



May 11, 2024

Walter Magill
1769 BROME DRIVE
STEAMBOAT SPRINGS, CO 80487

Re: Village Drive Apartments - Consolidation Plat at 142500001

Walter Magill,

This letter shall serve as the Development Review Team letter (DRT) for PL20240113 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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) 871-8280 or by email at tstauffer@steamboatsprings.net with any questions or concerns.



Engineering Review (Reviewed By: Emrick Soltis, P.E., CFM)

1. C2: Stamp?
2. C3: Sidewalks required to be constructed with this Plat.
3. C3: Access easements required for sidewalks located outside of the right-of-way.

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. 602.I: The original dedication of greenbelt/open space 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 around the perimeter of the site. The non vehicular public access easement should be dedicated on the preliminary plat.
2. 602.I: Provide public access easement for sections of sidewalk that are on private property. 602 in the southeast corner of the property there are utility boxes that interfere with the sidewalk. Will those be moved to accommodate the sidewalk? Show proposed locations on site plan and show any necessary easements on the plat.
3. Remove setback lines and topography from plat
4. 602.I: provide a utility easement for existing utilities along the east and west property lines. Show any existing easements on existing conditions and existing and proposed easements on the plat.
5. 602.I: dedicate drainage easements for proposed drainage facilities.
6. 602.L: connect the open spaces for contiguity.
7. 602.F: the 8' sidewalks along Village Drive and Walton Creek Road shall be infrastructure installed and associated with the subdivision.
8. 602.G: The variance to tree preservation standards will be included and processed with the subdivision application and the development plan application. The narrative for 719.D.3 indicates other standards are improved by approving this variance, indicate which CDC standards are improved. Clarify the narrative to indicate if any existing trees will remain or if all existing trees and vegetation will be removed. If any trees/vegetation will remain, indicate the existing trees to remain on the site plan for the subdivision. Include additional information about alternatives that were evaluated to maintain existing trees and what was considered to mitigate impacts and address 719.D.1. The future land use classification also calls for landscape buffers to help new development transition to existing development. Address how this project is consistent with the future land use classification.
9. 602.G: move proposed sewer infrastructure north to limit impacts to existing vegetation on the south property line.
10. Provide a site plan for the subdivision that is distinct from the site plan for the development. Show proposed improvements and easements necessary for the subdivision as well as existing conditions that are relevant to the subdivision.
11. 602.M: revise the subdivision name to be consistent with the standards, remove



"apartments". The subdivision will stand alone and anything could be built on the land.

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

1. Revise sewer easement to include portion of proposed sewer line in SE corner of proposed development.
2. Coordination required with MWW staff to include easement acceptance and dedication language in plat cover page
3. Installation and acceptance of proposed sewer main will be critical infrastructure and is required prior to any issuance of certificate of occupancy

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

- Sidewalk improvements along Village Drive and Walton Creek Road are considered a critical improvement and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever occurs first.
- Sewer main infrastructure is considered a critical improvement and must be constructed and accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever occurs first.
- 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.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer", is written over a faint, light blue circular background.

Toby Stauffer, AICP
Senior Planner