



November 30, 2023

Jamie Schwarz
32550 Gray Hawk Ln
Steamboat Springs, CO 80487

Re: Steamboat Amble Development, LLC at 218177001

Dear Jamie Schwarz,

This letter shall serve as the Development Review Team letter (DRT) for PL20220623 Submittal #3. 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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

You may contact me at tstauffer@steamboatsprings.net with questions or concerns.

Planning Review (Reviewed By: Toby Stauffer, AICP)

3. The sustainable building program provided does not meet the CDC Section 440.L. See standards for minimum building program requirements.

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

1. Prior to issuance of any construction permit the project shall comply with CDC Section 440.C.1.c:
 - i. Provide on-site community amenities in an amount equal to one percent of the construction valuation; or
 - ii. Provide a contribution for community amenities in an amount equal to one percent of the construction valuation; or
 - iii. Provide a combination of on-site amenities and a contribution that is determined to be equal to one percent of the construction valuation.

Provided amenities shall be approved by the City, more than the minimum code requirements for development of this property and located within a public easement.



2. The owner shall pay Plant Investment Fees (PIF) to MWW prior to issuance of any Building Permit.
3. CDC Section 440 (Base Area Design Standards) requires all buildings in the Base Area to comply with third-party certification of building materials and construction techniques that are consistent with a nationally recognized sustainable building program or alternative approved by the Director of Planning and Community Development. Prior to issuance of a Building Permit, the owner shall provide documentation to the City about the proposed program the project will comply with.
4. The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever occurs first:
 - Entry Access drive, driveway, and parking areas
 - Fire Access Drive
 - Sidewalk improvements
 - Trail improvements
 - All pedestrian and ADA connections shown on approved plans (sheet L-4.01)
5. 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.
6. Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Mt. Werner Road @ Pine Grove Road intersection, calculated at 3.33% of current cost basis \$4,000,330.00 (indexed to CDOT CCI) or \$133,211.00.
7. Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Mt. Werner Road @ Mt. Werner Circle intersection, calculated at 3.65% of current cost basis \$4,000,330.00 (indexed to CDOT CCI) or \$146,012.00.
8. Prior to issuance of construction permit provide a final Traffic Impact Study stamped by a Colorado Professional Engineer.
9. CDC Section 440 (Base Area Design Standards) requires all buildings in the Base Area to comply with third-party certification of building materials and construction techniques that are consistent with a nationally recognized sustainable building program or alternative approved by the Director of Planning and Community Development. Prior to Certificate of Occupancy/Completion, the owner shall provide the City with proof of completion of the chosen sustainable building program.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer", is written over a light blue circular stamp.

Toby Stauffer, AICP
Senior Planner