



September 30, 2022

LANDMARK CONSULTANTS  
141 9TH STREET  
STEAMBOAT SPRINGS, CO 80487

**Re: Village Drive Subdivision at 2936 VILLAGE DR, PL20220408**

**Dear LANDMARK CONSULTANTS,**

This letter shall serve as the Development Review Team letter (DRT) for Submittal #1 of the above referenced project. 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 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)

1. Include statements of dedication and vacation in the certificate of ownership- see Final Plat Statements and Certifications document in Documents and Images panel.
2. Include statements of dedication in the City Council approval signature block- see Final Plat Statements and Certifications document in Documents and Images panel.
3. Sheet 1: additional language from Final Plat Statements and Certifications required here
4. Sheet 1: additional language from Final Plat Statements and Certifications required here
5. C.100: revise to indicate the easement will be vacated by this plat or submit an easement vacation application to run concurrently with this plat
6. C.100: revise label to confirm that sidewalk will remain/be replaced after future development

**Utilities-Mount Werner Review** (Reviewed By: Richard Buccino)

1. 1. Provide Revised Utility Plans to this submittal. Is there not a Proposed Fire Hydrant required for this project?
2. Provide necessary watermain easement and fire hydrant easement on plat and include into Commitment Guarantee Cost Estimate.

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

1. The owner shall record the following easements and vacations with the plat and prior to issuance of a construction permit (Grade and Fill, Building):
  - Right of way easement
  - Utility and Snow storage release of easement
  - Water Quality Easement

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer", is written over a faint, light blue circular background.

Toby Stauffer, AICP  
Senior Planner