



April 25, 2023

Walter Magill
1769 BROME DRIVE
STEAMBOAT SPRINGS, CO 80487

Re: Lot 1 Indian Meadows Filing No. 3 at 307800001, PL20230055

Dear Walter Magill,

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 hearings 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 with any questions or concerns.

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. Section 602.L: Minimum 15% open space designation is required.
2. 602.F.2.i, 602.F.2.j: The access easement is required to be a public street, please request a variance to the standards.
3. West access turnaround and sidewalk, north sidewalk/trail, and east 30' public access easement and associated improvements are required improvements to be constructed or an Improvements Agreement executed prior to recording final plat.



Engineering Review (Reviewed By: Emrick Soltis, P.E.)

1. C5: A temporary vehicle turnaround is required in addition to signage compliant with MUTCD.
2. C5: Water Quality Treatment is required for the west side of access road.
3. C5: Grass Buffers can not exceed 10% slope.
4. Drainage Study: All appendices are missing.

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

The infrastructure shown on the Preliminary Plat shall be constructed and approved and/or accepted or surety provided prior to recording of a Final Plat.

1. A water main must be added for looped service to these lots
2. Dedicated Easements for all water and sewer mains (Public Mains) must be noted on the Final Plat

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

1. The infrastructure shown on the Preliminary Plat shall be constructed and approved and/or accepted or surety provided prior to recording of a Final Plat.
 - A water main must be added for looped service to these lots
 - Dedicated Easements for all water and sewer mains (Public Mains) must be noted on the Final Plat
2. Prior to issuance of construction permit addresses shall be approved by City GIS.
3. Prior to approval of Civil Construction Plans, an approved CDOT access permit shall be submitted to the City.
4. Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be uploaded to the applicable building permit condition.
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. The owner shall provide the following recorded easements prior to issuance of a construction permit (Grade and Fill, Building):
 - Drainage and access easement from Public Street related to the storm water quality treatment facility.
 - Sidewalk and/or trail easements for public use sidewalks/trails.
 - Cross access easement per West/East Steamboat Springs US Highway 40 Access Plan.
7. Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted.
8. Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
9. Prior to Building Permit or Grade and Fill Permit issuance, the owner shall receive approval of a Floodplain Development Permit.



10. Prior to approval of any Building Permit for a building that is to be located within the FEMA Special Flood Hazard Area, the applicant shall demonstrate compliance with CDC Section 419, Flood Damage Prevention, by way of a complete "construction drawings" FEMA Elevation Certificate.
11. West access turnaround and sidewalk, north sidewalk/trail, and east 30' public access easement and associated improvements are required improvements to be constructed or an Improvements Agreement executed prior to recording final plat.

Sincerely,

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

Toby Stauffer, AICP
Senior Planner