



October 23, 2023

Nathaniel Stark  
24 B 5th Street  
Steamboat Springs , CO 80487

**Re: Riverview Parcel E at 312600005**

**Dear Nathaniel Stark,**

This letter shall serve as the Development Review Team letter (DRT) for PL20230275 Submittal #1. 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.

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 feel free to contact me at (970) 871-8245 or by email at [kdouglas@steamboatsprings.net](mailto:kdouglas@steamboatsprings.net) with any questions or concerns.



**Planning Review** (Reviewed By: Kelly Douglas)

1. Please see the document titled "PL20230275 Planning Review Memo Submittal 1"

**GIS Review** (Reviewed By: Colten Yoast)

**External Agency Review** (Reviewed By: Kelly Douglas)

1. Jason Sharpe, Lumen: Please keep me in the loop with the progress of this development. We would like to be able to provide fiber optic facilities to these buildings.

**Final Project Manager Review** (Reviewed By: Kelly Douglas)

**Public Works Review** (Reviewed By: Julie Baxter)

1. Informational Comment: The soils on this site are known to be contaminated. There will likely be contaminated groundwater as well that will need to be managed during construction to avoid illicit discharge into the stormwater system.

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

- Mineral Rights Notification: Submit a signed affidavit no later than eight days prior to the required public hearing confirming the required notice has been completed in accordance with Section 703.C.4.

Initial notice sent 9/21/23

- Please e-mail techhelp@steamboatsprings.net to request addresses.
- Public Works Water Resource Management Informational Comment: The soils on this site are known to be contaminated. There will likely be contaminated groundwater as well that will need to be managed during construction to avoid illicit discharge into the stormwater system.
- 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.
- Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
- 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.

Sincerely,

Kelly Douglas  
Senior Planner