



August 28, 2024

Steamboat Engineering And Design (SEAD)  
2740 Acre Lane Suite E  
Steamboat Springs, Co 80487

**Re: This is a proposed duplex. The PSM-ID is PS-24-148 Steamboat Blvd. at 142800020**

**Dear Steamboat Engineering And Design (SEAD),**

This letter shall serve as the Development Review Team letter (DRT) for PL20240235 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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) 871-8244 or by email at [jbrown@steamboatsprings.net](mailto:jbrown@steamboatsprings.net) with any questions or concerns.

**Planning Review** (Reviewed By: Jeremy Brown)



1. Average Plate Heights must be calculated for each facade, not each elevation. You have used the APH of the northern most corner of Unit A to average with the SW corner of unit B. You would calculate this for all facades, however intuitively we know that the west facade of unit B will produce the largest APH. Please recalculate and revise your narrative as necessary.

**Final Project Manager Review** (Reviewed By: Jeremy Brown)

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Brown", is placed over a light gray rectangular background.

Jeremy Brown  
Planner