



August 20, 2025

Nathaniel Stark
24 B 5th Street
Steamboat Springs , CO 80487

Re: PS25-0099 355 Riverview Way at 312600005

Dear Nathaniel Stark,

This letter shall serve as the Development Review Team letter (DRT) for PL20250264 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 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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

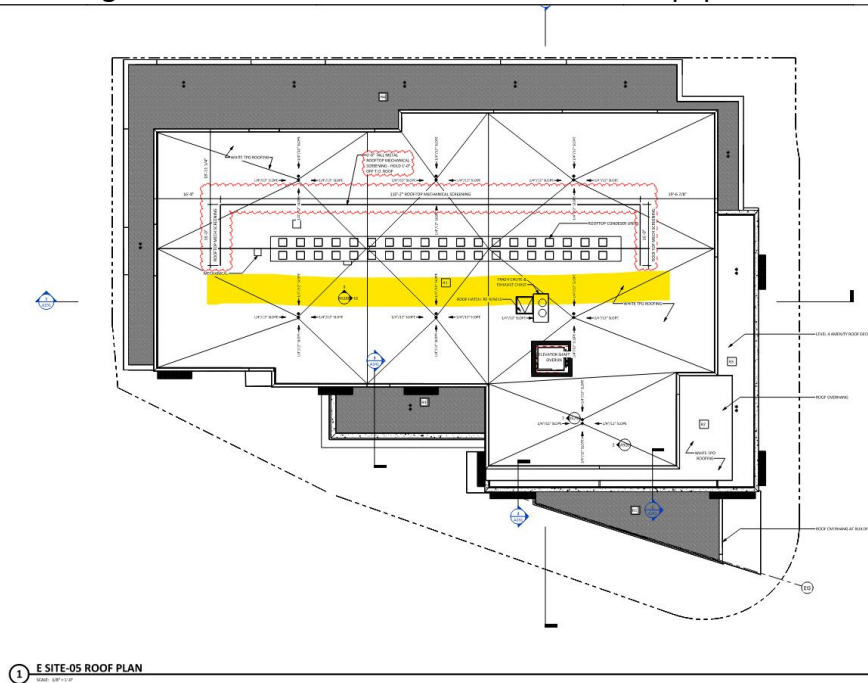
Also, please be aware that the following may be required if comments are not addressed with future submittals:

- **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) 871-8245 or by email at kdouglas@steamboatsprings.net with any questions or concerns.

Planning Review (Reviewed By: Kelly Douglas, AICP)

1. Updated rooftop screening is proposed with the SPRMU231827 8/13/25 addendum. Changes to the roof plan and screening should be reflected with this Substantial Conformance application too.
2. Screening is needed on all sides of the mechanical equipment.



Sincerely,

Kelly Douglas, AICP
Senior Planner