



December 02, 2024

Walter Magill
1769 BROME DRIVE
STEAMBOAT SPRINGS, CO 80487

Re: Outdoor storage plan for Future Expansion Parcel Riverfront F2 at 282601001

Dear Walter Magill,

This letter shall serve as the Development Review Team letter (DRT) for PL20240293 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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.

Planning Review (Reviewed By: Jeremy Brown)



1. The site plan is acceptable but the narrative will need cleaned up to accurately reflect the approval. First, the property is now zoned CS. Second, there is not a need for a use just for grading, so that does not need to be stated or address (ie it is not outdoor material storage etc. That may be your plan, but it's not like soil you are selling, so it will need seeded and stabilized like any other earthwork. Lastly, I know there was mention that the piles might NOT be graded down. The approval of this permit would prohibit grading above 4' as indicated in the plan. Please resubmit this abbreviated/revised narrative along with the mailing affidavit and we can have it immediately approved. Thanks

Final Project Manager Review (Reviewed By: Jeremy Brown)

Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.

- Mailing Affidavit: Submit a signed affidavit no later than eight days prior to the required public hearing or final decision date confirming the required mailed notice has been completed in accordance with Section 703.C.2.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Brown", is written over a light gray rectangular background.

Jeremy Brown
Planner