



December 01, 2025

Walter Magill  
1769 BROME DRIVE  
STEAMBOAT SPRINGS, CO 80487

**Re: West Acres Ranch at 280600001**

**Dear Walter Magill,**

This letter shall serve as the Development Review Team letter (DRT) for PL20250369 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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) 871-7019 or by email at [acamano@steamboatsprings.net](mailto:acamano@steamboatsprings.net) with any questions or concerns.

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

1. This letter is currently written as a generalization and lacks information needed for Engineering to perform a review. Provide a site plan and information that specifically and clearly indicates where and what is being proposed which varies from our standards. Also provide driveway/roadway profiles with grades showing what is being proposed.
2. (Narrative): Where? There is no explanation on where this is being proposed specifically.
3. (Narrative): So, are you requesting a variance for maximum grade and separation on two different locations? Unclear.
4. (Narrative): This standard is not mentioned anywhere else in this letter. Please follow requirements for engineering variance requests. This will need to be provided via a separate variance application since it is a different/additional standard and each request shall only include one standard.
5. (Narrative): Be specific on which roadways/driveways.
6. (Narrative): Show/describe specific locations where this is necessary as this is currently written as a generalization.
7. (Narrative): Be specific on which roadways/driveways.
8. (Narrative): Show profiles with accurate length and grade.
9. (Narrative): Show proposed design on site plan.
10. (Narrative): This should not be include in an Engineering Variance Request Letter as this is not an engineering standard. Please remove Variance #2 and consult Fire.
11. (Narrative): Why? Please justify.

Sincerely,  
Adan Camano  
Staff Engineer