



December 18, 2025

Walter Magill  
1769 BROME DRIVE  
STEAMBOAT SPRINGS, CO 80487

**Re: Downhill Plaza Condominiums - Minor Modification at 2850 DOWNHILL PLZ**

**Walter Magill,**

This letter shall serve as the Development Review Team letter (DRT) for PL20250370 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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)

See Document Mark-ups

1. C3: Any work/Live units require 2 spaces each. Confirm these numbers are accurate
2. C3: If the units are work/live, there may not be enough parking
3. Narrative: The site has changed since this approved plan, please include more current information
4. C2: there's no viable way to store snow here, these areas can't be counted as snow storage
5. C2: provide easements and agreements that allow parking access and snow storage to be off site
6. C2: after reducing snow storage as noted on this plan, ensure adequate snow storage is provided, does not appear to be enough area
7. C2: this distance too far from pavement, to meet standard
8. C2: see previous plans, snow storage not allowed this area, fire hydrant needs to remain clear
9. C2: Existing Landscaping does not match landscaping approved on PL20220031. Show additional landscaping to be provided to mitigate the impacts of this development plan and the previous one.
10. C2: Impact of new parking could be mitigated by providing landscaping for these spaces, it would reduce the overall nonconformity for this parking lot as the site does not meet standards currently, 402.D.6.1. 400 sf of landscaping near these spaces could be provided to get the site closer to compliance.
11. C2: 200 Sf of landscaping required for these spaces, see 402.D.6.1, landscaping shall be adjacent to these spaces.

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

See Document Mark-ups

1. (C1): Call out all existing easements.
2. (C1): Existing conditions plan does not match approved plans. Please provide more information.
3. (C2): This swale does not appear to be sized adequately. Please provide calculations and demonstrate how a swale will fit alongside the proposed parking.
4. (C2): Proposed parking requires access to be taken from eastern lot. Access easement required.
5. (C2): How will cars access these spots as this is currently a dumpster pad? Please specify.
6. (C2): A permanent stormwater treatment facility is required with the addition of the proposed parking. All site-generated runoff (including snowmelt from snow storage areas) needs to be treated. Provide a stamped drainage study and stormwater quality plan.

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

1. Landscaping as shown and approved on PL20220031 shall be installed prior to installation of new parking spaces or an executed improvements agreement and collateral shall be provided to allow paving to occur.
2. Drainage improvements are considered a critical improvement and must be constructed and approved or accepted prior to Final Engineering Site Inspection.
3. 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.
4. Prior to Final Engineering Site Inspection., an executed Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded.
5. Permanent storm water quality treatment facilities are considered a critical improvement and must be constructed and approved or accepted prior to Final Engineering Site Inspection.
6. Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.

Sincerely,



Toby Stauffer, AICP  
Senior Planner