

**City of Steamboat Springs  
Planning Department  
Approved Plan Set  
12/03/2024 tstauffer**

bldg seed architects

September 6<sup>th</sup>, 2024

City of Steamboat Springs  
Planning Department  
PO Box 775088

Steamboat Springs, CO (Delivered via City of Steamboat Springs Web Portal 'CityViewPortal')  
RE: Development Plan Application Narrative for DRT Review PL20240141

To Whom it May Concern:

On behalf of Anglers Flat LLC (Applicant), we are submitting a Development Plan application for the 1189 Anglers Drive (Account R8181127 & Pin 324100002).

Bldg Seed Architects has prepared this narrative to demonstrate compliance with the City of Steamboat Springs development criteria for the proposed development of LOT 2 ANGLERS DRIVE SUBDIVISION.

**"Anglers Flats" Proposed Administrative Development Plan Description:**

The applicant is proposing to construct a nine-unit, single-building multifamily development situated on the 0.51 acre vacant parcel located at 1189 Angler Drive in Steamboat Springs. The subject's parcel was subdivided from the adjacent lot (to the east) on January 25, 2022 under file# 14539, reception# 834036, and exists as a vacant site. The nine residential units will consist of (5) 2-bedroom/2-bathroom units and (4) 1-bedroom/1-bathroom units. This proposed development conforms to the zoning, MF-2 (Multiple Family – Two), which is intended to provide areas for multiple-family residential uses and development, including townhomes, condominiums, apartments, and other attached residential forms, per the Steamboat Springs Municipal Code. We believe the proposed scope of work outlined in the submitted drawings, and response to DRT falls in line with a CDC (Community Development Code) administrative review & approval process, no variances or adjustments are proposed. There are no existing or historic structures on the parcel. *Please Reference Exhibit A.*

**Summary Table**

*Please Reference Exhibit B.*

The remainder of this narrative has been organized to generally coincide with CDC Section 709-C. Criteria for Approval.

Thank you in advance for your time and careful consideration of this application.

**Development Plan Criteria for Approval:**

***709.C.1. The Development Plan is consistent with the character of the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.***

The proposed development is consistent with the existing multifamily development located along Anglers Drive between the project site and Hwy 40. The project site is situated adjacent to a 12-unit multi-family condo structure, and in close proximity to two larger multi-family developments along the north side of Anglers Drive west of the subject site. The immediate neighborhood also consists of a mix of single-family residences and lower density residential development to the South and is very proximate to a grocery store and other retail amenities.

The proposed development conforms to development within the immediate vicinity, as well as the primary purpose/intent in the zoning code. Further, by design (smaller unit sizes) and location, it adds to the inventory of attainable housing, addressing a critical need within the community. The subject site is located outside a 'green zone', restricting short-term rentals and making it suitable for long-term housing only (rental and owner-user), providing essential/local workers with the opportunity to live within the community they serve, thereby strengthening the social fabric and economic stability of the Steamboat Spring community. Recognizing the current housing shortage in Colorado's mountain regions, this project reduces the need for long commutes, thus lowering traffic congestion and greenhouse gas emissions. Located near the center of Steamboat, the development also promotes the use of alternative transportation, contributing to a more sustainable and connected community. Furthermore, by enabling more people to live where they work, the project fosters year-round vitality, supports a resilient local economy, and encourages greater citizen engagement in civic, non-profit, and recreational activities. Infill developments like this are essential for creating vibrant, climate-smart communities that can adapt to future challenges while maintaining the character and spirit of the area.

***709.C.2. The Development Plan will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.***

The Development Plan has been thoughtfully designed to minimize any potential adverse impacts on the natural environment. The site, which was initially prepared and zoned for development, has been carefully planned to ensure that 50% of the lot remains as undeveloped hillside and open space, with the proposed development's building envelope occupying less than 16% of the lot. The majority of the improvements are street-adjacent, leaving the remainder of the natural environment largely undisturbed and connected to other / adjacent undeveloped lands.

