



May 10, 2024

Lorne Bourdo
3003 Larimer Street
Denver, CO 80205

Re: 1965 Ski Time Square Drive at 936223015

Dear Lorne Bourdo,

This letter shall serve as the Development Review Team letter (DRT) for PL20240103 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).

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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) 871-8245 or by email at kdouglas@steamboatsprings.net with any questions or concerns.



Planning Review (Reviewed By: Kelly Douglas, AICP)

1. Please see the document titled "PL20240103 1965 Ski Time Square Dr Planning Review Submittal 1"

Engineering Review (Reviewed By: Adan Camano)

1. Access does not meet engineering standards.
3. Please include the Ski Time Square Dr. improvements, done by others.
4. Is there a drainage easement for Burgess Creek?
5. If this is a structural feature, a easement/revocable is necessary.
6. Should we consider a stub out for the east adjacent property future expansion?
7. Is the sediment pond sized based on the historic conditions or the pre-development conditions?
8. Disturbing the existing access road at this location.

Utilities-Mount Werner Review (Reviewed By: Beau Cahill)

1. The new sewer easement to be dedicated to MWW - dedicate via the plat and include all appropriate dedication and acceptance language.

Public Works Review (Reviewed By: Danny Paul)

1. Please see the document titled "DRTMemo_PL20240103_URA Comments"

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

- 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.
- Initial Notice 04/24/24 [Kelly Douglas @ 04/25/2024 10:53 AM]
- 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. IA for revegetation over 5 acres.
- The northern access shown on the Preliminary Plat shall be constructed and approved and/or accepted or surety provided prior to recording of a Final Plat. This northern access must meet engineering standards.
- Civil Construction Plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to DRT for review and approval prior to approval of any Improvements Agreement, Building Permit, Grading Permit, or Final Plat and prior to the start of any construction.
- Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted.



- Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be uploaded to the applicable building permit condition.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Douglas".

Kelly Douglas, AICP
Senior Planner