

Astrid Site Development-Permit Application: SPRMU240254 Corrections Notice dated June 17, 2024

Baseline Engineering Corporation Narrative

The project area is located at 2410 Ski Trail Lane adjacent to Steamboat Ski Resort and is approximately 4.33 acres including the existing right-of-way at the location of the access off of Ski Trail Lane. The site is currently undeveloped and ground cover consists mostly of native grass. The site has over 100 of vertical relief from the top to the bottom.

Planning review comments

1. PL20220662 has open conditions that require resolution prior to approval of a construction permit. Please see conditions in portal here:
<https://cityview.steamboatsprings.net/Portal/Planning/Status?planningId=7656>

Baseline response: To be address by others.

2. Please provide landscape plan for just phase 1.

Baseline response: Baseline has revised the Landscape drawings to indicate the required landscaping for just Phase 1.

3. Please provide a site plan that shows all improvements required with phase 1 per PL20220662.

Baseline Response: During a Zoom Meeting with Kelly Douglas on Monday, July 15, 2024 at 2:30 pm we shared the Site, Signage and Striping Plan (civil sheet C7 with most current revision date of 5-15-24) with Kelly and discussed the green shading and the Phasing Notes and Phase 1 Notes on the left side of the drawing and we understand this was sufficient for the City. It should be noted that no civil drawings were revised or submitted with this Corrections Notice follow up.



July 23, 2024: Baseline's response are for items 2 and 3 below. See narrative.



Corrections Notice

June 17, 2024

Permit Application: SPRMU240254

Property address:

Following are the comments regarding the plan review for the above referenced application. We have noted several concerns and/or non-conforming items regarding the work to be performed. These items must be addressed through revised drawings submitted online through your My Items page in order to proceed.

Planning Review (Reviewed By: Kelly Douglas, AICP)

1. PL20220662 has open conditions that require resolution prior to approval of a construction permit. Please see conditions in portal here: <https://cityview.steamboatsprings.net/Portal/Planning/Status?planningId=7656>
2. Please provide landscape plan for just phase 1.

Landscaping along Gondola Lane is not included per the PL20220662 phasing plan. [Kelly Douglas @ 06/04/2024 11:16 AM]

3. Please provide a site plan that shows all improvements required with phase 1 per PL20220662.

Utilities Review - Mt. Werner (Reviewed By: Beau Cahill)

1. Plant Investment Fees (tap fees) must be paid prior to building permit approval. Finalized fees have been sent to Kevin Kopasz

If I can provide any further information to you, please feel free to contact me at (970) 870-5334 or by email at mmichael-ferrier@co.routt.co.us.

Sincerely,

A handwritten signature in black ink that reads 'Malea Michael-Ferrier'.

Malea Michael-Ferrier

Sr Permit Tech/Plan Reviewer Assistant