The site is primarily covered with native grass and low brush; it lacks existing trees, and the plan incorporates specific measures to protect, stabilize, and renew any disturbed areas. The development will include effective stormwater management, and native landscaping to support local ecosystems and maintain the integrity of natural landforms.

By targeting housing needs within this community, the project aims to reduce single-occupant vehicle commuting, thereby preserving surrounding natural habitats and contributing to broader environmental sustainability efforts. This approach not only respects the natural environment but also enhances it, ensuring that the area's ecological balance and natural beauty are preserved for future generations.

***709.C.3. The Development Plan provides adequate vehicular access, considering grade, width, and capacity of adjacent streets and intersections; parking; loading, unloading, refuse management, and other service areas; pedestrian facilities; and public or private transportation facilities.***

The Development Plan provides comprehensive and compliant vehicular access, ensuring all aspects of transportation and service facilities maintenance and services are adequately addressed.

**Vehicular Access:** The development includes an ingress and egress lane that meets the grade and width requirements established by the City Engineering code. A traffic impact analysis has been completed, demonstrating that the adjacent streets and intersections can accommodate the projected traffic volumes. Additionally, a site triangle has been provided on the civil drawings to ensure clear visibility and safe access.

**Parking:** The parking area and access aisle are designed for efficiency and safety, with the HOA responsible for managing snow removal through an annual contract. Dedicated parking stalls are available for residents to load and unload, ensuring convenience and reducing congestion.

**Refuse Management:** A trash enclosure has been provided, with the size and location approved by the appropriate services. The HOA will manage regular refuse removal through contracted services, ensuring cleanliness and efficient waste management.

**Pedestrian Access:** A new sidewalk along Anglers Drive is proposed, which includes a pedestrian path leading to the facility's entrances. The path is designed with an accessible slope, ensuring safe and easy access for all users.

**Postal Facilities:** A parcel box has been approved by the local USPS, with its size and location optimized for resident convenience.

**Transportation:** Public transportation is readily accessible via Anglers Drive, while private transportation can easily access and park on-site, providing flexibility and convenience for residents. This plan ensures that all transportation and service needs are met with careful attention to safety, accessibility, and efficiency.

***709.C.4. The Development Plan complies with all applicable requirements of this CDC.***

Below is a summary of our analysis of the development standards described in the CDC Chapter 26 of Steamboat Springs Municipal Code:

**CDC Analysis**

Article 2 Zone Districts

**SECTION 213 – MF2**

**213.A PURPOSE** The Multiple-Family zone districts are intended to provide areas for multiple-family residential uses and development, including townhomes, condominiums, apartments, and other attached residential forms.

**213.B DIMENSIONAL STANDARDS** Setbacks: Per Subdivision Plat Map as Building Envelope was established.

**Lot Size** Min Width 40' no max. x Depth no min. Area 12,000 sf no max.

**Parking Lot Placement Lot Line Setback** Non EC Overlay Zone 10' min.

**Max Height Building** w/o underground parking - 57' Max, 35' Average Plate Ht Required; Proposed: Highest roof overall 46'-7 1/2" & average plate height is 34'-8".

**Building Intensity** lot coverage – 40% max; per 801.L Required: 22,215 sf x 40% = 8,886 sf; Proposed: 3,485 sf

**Max Buildable Area Regulation** – 45% lot area; per 801.M Lot Area 22,215 SF x 45% = 9,996 SF. Proposed: 9,694 SF

**Density** - No max dwelling units per lot.

Article 3 Use Definitions & Standards

**300.F PARKING REQUIREMENTS** Table 300-1. Permitted Use: Residential Household Living Zone MF Required Parking Required: 1BR = 1.5/du + 2-3BR = 2/du\* (2/2 BRx5 UNITS = 10pp + 1.5/1 BRx4 UNITS = 6pp = 16 Total Required)

Provided: 16 Stalls\*. 9x18 parking stalls, 24' aisle width @ 90d, \*Tandem in residential zones permitted, Stormwater from parking has been addressed in Civil Drawings.

