

Toby Stauffer

From: Charlotte Harriman <charlotte@kidsplaygarden.com>
Sent: Monday, February 6, 2023 12:23 PM
To: Toby Stauffer
Subject: Re: NOTICE OF INCOMPLETE APPLICATION.PDF.pdf
Attachments: image_67174913.JPG; image_67509761.JPG; image_67221761.JPG; image_50444801.JPG; image_50427393.JPG; image_50438657.JPG; image_50419457.JPG

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Hi Toby,

Okay I have attached some pictures showing front door of junior explorers. Also, showing the back door of Kids Garden in relation to Junior Explorers. If children were transferred between centers these are the doors they would use.

I have attached document of site plan with the location of Junior Explorers drawn in. I also attached a picture of parking lot showing 6 parking spots that can be used for our center including employee parking. Parents will be dropping off at our location so only being in the parking lot for approximately 2-6 minutes while they drop their child off.

Sorry my drawing of the interior was just a rough sketch of what we were putting in the center. Let me know if I need to submit something different.
I would also be happy to walk you through the site this week, if that helps.

Can you let me know if you need any other information.

Kind Regards,
Charlotte Harriman.

On Mon, Feb 6, 2023 at 9:46 AM Toby Stauffer <tstauffer@steamboatsprings.net> wrote:

Hi Charlotte,

I did see those two documents but there is no "365 B" on the overall aerial that shows the buildings. If you could draw your unit or locate it on that map, or provide a different map, that would be one way to know where your unit is on the Sundance property.

On your hand drawn interior floor plan, the layout did not match the 365 B drawing, so it was unclear how those two were connected. It would also be good to know where the front door of the unit is and maybe have a picture of it from the front. If your new space has interaction with your current space, you'll need to show how far apart they are and if kids have to go from one to the other, how the kids will do that. You'll also need to show how many parking spaces you have for the unit and if any are specifically dedicated to your space and where those are.

If you'd like to review this in person or over the phone, let me know.

Toby Stauffer, [AICP](#), Senior Planner

tstauffer@steamboatsprings.net

From: Charlotte Harriman <charlotte@kidsplaygarden.com>
Sent: Monday, February 6, 2023 8:52 AM
To: Toby Stauffer <tstauffer@steamboatsprings.net>
Subject: Re: NOTICE OF INCOMPLETE APPLICATION.PDF.pdf

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Good Morning Toby,

I am reaching out about Junior Explorers conditional use application.

I own Steamboat Kids Play Garden which is in Sundance Plaza 345 B. The process has changed since I applied for conditional use and opened Play Garden 7 years ago. So if you could point me in the right direction of what I am missing.

On the doc titled Sundance Building ID the location 365 E is where Junior Explorers will be. The building is on ground level.

We are not altering the structural interior, we simply painted and put in some new flooring. If you need pictures of the facility I can send those.

Kind Regards,

Charlotte Harriman
Owner of Kids Garden Steamboat
[345 Anglers Dr, Suite B](#)
[Steamboat Springs, CO 80487](#)
970-819-9826

[website](#) | [instagram](#) | [facebook](#)

On Thu, Feb 2, 2023 at 10:06 PM Toby Stauffer <tstauffer@steamboatsprings.net> wrote:

This email was sent from City of Steamboat Springs
See Attached.

Toby Stauffer, AICP
Senior Planner
City of Steamboat Springs
tstauffer@steamboatsprings.net
970-871-8280

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Charlotte Harriman

Owner of Kids Garden Steamboat
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6 spaces
for parking

