



June 10, 2024

Walter Magill  
1769 BROME DRIVE  
STEAMBOAT SPRINGS, CO 80487

**Re: Village Drive Apartments - Development Plan at 142500001**

**Dear Walter Magill,**

This letter shall serve as the Development Review Team letter (DRT) for PL20240114 Submittal #2. 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. A DRT Meeting with applicable agencies is required prior to Submittal #3.

Please address each comments 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 if DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4. Resubmittal Fees are half the cost of the original application fee.

Contact me at (970) 871-8280 or [tstauffer@steamboatsprings.net](mailto:tstauffer@steamboatsprings.net) to schedule your DRT meeting.



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

- 5. C3: Sidewalk measures 6ft. 8ft required. Engineering will not consider a variance for sidewalk width.
- 8. C5: Minimum horizontal curve 61'. Engineering Variance shall be submitted as a separate application.
- 13. C4: Level Spreader shall be concrete or similar material that will not erode overtime.

**Planning Review** (Reviewed By: Toby Stauffer, AICP)

- 16. 405 Lighting: Fixture WS does not appear to be downcast or shielded and does not meet standards of the section.
- 35. FAR Variance: In 719: staff does not support the FAR variance and find that this project does not meet criteria for approval.

**Final Project Manager Review** (Reviewed By: Toby Stauffer, AICP)

The expedited plan review schedule for this project would have the project scheduled for hearings this week with SPO notice due out by Thursday, 6/13. Staff cannot support the FAR variance and could schedule this project for hearings with a recommendation of denial. Alternatively, we could amend the schedule and a third submittal could be provided with amendments to the project in an effort to change staff recommendation. Let me know how you would like to proceed.

If the project is amended to meet criteria for approval, see conditions of approval in Portal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer".

Toby Stauffer, AICP  
Senior Planner