**301 RESIDENTIAL PRINCIPAL USE** Table 300-1 & 301.B.2. Household living category & multiple-family residential.

Article 4 Development & Design Standards

**Division 1** Development Standards

**402 LANDSCAPING** 402.D. Standards

General Requirements 1 a. – j. ***[Complies; Refer to Sheet L1.01]***

Frontage 2 a. – c. ***[Complies; Refer to Sheet L1.01]***

Table 402-1 Frontage Landscaping: MF Non-EC Overlay 10' min. ***[Complies; Refer to Sheet L1.01]***

Parking Lot Setback Landscaping 3. ***[Complies; Refer to Sheet L1.01]***

Interior Landscaping 4. ***[Complies; Refer to Sheet L1.01]***

Landscaping Categories 5. ***[Complies; Refer to Sheet L1.01]***

Table 402-2: Non EC Overlay Parking lot setback Category A & Interior Landscaping Category B. ***[Complies; Refer to Sheet L1.01]***

Table 402-3 Landscaping Categories A & B: ***[Complies; Refer to Sheet L1.01]***

Interior Parking Lot Landscaping Standards 6.1 a. - c. ***[Complies; Refer to Sheet L1.01]***

Table 402-4 Interior Parking Lot Landscaping: ***[Complies; Refer to Sheet L1.01]***

Table 402-5 Interior Parking Lot Landscape Feature: ***[Complies; Refer to Sheet L1.01]***

Guidelines 6.2 a. – c. ***[Complies; Refer to Sheet L1.01]***

7. Streetscape Landscaping and Amenities ***[Trees are not permitted in the utility easement].***

**403 BUFFERING, SCREENING & FENCING** 403.C Standards

Buffering & Screening 1. a. – e. ***[Complies; Refer to Sheet L1.01]***

Table 403-1 Intensive Plantings Moderate Dense ***[Complies; Refer to Sheet L1.01]***

Fencing 2. a. No front yard fencing b. ***Not Applicable*** c. Clear Vision Setback see Section 415 ***[Complies; Refer to Sheet L1.01]***

**404 REVEGETATION** 404.B Applicability 1. Slopes greater than 3:1 ***[are protected as Open space per the Subdivision Plat Map.]*** 3. Erosion 4. Visible Public Area ***[Complies; Refer to Sheet L1.01]***

404.C Standards

Vegetation & Site Grading 1. a. ***[50 % of the Lot is protected as Open space per the Subdivision Plat Map]*** b. ***[There are no Existing Trees reference Exhibit A.]*** c. d. e. ***[Complies; Refer to Sheet L1.01]***

Revegetation 2. a. – c. ***[The Development Plan minimized the need for re-vegetation by limiting the scope of the project as well as the grading and drainage. Refer to plan that represent the limits of disturbance/seeding.]***

**405 EXTERIOR LIGHTING** 405.D Standards

Fixture Height, Spacing & Type 1. Table 405-1.

Shielding & Light Trespass 2. **[Complies; Refer to Sheets LIGHT-000, 001, 0001b]**

Amount & Location 3. **[Complies; Refer to Sheets LIGHT-000, 001, 0001b]**

Hours of Operation 4. Exterior site and building lighting shall be turned off between the hours of 11:00 p.m.

Prohibited Lighting 5. **[Complies; Refer to Sheets LIGHT-000, 001, 0001b]**

#### **406 OFF-STREET PARKING 406.C Standards**

Amount 1. a. – b. per 300.F.1 and Table 300.1. **[Complies; Reference Exhibit B -Land Use & Site Development Project Summary Table or Sheet A1.01]**

Location 2. a. – c. **[Complies; Reference Sheet A1.01]**

Dimensions 3. Table 406.2 **[Complies; 9'wx18'lx8' h clear, Refer to Sheet A1.01]**

Maneuvering Space 4. a. Table 406-3 Maneuvering Aisle 90 degree/90 degree Aisle Width 24'. b. off-street parking spaces for residential uses are stacked and assigned to specific dwelling units that ensures safe and efficient circulation and access.

