



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 PL20240125 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 feel free to contact me at (970) 871-8245 or by email at kdouglas@steamboatsprings.net to schedule a meeting as soon as possible. Availability is included with the email transmission.

Planning Review (Reviewed By: Kelly Douglas, AICP)

2. Please see the document titled "PL20240125 1965 Ski Time Square Dr Planning Review Submittal 3"

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

1. C.003: PLS Stamp? This is an internal policy requiring existing condition plan sheets be stamped by either the PLS or PE to confirm onsite conditions are correct and conformance with City codes and standards.

7. A grading and improvements easement shall be dedicated for the use of Parcel B Ski Hill Subd between the east retaining wall and property line.



8. The proposed vehicular gate that is now shown towards the southern end of the west promenade shall be relocated adjacent to Ski Time Sq to limit all vehicle access. Vehicle queuing and vehicle lengths shall be considered to not impact the east bound travel lane of Ski Time Sq.

Public Works Review (Reviewed By: Danny Paul)

1. Please see the document titled "DRTMemo_PL20240125_URA Comments Rev2_Final".

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.
- At this time the Building Department has reviewed the parking plans for ADA compliance, and we agree and understand the total number of ADA spots provided are added on all parking spaces that are not valet spaces. We have not done full ADA review on total number of Type A Vs Type B for the Units, as we assume these are R-2 but are not sure if they will be used as nightly like hotel units or owned by private owners, this review is TBD. At this point due to the plans being seim conceptual with no Building Code Study's prepare, nor any Life Safety Plans, we have no additional comments. We look forward to working with you as the design work progresses, and would be happy to have meetings as design work moves forward in advance of actual permit applciation submittal as questions arise.
- CDC Section 440 (Base Area Design Standards) requires all buildings in the Base Area to comply with third-party certification of building materials and construction techniques that are consistent with a nationally recognized sustainable building program or alternative approved by the Director of Planning and Community Development. Prior to issuance of a Building Permit, the owner shall provide documentation to the City about the proposed program the project will comply with. Prior to Certificate of Occupancy/Completion, the owner shall provide the City with proof of completion of the chosen sustainable building program.
- 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.
- The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion: • Drainage improvements • Permanent storm water quality treatment facilities • Ski Time Square Frontage improvements • South Promenade Extension
- Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
- Prior to Certificate of Occupancy/Completion, an executed Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded.



- Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Mt. Werner Rd. @ Mt. Werner Cir. intersection, calculated at 4.1% of current cost basis \$4,169,033 (indexed to CDOT CCI) or \$170,930.
- Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Mt. Werner Rd. @ Pine Grove Rd. intersection, calculated at 2.9% of current cost basis \$1,563,387 (indexed to CDOT CCI) or \$45,338.
- South promenade improvements are considered a critical improvement and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion.

Sincerely,

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

Kelly Douglas, AICP
Senior Planner