



February 28, 2024

Steamboat Engineering And Design (SEAD)
2740 Acre Lane Suite E
Steamboat Springs, Co 80487

Re: This is for a Zone Map Amendment for the Riverfront Park Project at 282677001

Dear Steamboat Engineering And Design (SEAD),

This letter shall serve as the Development Review Team letter (DRT) for PL20240028 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response that adequately addresses each comment within 14 days of the date of this letter or the application will be withdrawn.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

Planning Review (Reviewed By: Jeremy Brown)

1. In criteria #1 list the purpose of the CS zone district and respond to how the development meets the purpose. Please list the anticipated Conditional Uses and LUPs. Also list the square footage of the units that will exceed the CS standards for Council's consideration. Please provide the overall building heights, the frontage heights and the ground floor heights (even if they comply). Provide the existing Front and side yard setbacks (as they relate to the perimeter lot line, not internal lines created from subsequent filings).

Final Project Manager Review (Reviewed By: Jeremy Brown)

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



- Approval of this ZMA is Conditional on the Approval of the associated Community Plan Amendment PL20230259
- 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.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Brown", written over a light gray rectangular background.

Jeremy Brown, PLA, LEED AP
Planner