



July 16, 2025

Walter Magill  
1769 BROME DRIVE  
STEAMBOAT SPRINGS, CO 80487

**Re: The Vantage at Village Drive at 2940 VILLAGE DR**

**Walter Magill,**

This letter shall serve as the Development Review Team letter (DRT) for PL20250210 Submittal #1. This letter as well as marked up documents and conditions of approval are available on Portal.

Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made.

Please address each comment and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

Please submit materials digitally through the Portal by uploading a **New Version** of each applicable document. Complete submittals shall be distributed within two business days of receipt. The resubmittal should include:

- The most recent revision date on applicable sheets
- A response to each individual comment
- Flattened PDFs of all materials

Also, please be aware that the following may be required if comments are not addressed with future submittals:

- Required Meeting: If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- Resubmittal Fee: If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

Please feel free to contact me at (970) 871-8280 or by email at [tstauffer@steamboatsprings.net](mailto:tstauffer@steamboatsprings.net) with any questions or concerns.

**Planning Review** (Reviewed By: Toby Stauffer, AICP)

1. A revocable license may be required for changes to the private encroachments into the easement along Village Drive.
2. Landscaping included on the approved DP plans needs to be included on the current plans:  
Walton Creek Road: 1 shrub planting= 3 shrubs  
Along retaining wall: 6 trees to screen lighting/ impacts from this development to the adjacent development to the east.
3. Provide an open space plan for current proposal similar to approved DP and compare approved open space plan to proposed plan, see page L 1.2 Approved DP.
4. DP 10: Please note: landscaping on this plan is different from the landscaping plan. Landscaping as shown on the landscaping plan will be required if approved.
5. DP.30: Show materials, colors boiler building
6. DP.30: Show materials, colors boiler building
7. DP.30: Where is the access to this building? If outside, please show doors/ windows, etc.
8. Confirm that the development will have refuse service levels (recycling and trash frequency of collections) such that recycling is 50% of trash capacity and that the garages are adequate for trash and recycling containers.
9. 437.K: The new boiler room requires screening to meet standards of this section.
10. Staff does not support the variance to 437. D for many of the same reasons cited in the DPVC-21-01 staff report which included this same variance request.
11. Retaining Wall narrative: Is this description written for this project? please revise for clarity.
12. Provide revised information for the retaining walls as discussed in meeting on 7/16/25.

**Engineering Review** (Reviewed By: Makenzie Carroll)

1. (C1): Sign and seal by PE or PLS
2. (C2): Provide guard rails as wall backs backyards of eastern lot.
3. (C2): Engineering is aware that there have been changes to the water quality facility. Please include with this development plan in order to ensure it will function the same.
4. (C2): Instead of reducing roadway width by 1 ft, widen the asphalt to the west by 1 ft.
5. (C2): Confirm that the cuts are not going to affect the adjacent property
6. (C2): Fix north arrow direction.
7. (C2): If sidewalk remains flush to asphalt at the intersection as shown, a curved detectable warning shall be used to cover the full area.
8. An updated set of Civil Construction Plans showing the changes will need to be submitted. See condition.

Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.

- The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever occurs first: • Water and Sewer

infrastructure • Access drive, driveway, and parking areas • Drainage improvements • Permanent storm water quality treatment facilities • Sidewalk improvements • Snowmelt system

- Prior to Certificate of Occupancy/Completion, an Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded.
- Record Drawings/CAD Files shall be submitted prior to Permanent Stormwater Quality Treatment Facility Inspection
- Civil construction plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to the RCRBD with a Building Permit/ Grading Permit application for review and approval prior to the start of any construction.
- An easement vacation application is required prior to final review and scheduling of this project.
- The project is approved with a snowmelt system and no designated areas for snow storage or plan for snow hauling. The snowmelt system shall be kept in operating condition in perpetuity. Any circumstance on the property other than a snowmelt system serving the entire development will require development plan approval.
- Prior to issuance of a CO, a revocable license/permit shall be issued for all privately maintained encroachments into the public right-of-way or public easement: Landscaping, landscaping improvements, stairs, private walkways. If a permit is on file it shall be updated with changes reflected in these plans.
- Our Review was completed reading the narrative submitted on 07/07/2025 only, as this is the most recent narrative provided, and therefore we have disregarded all narratives previously submitted and our comments, corrections or approvals have not be completed based upon any other narratives other than the one dated 07/07/2025. We have conditionally approved the new Development plan with conditions added to our approval. The Design Team and Contractor still have to resubmit all new architectural plans, structural plans, and site plans, and MEP plans for all the changes to the decks along village drive, the boiler/mechanical/fire alarm building, and new proposed stairs off walton creek for review, all work done on the site to date not in accordance with Stamped Approved plans was done at owners own risk, not through reviewing Departments approval. Also all structural work on the decks along village drive with respect to the structural columns needing to bear down on the retention pond foundation must be complete yet if the new deck sizes are approved. [Todd Carr @ 07/10/2025 12:00 PM]

Sincerely,



Toby Stauffer, AICP  
Senior Planner