
C81	154.86	250.00	35°29'27"	S88° 50' 22"W	152.39
C82	34.72	200.00	9°56'51"	N76° 04' 05"E	34.68
C83	101.07	200.00	28°57'18"	S84° 28' 51"E	100.00

LOT 14
 ALPINE MOUNTAIN RANCH L.P.S.E.
 FILE NO. 13686

LOT 13
 ALPINE MOUNTAIN RANCH L.P.S.E.
 FILE NO. 13686

LOT 12
 ALPINE MOUNTAIN RANCH L.P.S.E.
 FILE NO. 13686

LOT 9
 ALPINE MOUNTAIN RANCH L.P.S.E.
 FILE NO. 13686

LOT 60
 ALPINE MOUNTAIN RANCH L.P.S.E.
 FILE NO. 13927
 TO BE RELOCATED
 AND VACATED BY ALPINE
 MOUNTAIN RANCH L.P.S.E.
 AMENDMENT NO. 5

LOT 61
 ALPINE MOUNTAIN RANCH L.P.S.E.
 FILE NO. 13927
 TO BE RELOCATED
 AND VACATED BY ALPINE
 MOUNTAIN RANCH L.P.S.E.
 AMENDMENT NO. 5

LOT 62
 ALPINE MOUNTAIN RANCH L.P.S.E.
 FILE NO. 13927
 TO BE RELOCATED
 AND VACATED BY ALPINE
 MOUNTAIN RANCH L.P.S.E.
 AMENDMENT NO. 5

LOT 63
 ALPINE MOUNTAIN RANCH L.P.S.E.
 FILE NO. 13927
 TO BE RELOCATED
 AND VACATED BY ALPINE
 MOUNTAIN RANCH L.P.S.E.
 AMENDMENT NO. 5

PRIVATE DRIVE AND
 PUBLIC UTILITY EASEMENT
 AREA A AND 40' WIDE
 DRIVE EASEMENT TO
 BE VACATED

60' WIDE ACCESS
 AND PUBLIC UTILITY
 PER FILE NO. 13686
 AND REC. NO. 650168
 EASEMENT TO BE
 VACATED

CENTERLINE OF
 40' WIDE ACCESS
 AND PUBLIC UTILITY
 PER FILE NO. 13686
 AND REC. NO. 650168
 AND EASEMENT TO BE
 VACATED

60' WIDE ACCESS
 AND PUBLIC UTILITY
 PER FILE NO. 13686
 AND REC. NO. 650168
 EASEMENT TO BE
 VACATED

PRIVATE DRIVE AND
 PUBLIC UTILITY
 EASEMENT AREA B
 TO BE VACATED

60' WIDE ACCESS
 AND PUBLIC UTILITY
 PER FILE NO. 13686
 AND REC. NO. 650168
 AND EASEMENT TO BE
 VACATED