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October 11, 2023

City of Steamboat Springs Planning Department Plan Review Service – Attn: Bob Keenan  
137 10<sup>th</sup> Street  
Steamboat Springs, CO 80477  
Phone: (970)-871-8207, Fax: (970)-879-8851

RE: **Lot 1 West Acres Exemption Plat at 280600001, Zone Map Amendment**

Dear Bob,

We have reviewed the DRT letter dated September 17, 2023, for the above project. We are resubmitting the plans based on the review and offer the following responses in red:

**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. **Skyline narrative updated and submitted with this response letter.**
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 skyline is for. **The skyline narrative is now updated to reflect information pertaining the proposed building envelope. Additional views were added to exhibit SKY1 to show a proposed building in the envelope at maximum development height in the CDC.**

Please consider the above responses and corresponding updated plans as sufficient to approve the project for the City of Steamboat Springs. Contact me at [matthewm@fourpointsse.com](mailto:matthewm@fourpointsse.com) or call 248-444-3268 if you have any questions or concerns.

Thank you;

Matthew McLeod, P.E.  
Four Points Surveying and Engineering