



March 22, 2023

Nikki Erbele  
1815 Central Park Drive Suite 110 – PMB 114 ,  
c/o East West Partners  
Steamboat Springs, CO 80487

**Re: Steamboat Amble Development, LLC at 218177001**

**Dear Nikki Erbele,**

This letter shall serve as the Development Review Team letter (DRT) for Submittal #2 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 hearings. A DRT Meeting with applicable agencies is required prior to Submittal #3.

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 if DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4. Resubmittal Fees are half the cost of the original application fee.

Contact me at (970) 871-8280 or [tstauffer@steamboatsprings.net](mailto:tstauffer@steamboatsprings.net) to schedule your DRT meeting.

**Planning Review** (Reviewed By: Toby Stauffer, AICP)

19. CDC Section 440.C.1.c: Community amenities are required for this project. The potential Metro District and any involvement this project has with it is separate from this requirement. The project shall either:

- Provide on-site community amenities in an amount equal to one percent of the construction valuation; or
- Provide a contribution for community amenities in an amount equal to one percent of the



construction valuation; or

iii. Provide a combination of on-site amenities and a contribution that is determined to be equal to one percent of the construction valuation.

The next submittal should show onsite amenities or indicate the proposed contribution.

Contribution for community amenities is due prior to building permit issuance.

31. Show no build areas and access easement for the Grand, access easement for Amble, and any other applicable easements on the site plan.

**Utilities-Mount Werner Review** (Reviewed By: Frank Alfone)

1. 3-21-23

Label - "PR Hydrant" on Sheet C.200 (not currently labeled) and confirm that this is the only new hydrant proposed

Add/label - "PR. Private Water Line" note with arrow near the new 8" valve just upstream of the proposed new hydrant

Add - Air Relief Valve to be installed per MWW Specifications

The existing 8" water main stubbed to the property on the east side (near the GTC) must be utilized or abandoned

New proposed 8" water main replacing the existing 8" private water main must remain "private"

If a redundant water main is installed, the new water main will also be a "private" main

2. Miscellaneous Corrections:

Label - "PR Hydrant" on Sheet C.200 (not currently labeled) and confirm that this is the only new hydrant proposed

Add/label - "PR. Private Water Line" note with arrow near the new 8" valve just upstream of the proposed new hydrant

Add - Air Relief Valve to be installed per MWW Specifications

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

1. A. The Allowable Building Area Total Calculation appears to have not included Level 5, this is presented as a 5-story building above and assume you will want to add the 5th story. This is informational comment for future permit submittal.

B. Please note, per other development applications I have been reviewing on this new lot being created, you will want to review the setback distance from the original existing Grand Building to your new proposed property line, as you appear to close unless you have fire resistant rated exterior walls, but also check all exhaust and intakes for distances as well on the existing building. Another option if you don't want to move the property line if it is too close for any code related items, you can offer us a no build easement on the new lot to meet any required setbacks.



2. The owner shall pay Plant Investment Fees (PIF) to MWW prior to issuance of any Building Permit.
3. CDC Section 440 (Base Area Design Standards) requires all buildings in the Base Area to comply with third-party certification of building materials and construction techniques that are consistent with a nationally recognized sustainable building program or alternative approved by the Director of Planning and Community Development. Prior to issuance of a Building Permit, the owner shall provide documentation to the City about the proposed program the project will comply with. Prior to Certificate of Occupancy/Completion, the owner shall provide the City with proof of completion of the chosen sustainable building program.
4. The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever occurs first:
  - Entry Access drive, driveway, and parking areas
  - Fire Access Drive
  - Sidewalk improvements
  - Trail improvements
  - All pedestrian and ADA connections shown on approved plans (sheet L-4.01)
5. 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.
6. CDC Section 440.C.1.c: Community amenities are required for this project. The project shall:
  - i. Provide on-site community amenities in an amount equal to one percent of the construction valuation; or
  - ii. Provide a contribution for community amenities in an amount equal to one percent of the construction valuation; or
  - iii. Provide a combination of on-site amenities and a contribution that is determined to be equal to one percent of the construction valuation.Any contribution for community amenities is due prior to issuance of any construction permit.
7. Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Mt. Werner Road @ Pine Grove Road intersection, calculated at 3.33% of current cost basis \$TBD (indexed to CDOT CCI) or \$x,xxx.



8. Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Mt. Werner Road @ Mt. Werner Circle intersection, calculated at 3.65% of current cost basis \$TBD (indexed to CDOT CCI) or \$x,xxx.
9. Prior to issuance of construction permit provide a final Traffic Impact Study stamped by a Colorado Professional Engineer.

Sincerely,

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

Toby Stauffer, AICP  
Senior Planner