



October 24, 2024

Nathaniel Stark
24 B 5th Street
Steamboat Springs , CO 80487

Re: 322 Riverview Way Civil Construction Plans Addendum at 312600002

Dear Nathaniel Stark,

This letter shall serve as the Development Review Team letter (DRT) for PL20240280 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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) 871-7019 or by email at acamano@steamboatsprings.net with any questions or concerns.



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

1. The first option recommended by NWCC, to completely remove soil nails from the alley RoW and located on 3rd&4th street, will be required. Provide a full Civil Construction Plan set with second submittal. Include a phasing plan/schedule of work in addition to timing.

Utilities-City Review (Reviewed By: Amber Gregory)

1. The soil nails are located overtop and directly near public water and sanitary sewer infrastructure. The soil nails must be removed or modified to provide access to infrastructure without the city or its contractor cutting through the soil nails

Sincerely,
Adan Camano
Staff Engineer