



August 29, 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 #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). 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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) 871-8245 or kdouglas@steamboatsprings.net to schedule your DRT meeting.

Planning Review (Reviewed By: Kelly Douglas, AICP)

2. Please see the document titled "PL20240103 1965 Ski Time Square Dr Planning Review Submittal 2"

Fire Department Review (Reviewed By: Mike Middleton)

1. Fire must have 20'-24' wide, drivable, year round, fire apparatus access on both the east and west side of the proposed building including access to the pool area. [Mike Middleton @ 08/28/2024 12:12 PM]

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

8. Drainage Study: The existing conditions noted as "the previous development" in the study is not correct. Existing conditions is what is existing as of current. This change will likely require on site detention.

10. The extensions of the promenade, both west and south, are subdivision improvements which require a site plan. The western promenade is conditioned as a critical improvement and will be required to be constructed prior to any future construction permit.

11. The south promenade easement shall encumber the landscape areas that are currently excluded.

12. Promenade minimum width is 20ft as referenced in the Mountain Town Sub Area Plan which preceded the recently adopted Mountain Area Master Plan which is still applicable to this project. The walkable pedestrian area shall be 20ft wide along the entire length, exclusive of landscaping and street furniture.

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.

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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. If an Improvements agreement is considered, Civil Construction Plans shall be submitted for review and approval through the DRT process.
- The following items are considered critical improvements and shall be constructed and approved and/or accepted, or surety provided prior to recording of a Final Plat. All critical subdivision improvements shall be complete prior to issuance of a Construction Permit for PL20240125 development.
 - a. Drainage improvements on Lot 1 and Parcel B Ski Hill Subd as shown on <reference correct site plan>.
 - b. West promenade extension as shown on <reference correct site plan>.
 - c. Northern access shown on <reference correct site plan>. This northern access must meet engineering standards.

Updated Draft [Kelly Douglas @ 05/10/2024 9:43 AM] [Kelly Douglas @ 08/28/2024 11:51 AM]

- 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.
- Fire Department Review (Reviewed By: Doug Shaffer)
 1. The access along the west/burgess creek side is a multipurpose access that up to now has had a 30-foot-wide easement and 20- to 24-foot-wide paved surface. With its multipurpose use (Fire, deliveries to multiple businesses, trash, and pedestrian) the Fire Department access standards require this access to be 24 feet wide. The access standards do allow a reduction to 20' wide if all structures accessed are fire sprinklered. Above was copied from DRT comments dated 7-25-204 page 8&9 [Mike Middleton @ 08/23/2024 2:37 PM]

Sincerely,



Kelly Douglas, AICP
Senior Planner