



February 11, 2026

Matthew Eggen
141 9TH ST
STEAMBOAT SPRINGS, CO 80487

Re: The Amble at 335100001

Matthew Eggen,

This letter serves as the Development Review Team letter (DRT) for PL20260009 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 with any questions or concerns.

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. Show an easement for any utility mainlines that are within common areas and include this language in the certification of ownership and dedication if there are any mainlines that meet the criteria in the statement.

Known all men by these presents: That (printed name of owner), being the owner (s) of the land described as follows: (insert legal description of land being subdivided and included area in acres to two (2) decimal places) in the City of Steamboat Springs, Routt County, Colorado, under the name and style of (complete name of subdivision in capital letters) has laid out, platted and subdivided same as shown on this plat, and by these present do (does) hereby irrevocably dedicate to the perpetual use of the public a ten (10) foot wide non-exclusive easement for the installation and maintenance of underground public utilities, said easement being five (5) feet on each side of the utility line centerline located on and under the Common Elements in such lands lying outside the perimeter walls of the building foundations shown hereon. This dedication is specific to all utilities classified as mainlines. Service lines are precluded from this dedication. Such dedicated easements may be vacated in part or parts by the recorded ordinance of the City of Steamboat Springs, alone. These dedications preclude the construction of improvements, or the deposit of materials, in the easement area, which could impair their use as provided in this dedication. In witness whereof, the said (printed name of owner) has caused his name to be hereunto subscribed this _____ day of _____, A.D. 20_____.

By: _____
(Owner)

2. Confirm that all easements from the most recent final plat are shown on this plat.

External Agency Review (Reviewed By: Laura Crosby Meyers, GISP, GIS Analyst, Routt County GIS Department)

1. If there could be a tie from a corner to the building, that would really help.

Sincerely,



Toby Stauffer, AICP
Senior Planner