25/A

Employee parking

255/B

325/C

345/D

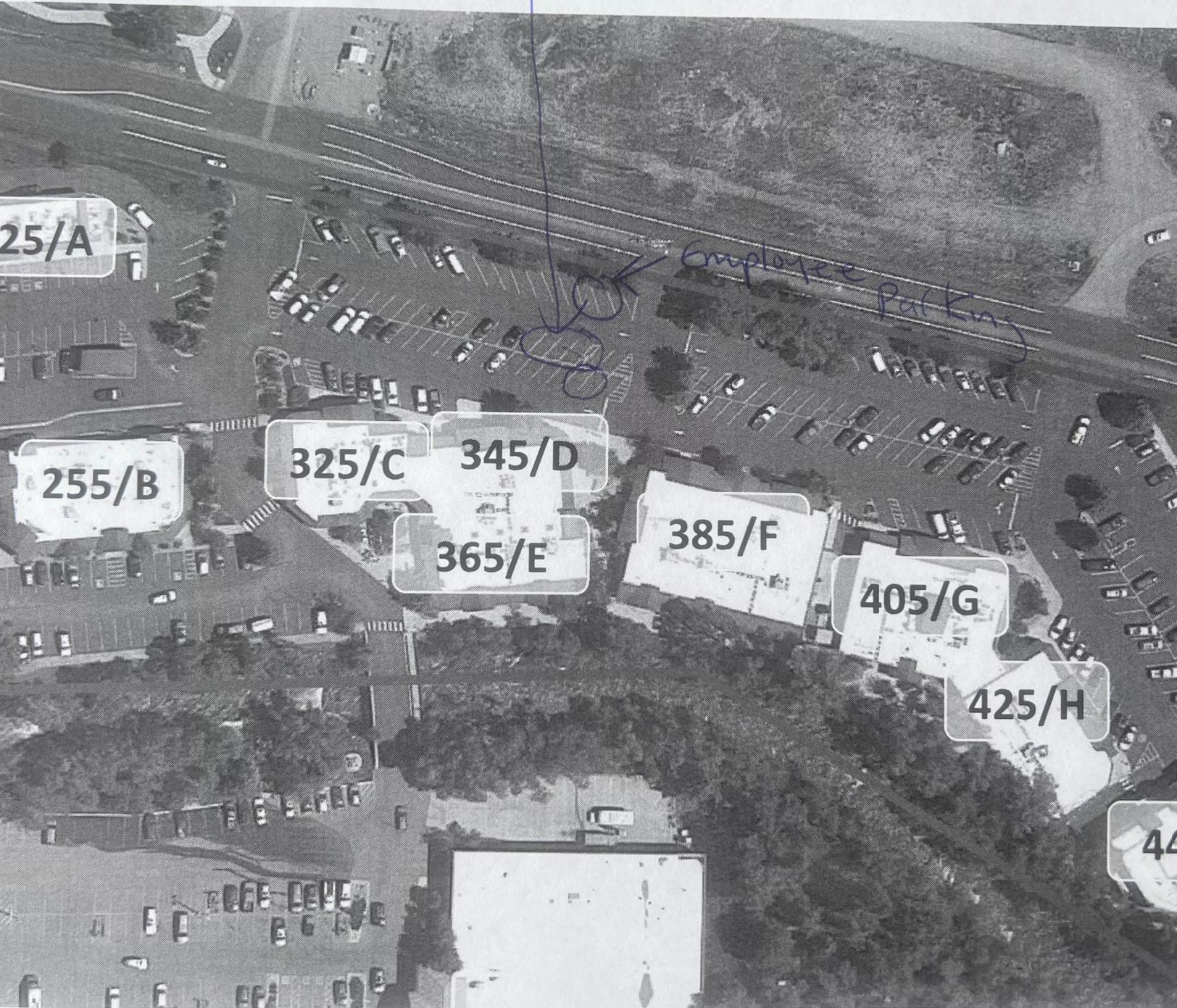
365/E

385/F

405/G

425/H

44



325/C

345/D

365/E

Junior
Explains

5/A

255/B

325/C

345/D

