



January 23, 2024

Matthew McLeod
PO Box 775966
Steamboat Springs, CO 80477

Re: Steamboat Airpark Subdivision Final Plat at 280600001

Dear Matthew McLeod,

This letter shall serve as the Development Review Team letter (DRT) for PL20230347 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 bkeenan@steamboatsprings.net with any questions or concerns.

Planning Review (Reviewed By: Bob Keenan, AICP)



1. All required Improvements must be completed and approved prior to recording the Final Plat or surety shall be provided for these improvements.

An improvements agreement is required prior to recording the Final Plat.

2. On the Final Plat, the setbacks depicted on sheet PP3 shall be labeled "building envelope".

Change the callouts on Lot 1 so that it's Filing No. 1 not 2. All pages.

Page 2 of the plat shall rename the title to Filing 1 not 2.

Include the correct City Council President under City Council Approval. Include the right of way dedication within this signature block.

3. Plat note 5 on sheet PP2 shall be amended to read as follows. Public Easement for turnaround may be vacated by the property owner, with application through the City of Steamboat Springs Planning Department), once a public street through Outlot 1 is developed, constructed, and preliminary accepted by the City. Said street shall connect Gossard Parkway to the 60' ROW dedicated by this plat.

GIS Review (Reviewed By: Colten Yoast)

1. The new road needs to be approved by the addressing committee and city council. Please contact my office with the proposed street name to avoid setbacks in the future.

Utilities-City Review (Reviewed By: Amber Gregory)

1. All public sanitary sewer and water main Improvements must be completed and approved prior to recording the Final Plat or surety shall be provided for these improvements.

2. The proposed final plat does align with the proposed utility plan as part of PL20230348. Coordinate the two plans and remove unnecessary easements and provide easements where necessary.

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