



September 20, 2024

May Riegler Properties, LLC (Gaby & Kevin Riegler)
<NO STREET ADDRESS>

Re: Zone Map Amendment for Lot 9 Ski Ranches Filing 3 (2075 Walton Creek Rd) from RN-2 to MF-3 at 155100009

Dear May Riegler Properties, LLC (Gaby & Kevin Riegler),

This letter shall serve as the Development Review Team letter (DRT) for PL20240259 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 with any questions or concerns.



Final Project Manager Review (Reviewed By: Jeremy Brown)

Planning Review (Reviewed By: Jeremy Brown)

1. The FAR listed in the criteria response is not accurate to the latest Development Plan. My calculations have the FAR at 49.67% (after subtracting the 567 sf. as the WFH bonus). Please correct and resubmit.

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 written over a light gray rectangular background.

Jeremy Brown
Planner