



September 17, 2023

Matthew McLeod
PO Box 775966
Steamboat Springs, CO 80477

Re: Lot 1 West Acres Exemption Plat at 280600001

Dear Matthew McLeod,

This letter shall serve as the Development Review Team letter (DRT) for PL20230083 Submittal #2. 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 hearing(s) or a decision being made. A DRT Meeting with applicable agencies is required prior to Submittal #3.

Please address each 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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) 871-8260 or bkeen@steamboatsprings.net to schedule your DRT meeting.

Planning Review (Reviewed By: Bob Keenan, AICP)

4. Update your narrative and criteria for approval to include the request for rezoning to remove the skyline overlay from this property.
5. See skyline analysis mark-up. It appears that the skyline study was done for the proposed



outlot 2 not the developable lot for which the rezoning to remove the syline is for.

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

Sincerely,

A handwritten signature in blue ink that reads "Bob L Keenan".

Bob Keenan, AICP
Principal Planner