



May 31, 2023

May Riegler Properties, LLC (Gaby & Kevin Riegler)

Re: Steamboat Basecamp Townhomes/Public Corner - Updated Siteplan at 278600001

Dear May Riegler Properties, LLC (Gaby & Kevin Riegler),

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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

Please feel free to contact me at (970) 871-8245 or by email at kdouglas@steamboatsprings.net with any questions or concerns.

Applicant Response below in red. Date: 6/1/2023

Planning Review (Reviewed By: Kelly Douglas)

1. Per 413.C.3.c, perimeter landscaping and landscaping adjacent to sidewalk connections is required with the first phase. Please include perimeter landscaping along Curve Court/Sunlight Drive. Please see revised phasing plan in resubmittal, now showing perimeter landscape adjacent to sidewalk along Curve Ct.
2. The ten spaces proposed to be located along the private access are split between Phase C and Phase D. Is that correct? Yes, that is correct. We will need two of these spaces to meet parking requirements, but extended further to connect to the sidewalks in front of Building 2.
3. Please make the site plans and architectural drawings consistent with respect to how the buildings are numbered. The site plan reflects buildings 1, 2, 3, 5 and 6, that is there is not a building 4. The architectural drawings refer to buildings 1,2, 3, 4 and 5. It is also helpful to include floorplans and elevations for buildings in sequential order. Revised civil site plan has been submitted to be consistent with Architectural site plan. The floorplans and elevations were sequential, but floorplans for townhome 1 were not included, as no changes from the approved DP are proposed (these plans have been submitted for building permit).

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

Sincerely,

Kelly Douglas
Senior Planner