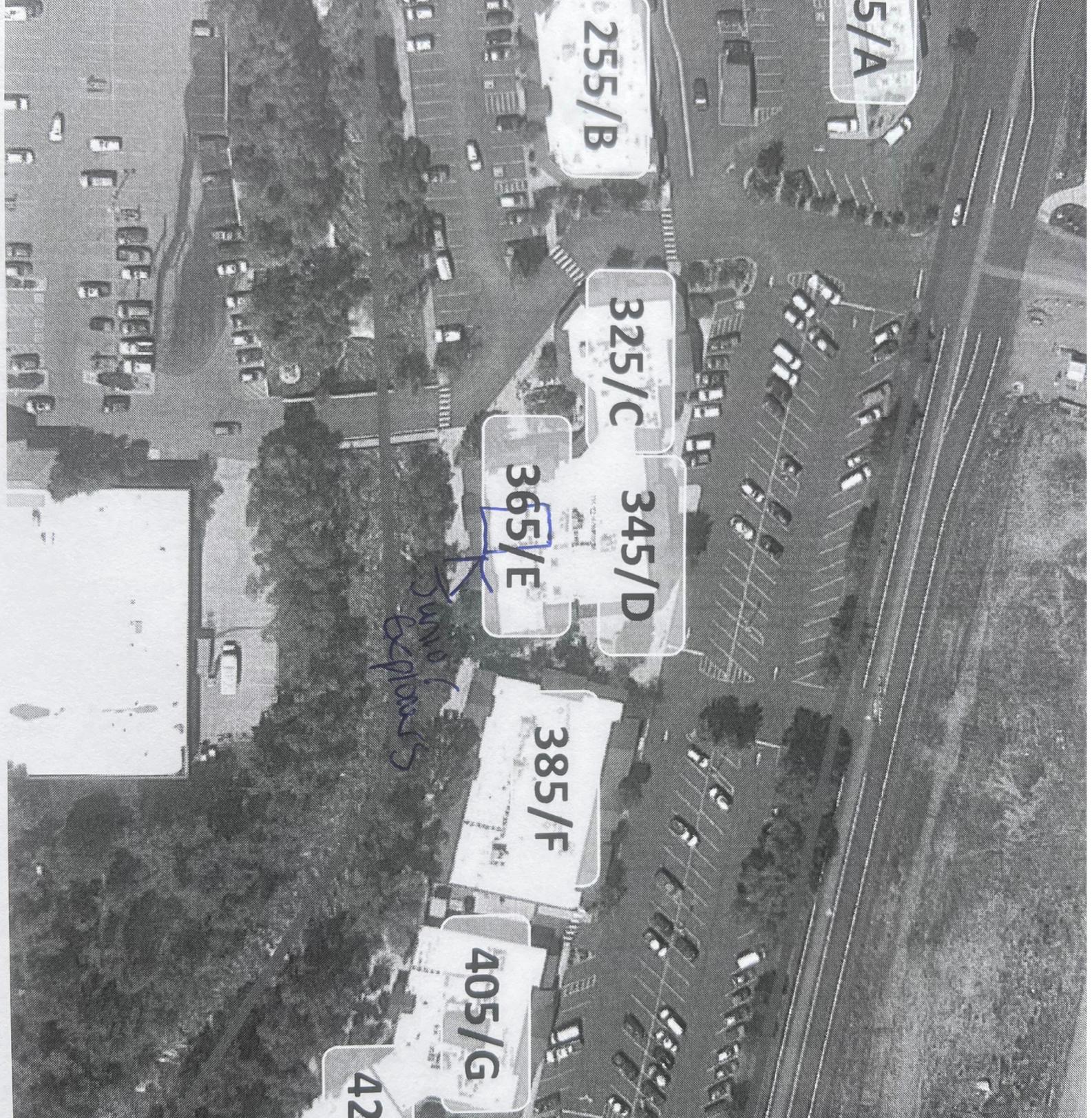
365/E

385/F

405/G

42

*Sum of
express*





play



pia

365 ANGLES
COMPASS





365 ANGLER'S DRIVE SUITE B





365 ANGLER'S DRIVE SUITE B