Surfacing 5. a. i. paved with asphalt. ii. Graded and drained **[Complies; Reference Sheets C2-5]**

Stormwater Quality 6. a. **[Complies; Reference Drainage report]**

Bicycle Parking 7. a. – b. Table 406-4. MF I 1 per 10 vehicle parking spaces **[2 Bicycle Racks Provided Refer to Sheet A1.01]**

Towing of Vehicles 8. b. – d. **Not applicable**; If Towing of Vehicles becomes applicable The Applicant will post compliant signage.

#### **407 OFF-STREET LOADING 407.B Not Applicable**

#### **408 REFUSE MANAGEMENT 408.D Standards**

Amount 1. & Location 2. a. i. – v. & Screening 3. A. i. – v. **[Complies; Refer to Exhibit C. & A1.05]**

#### **409 SNOW STORAGE 409.D Standards**

Minimum Required Area 1. Table 409-1 Paved areas  $4,778 \text{ sf} = 4,778 / 2 = 2,389 \text{ sf}$  (min 50% area) - slope reduction: 11% = 263 sf = **2,126 sf required (3,098 sf actual proposed)**. No evergreen plantings to be in snow storage areas.

Location 2. a. – c. **[Complies; Refer to A1.01]**

#### **410 PERFORMANCE & OPERATION**

This Development Plan ensures that performance and operation of Anglers Flats will prevent any offensive noise, smoke, vibration, dust, odors, heat, glare, or other objectionable impacts.

#### **411 TECHNICAL SPECIFICATIONS**

411C.1: Drainage: Reference Submitted Drainage Report

411C.2: Streets & Circulation: The proposed project is served by Anglers Drive.

411C.3: Fire Prevention: The proposed project is served by access off of Anglers Drive.

411C.4: Geological Hazards: There are no known geological hazards associated with the project.

#### **412 CRITICAL IMPROVEMENTS 412. C Standards 1.-3.**

The developing applicant will ensure all critical public improvements related to health, safety, and welfare are completed or appropriately deferred with proper agreements before issuing any Certificate of Occupancy, as per the development plan.

#### **413 PHASING 413. B Applicability – Does not Apply**

#### **414 MULTI-MODE FACILITIES/COMPLETE STREETS 414.D Standards**

General Standards 1. a. b. Pedestrian sidewalk is proposed in the right-of-way. c. per City Engineering Standards. 3. Sidewalks; Table 414-1. Sidewalk width local street 6' min **[Complies; Refer to A1.01]**

**415 CLEAR VISION SETBACKS 415.C Standards 1.** No building structure, fence, or vegetation is proposed in the clear vision setback.

**416 OUTDOOR STORAGE 416.B *Not Applicable.***

**417 INTERNAL SIDEWALKS 417. C Standards 1.** One Principal Building & Internal Sidewalk is provided that connects to right-of-way sidewalk **[Complies; Refer to A1.01]**

**418 RETAINING WALLS 418. C Standards 1.** Not in drainage or utility easement. 2. Max Height per Table 418-1 within building envelope 11' max. 3. a. At 6' high b. has horizontal offset of at least 3' **[Complies; Refer to A1.02]**

