



November 30, 2021

ERIC SMITH ASSOCIATES  
1919 7TH STREET  
BOULDER, CO 80302

**Application:** PL20210127

**Property Location:** LODGE AT STEAMBOAT CONDOS  
COMMON AREA

**Re: PL20210127, Development Plan - Public Hearing, The Lodge at Steamboat Parking Structure Remodel**

Your application was reviewed for completeness on November 30, 2021. The following is not a thorough review. Staff finds the application is incomplete at this time and additional information is required in order to review this proposal. Review of your application will resume upon resubmittal of all required items outlined below. Please address all comments 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 terminated.

**Missing Submittal Requirements:**

- Coversheet
- Existing Conditions Plan
- Site Plan
- Grading & Drainage Plan
- Utilities Plan
- Landscape Plan
- Lighting Plan
- Phasing Plan
- Drainage Study – a report or waiver from a Preconsultation was not provided
- Soils & Geo-Technical Report – a report or waiver from a Preconsultation was not provided
- Traffic Impact Analysis Report – a report or waiver from a Preconsultation was not provided
- Water Demand Report – a report or waiver from a Preconsultation was not provided
- Fire Code Analysis – an analysis or written waiver from Fire was not provided
- Fire Flow Demand & Availability Calculations Form – a form or written waiver from Fire was not provided
- Preliminary Floodplain Analysis

**Preliminary Review Corrections:**

- Property Owner Sign Off – a Preconsultation checklist was uploaded in lieu of a Development Plan checklist. Please upload the correct checklist. This may also remove some of the missing submittal requirements above.
- Detailed Narrative – the narrative does not address the Development Plan – Public Hearing criteria for approval

**The applications shall only be considered complete when all of the above information is submitted. The applications will not be processed further until the application is considered complete.**

Feel free to contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Michael Fitz".

Michael Fitz  
Planning Technician