



May 11, 2024

Walter Magill
1769 BROME DRIVE
STEAMBOAT SPRINGS, CO 80487

Re: Mountain Office Park - Greenbelt Vacation at 142500001

Walter Magill,

This letter shall serve as the Development Review Team letter (DRT) for PL20240112 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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.

You may contact me at (970) 871-8280 or by email at tstauffer@steamboatsprings.net with any questions or concerns.



Planning Review (Reviewed By: Toby Stauffer, AICP)

1. The original dedication of this easement calls for "perpetual easements to the city over the land for use as greenbelt, open space and non vehicular path" and the acceptance by the city describes a bike path. To achieve the intent of the original easement, through vacation and rededication on the preliminary plat, a non vehicular public access easement should be dedicated for the sidewalk and soft surface trail within the proposed open space areas and around the perimeter of the site. The non vehicular public access easement should be dedicated on the preliminary plat for this project.

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, appearing to read "Toby Stauffer".

Toby Stauffer, AICP
Senior Planner