**419 FLOOD DAMAGE PREVENTION 419. B *Not Applicable***

**420 ACCESSORY BUILDING & STRUCTURES 420. B *Not Applicable***

**421 OPEN SPACE** 421.C Exemptions 3. Approved subdivision plat map designated and dedicated open space.

**422 LARGE – FORMAT RETAIL DEVELOPMENT** 422.B *Not Applicable*

**423 TND FRONTAGE** 422.B *Not Applicable*

**424 TND BUILDING** 422.B *Not Applicable*

**425 TND HILLSIDE** 422.B *Not Applicable*

**426 ACCESS** 4. In MF zone districts b. Entryway serving dwelling units in a multiple-family residential building shall have direct access to a sidewalk, walkway, or trail that leads to a sidewalk adjacent to a public street. *[Complies; Refer to A1.01]*

#### **427 POSTAL FACILITIES**

427.C 1. & 2. *[Refer to Exhibit D – USPS Approval Email & Sheet A1.04]*

#### **Division 2 Community Design Standards**

#### **437 MULTI-FAMILY RESIDENTIAL BUILDINGS DESIGN STANDARDS**

437.C Building Placement and Orientation 1. Standards a. access-oriented primary public street. b. *Not applicable*. 2. Guidelines a. Impacts on interior and exterior Micro-climate comfort has been considered in building massing and orientation. *[Complies; Refer to Plans & Elevations]*

437.D Access 1. Standard 2. Guidelines a. Canopy enhances building entry b. Ground floor unit has designated entry. *[Complies; Refer to Civil & Site Plans]*

437.E Massing 1. Standard a. Max length of building 160' *[Max Proposed 92']* 2. Guidelines c. Building mass has offsets, projections, variations in roof form and recesses in the façade. *[Complies; Refer to Plans & Elevations]*

437.F Roof Forms 1. General Standards a. Multiple-family buildings shall incorporate roof pitches of between 5:12 and 12:12 (rise:run). 2. a. Pedestrian walkways covered. b. Snow retention i. roof forms oriented away from high traffic areas & snow guards are incorporated 3. Roof Overhang Standards a. Roof sheds onto landscaped areas. b. Mitigating snow ice buildup with snow guards and ice melting devices. 4. Green Roof *Not Applicable* 5. General Guidelines a. Roofs are pitched. b. Roof forms balance compatibility of character with snow retention & snow shed considerations. c. Variety roof forms break up mass of large building. d. *Not Applicable*. *[Complies; Refer to Plans & Elevations]*

437 G. Surface & Structured Parking 1. Surface Standards a. Not between principal structure and public street. b. Side placed of primary structure; Amount of parking frontage does not exceed building width c. Landscape provided to screen parking 2. Surface Guidelines b. Landscape screening provided. d. Pedestrian walkway provided 5. Garage Standards a. incorporated into principal building mass. b. Garage not on front facade. c. – g. *Not applicable*. 6. Garage Guidelines a. - c. *Not Applicable* *[Complies; Refer to Plans & Elevations]*

437 H. Building Scale, Variation, and Fenestration 1. Variation Standards a. Façade has variation in detail and fenestration through incorporation of i-vii. b. – d. **Not applicable**. 2. **Not applicable**. 3. Guidelines a. - i. are incorporated in the development design. **[Complies; Refer to Plans & Elevations]** 4. Glazing and Transparency Standards a. A minimum of 25 percent of the wall area of all floors on all building facades has been met. b. **Not applicable** c. Transparent glazing will be rated at a minimum 60 percent light transmittance factor. d. **Not Applicable**. Reflective glazing is not proposed. 5. Glazing and Transparency Guidelines a. b. c. **[Complies; Refer to Fenestration Schedules A0.03]**

437 I. Building Materials 1. Standards a. Materials Comply with Appendix C Table C-1. b. Change of material only at inside corners 2. Guidelines a. b. c. **[Complies; Refer to Color Elevations A1.10]**

437 J. Building Colors 1. Standards Appendix B. 2. Guidelines a. Range b. Light c. Bright d. Earth-toned **[Complies; Refer to Color Elevations A1.10]**

437 K. Mechanical, Service, and accessory Structures 1. Mechanical Equipment screening standards a. b. **No Roof Equipment; Not Applicable** 2. Mechanical Equipment Screening Guidelines 3. Service Location and Screening Standards. 4. Guidelines a. b. **[Complies; Refer to drawings]** c. **Not Applicable** 5.-6. **Not Applicable**.

