



October 30, 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 #3. This letter as well as marked up documents and conditions of approval are available on Portal.

Your proposal has generated comments that require discussion as soon as possible.

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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

Please contact me at (970) 871-8245 or by email at [kdouglas@steamboatsprings.net](mailto:kdouglas@steamboatsprings.net) to schedule a meeting as soon as possible. Availability is included with the email transmission.

**Public Works Review** (Reviewed By: Danny Paul)

1. Please see the document titled "PUBLIC IMPROVEMENTS EASEMENT AGREEMENT Gates Gooding Redline 10-23-24" for a full markup of the easement, with my (Gates) opinion of how we could modify the motor vehicle paragraph in case it's useful. Again, for the rest of the comments on the document, we should defer to Jen's redline.

**Planning Review** (Reviewed By: Kelly Douglas, AICP)

2. Please see the document titled "PL20240103 1965 Ski Time Square Dr Planning Review Submittal 3"

**Legal Department Review** (Reviewed By: Jennifer Bock)



1. Please see the document titled "Public Improvements Easement Agreement Thunderhead\_JB edits"

**Final Project Manager Review** (Reviewed By: Kelly Douglas, AICP)

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.
- 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.
- 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]
- The West Promenade Extension as shown on <reference site plan> is considered a critical improvement and shall be constructed and approved and/or accepted, or surety provided, prior to recording of a Final Plat. This critical subdivision improvement shall be



complete prior to issuance of a Construction Permit TCO/CO for PL20240125 development.

- Drainage improvements on Lot 1 and Parcel B Ski Hill Subd as shown on <reference site plan> are considered critical improvements and shall be constructed and approved and/or accepted, or surety provided, prior to recording of a Final Plat. These critical subdivision improvements shall be complete prior to issuance of a Construction Permit for PL20240125 development.
- Emergency access shall be maintained throughout construction.
- Upsizing of sanitary sewer main is considered a critical improvement and must be constructed and approved or accepted, or surety provided, prior to issuance of a Certificate of Occupancy/Completion or approval of a Final Plat, whichever occurs first.
- Easements must cover all MWW concerns, be finalized, reviewed, accepted and executed by all parties prior to recording of final plat

Sincerely,

A handwritten signature in black ink that reads "Kelly Douglas".

Kelly Douglas, AICP  
Senior Planner