



December 29, 2023

Walter Magill  
1769 BROME DRIVE  
STEAMBOAT SPRINGS, CO 80487

**Re: 3300 and 3500 S Lincoln Avenue - Floodplain Development Permit at 3350 S LINCOLN AVE**

**Dear Walter Magill,**

This letter shall serve as the Development Review Team letter (DRT) for PL20230345 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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) 871-8260 or by email at [bkeen@steamboatsprings.net](mailto:bkeen@steamboatsprings.net) with any questions or concerns.

**Planning Review** (Reviewed By: Bob Keenan, AICP)



1. 1. Provide foundation plan as to support the building diagram number used.
2. The elevation certificate is for the Holiday Inn so please only include the Holiday Inn address in section A2 and the top of all applicable pages.
3. Include the correct legal description, hasn't this lot been subdivided?
4. A.4 - change to: Non-residential
5. B4. Map/panel number is incorrect.
6. BFE listed appears to be incorrect. Based on the FIRM it appears it should be 6764.1
7. C2.E - Machinery and equipment - revise elevations. Electric pedestals are not machinery and equipment
8. Section D. - Explain why the comment regarding the conversion factor is necessary. Electric pedestals are not machinery and equipment, revise to include they types of machinery and equipment
9. Remove photos, not needed until finished construction EC.
10. Remove applicant/owner information from sections F and I.

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

- The applicant shall provide a complete "finished construction" FEMA Elevation Certificate in compliance with the "construction drawings" FEMA Elevation Certificate prior to issuance of a Certificate of Occupancy/Completion for any building that was required to obtain a "construction drawings" FEMA Elevation Certificate.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bob L Keenan".

Bob Keenan, AICP  
Principal Planner