**438 - 444: Not Applicable**

#### Article 7 – Criteria for Approval

Section 709.C Development Plan – Administrative.

**709.C.5. The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.**

A CDP is not applicable, The Development Plan proposed is in compliance with the CDC and an administrative approval per the zone district. There are no known variances proposed for this project. The applicant understands that the City's development standards apply to this project, and they have made every possible attempt to comply with in their interpretation. The Applicant is open to discussing concerns and collaboration with Staff as appropriate and respond to questions during review. Thank you for the time and careful consideration.

On behalf of the Applicant,

Ramsey Fulton AIA  
Principal & Design Architect  
Bldg Seed Architects



**EXHIBIT A – Existing Site Conditions at 1189 Anglers Drive.**



Existing Site Photographs; looking Southwest towards Anglers Drive, scrub bushes only, no Existing Trees.



Existing Site Photographs; looking Northeast towards adjacent Lot 1, scrub bushes only, no Existing Trees.



Existing Site Photographs; looking East towards adjacent Lot 1, scrub bushes only, no Existing Trees.

Land Use & Site Development Project Summary Table	
Gross Floor Area	9,694 GSF
Net Floor Area	6,451 NSF of Dwelling Units
Unit Sizes	2 bedroom - 5 Units & 1 bedroom - 4 Units Unit 101: 892 sf, Unit 201: 971 sf, Unit 202: 570 sf, Unit 203: 570 sf, Unit 204: 1,000 sf, Unit 301: 914 sf, Unit 302: 570 sf, Unit 303: 570 sf, Unit 304: 1,000 sf
Number of Units	9 (per 213B. Density no max)
Zoning	MF-2 (Multi-Family)
Frontage	ANGLERS DRIVE

Use Breakdown	Description	Square Footage	# of Units
Principal Use	Table 300-1 & 301.B.2. Household living category & multiple-family residential	9,694 SF	9
Accessory Use	Not applicable		

Standards	Zone District Requirements	Proposed	Variance?
Lot Area	213 B. 12,000 sf no max.	.51 Acre Existing Vacant	N
Lot Coverage	22,215 SF x 40% = 8,886 SF Max	3,485 SF (b)	N
Floor Area Ratio	22,215 SF x 45% = 9,996 SF Max	9,694 SF (b)	N
Overall Building Height	57' MAX	Highest is 46'-7 1/2" (c)	N
Average Plate Height	35' MAX	Highest Avg Plates "A - H" = 34' - 8" (c)	N
Frontage Area Height	Not applicable		N
Front Setback	Per Subdivision Plat Map Building Envelope	Complies (b)	N
Side Setback	Per Subdivision Plat Map Building Envelope	Complies (b)	N
Upper Story Setback	3rd Story & Above 20'	Complies (b)	N
Rear Setback	Per Subdivision Map Building Envelope	Complies (b)	N
Second Story Intensity	Not applicable		N
Parking	Per 300 F. 1BR = 1.5/du 2-3BR = 2/du*  2/2 BRx5 UNITS = 10pp 1.5/1 BRx4 UNITS = 6pp 16 Stalls Required	16 Stalls Provided (a)	N
Snow Storage	409-1 Paved areas 4,778 sf = 4,778/2 = 2,389 sf (min 50% area) - slope reduction: 11% = 263 sf = 2,126 SF	3,098 SF (b)	N

Notes

- (a) Tandem in residential zones permitted & complies with Non EC Overlay Parking Setback 10'
- (b) Reference Site Plans A1.00 & A1.01
- (c) Reference Elevations A5.01-5.03



**Leila Schwyhart**

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**From:** Aaron Ward  
**Sent:** Saturday, August 24, 2024 8:54 AM  
**To:** Leila Schwyhart  
**Subject:** FW: 1189 Anglers Drive, Steamboat Springs

