



September 12, 2023

GARCIA CONSTRUCTION LIMITED
1153 OAK STREET
STEAMBOAT SPRINGS, CO 80477

Application: PL20230252

Property Location: LOT 66 FAIRWAY MEADOWS F1

Re: PL20230252, Limited Use Permit, 1495 Mark Twain Lane

Your application was reviewed for completeness on September 12, 2023. The following is not a thorough review. Staff finds the application is incomplete at this time and additional information is required in order to review this proposal. Review of your application will resume upon resubmittal of all required items outlined below. Please address all comments 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 terminated.

Missing Submittal Requirements:

- Architectural Drawings

Preliminary Review Corrections:

1. Architectural plans required; please submit to application online.
2. Total net floor area: In reference to the architectural plans that are associated with the related building permit, SPRAD230901, it appears that there is an interior balcony. Please illustrate the balcony on the site plan and the architectural drawings. The interior balcony floor area into the total net floor area calculations. Per CDC Section 801.K.2, net floor area includes the interior balconies.

The applications shall only be considered complete when all of the above information is submitted. The applications will not be processed further until the application is considered complete.

Feel free to contact me with any questions or concerns.

Sincerely,
City of Steamboat Springs

A handwritten signature in black ink that reads "Darby Kenyon".

Darby Kenyon
Planning Technician