



April 16, 2024

Baseline Engineering
1169 Hilltop Ln Suite 204
Steamboat Springs, CO 80487

Re: Astrid Site Development-Civil Construction Documents at 289477001

Dear Baseline Engineering,

This letter shall serve as the Development Review Team letter (DRT) for PL20240055 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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) 871-7019 or by email at acamano@steamboatsprings.net with any questions or concerns.



Planning Review (Reviewed By: Kelly Douglas, AICP)

1. Some planting count calls on the first sheet of the landscape plan are not legible. Please update.

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

- The owner shall provide the following recorded easements prior to issuance of a construction permit (Grade and Fill, Building):
 - Drainage easements to accommodate offsite drainage through the project site.
 - Drainage and access easement from Public Street related to the storm water quality treatment facility.
 - Sidewalk and/or trail easements for public use sidewalks/trails.
 - Public access easements for public sidewalks which are not completely within the right-of-way.
 - Cross access easement per West/East Steamboat Springs US Highway 40 Access Plan.
 - Water and sewer easements with copies of recorded instruments for the City and Mount Werner Water District.
 - OTHERS

Sincerely,
Adan Camano
Staff Engineer