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**From:** Luke Tellier <[ltellier@twinenviro.com](mailto:ltellier@twinenviro.com)>  
**Sent:** Saturday, August 24, 2024 8:50 AM  
**To:** Aaron Ward  
**Subject:** RE: 1189 Anglers Drive, Steamboat Springs

Aaron,  
Please consider this my official reply. We will be able to service this complex with either of the scenarios that we talked about. Bearing in mind that it may be a combination of the two. A roll out 3 yard dumpster with the recycle carts or a lesser number of carts serviced more often.

Thank you,  
Luke Tellier  
Apex Waste/Twin Enviro  
970-761-3515

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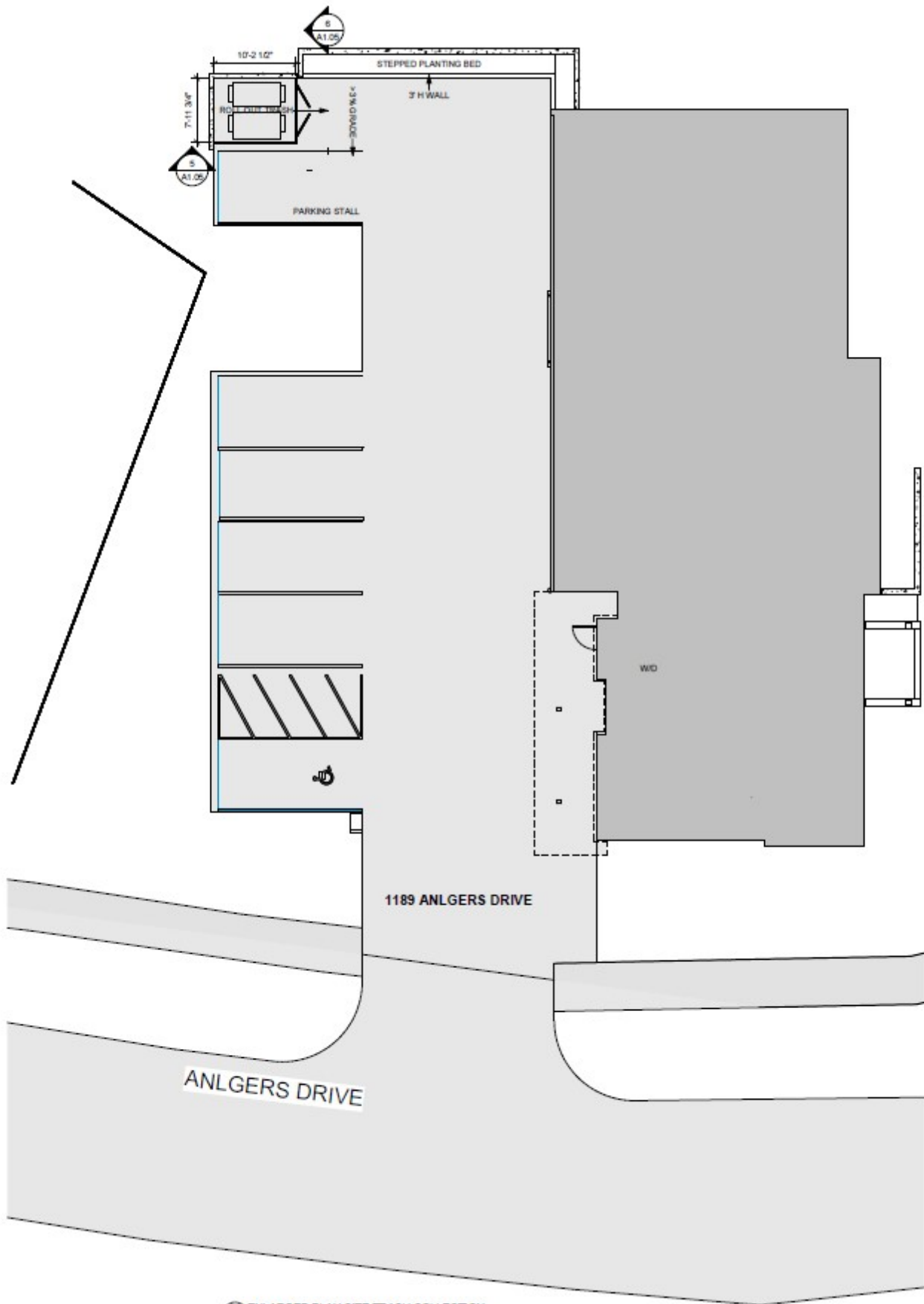
**From:** Aaron Ward  
**Sent:** Thursday, August 22, 2024 5:11 PM  
**To:** Luke Tellier <[ltellier@twinenviro.com](mailto:ltellier@twinenviro.com)>  
**Subject:** 1189 Anglers Drive, Steamboat Springs

Luke,

See the attached plan showing the 3 yrd trash with the 2 yrd recycling. These will roll-out of the enclosure; so (from our conversation) the backup/backload truck and dumpster sizing will work, correct? Alternatively, we could put the multiple individual (smaller rolling) recycling, as we discussed. Let me know if you see any problems with this.

Thank you,

**Aaron Ward, MAI, CCIM**



1 ENLARGED PLAN SITE TRASH COLLECTION  
1" = 1'-0"

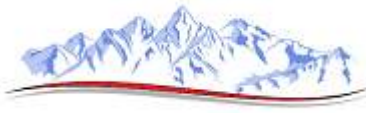
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**From:** Garza, Alex G - Steamboat Springs, CO <Alex.G.Garza@usps.gov>  
**Sent:** Monday, August 19, 2024 11:18 AM  
**To:** Aaron Ward  
**Subject:** RE: [EXTERNAL] FW: 1189 Anglers Drive, Steamboat Springs

Oh yes. That location on the plans will work fine for delivery.

Please be sure to add some type of concrete riser for protection from the snow plows and if it is in the budget get as many parcel lockers as you can. The national standard is 20% of mailboxes. So that would be a minimum of 2, but Steamboat has no major retailers here other than the tiny Walmart, so people order a lot. Again, not required to have more than 2, but it would be a huge benefit if they could.

Thank you,



**ALEX G. GARZA | POSTMASTER | UNITED STATES POST OFFICE | STEAMBOAT SPRINGS and CLARK**  
**200 LINCOLN AVE, STEAMBOAT SPRINGS, CO 80487 | [O] 970.879.8360 | [M] 361.815.3488**

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**From:** Aaron Ward  
**Sent:** Monday, August 19, 2024 11:10 AM  
**To:** Garza, Alex G - Steamboat Springs, CO <[Alex.G.Garza@usps.gov](mailto:Alex.G.Garza@usps.gov)>  
**Subject:** [EXTERNAL] FW: 1189 Anglers Drive, Steamboat Springs

Hello Alex. I am writing to follow-up on my email from last week (attached below). If you have any questions, please do not hesitate to reach out.

Thank you,

**Aaron Ward, MAI, CCIM**

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**From:** Aaron Ward  
**Sent:** Thursday, August 15, 2024 9:29 AM  
**To:** [alex.g.garza@usps.gov](mailto:alex.g.garza@usps.gov)  
**Subject:** 1189 Anglers Drive, Steamboat Springs

Nice speaking with you earlier, Alex.

As we discussed, we are looking to do a 9-unit residential condo project located at 1189 Anglers Drive in Steamboat Springs and seeking your approval of the mailbox placement. Please see the attached PDF indicating a mail box placement along the driveway to the left, just off of Anglers Drive. Please let us know if this location will work for you.

Thank you,

**Aaron Ward, MAI, CCIM**