



December 19, 2024

Corey Adams  
2305 MT WERNER CIR  
STEAMBOAT SPRINGS, CO 80487

**Re: Steamboat Resort Design Review Committee Sign Program at 211077001**

**Corey Adams,**

This letter shall serve as the Development Review Team letter (DRT) for PL20220360 Submittal #3. This letter as well as marked up documents and conditions of approval are available on Portal. Conditions of approval will likely change after the final submittal.

Your proposal has generated comments that need resolution prior to 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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

If you have questions, you can contact me at [tstauffer@steamboatsprings.net](mailto:tstauffer@steamboatsprings.net) or 970.871.8280.

**Planning Review** (Reviewed By: Toby Stauffer, AICP)

6. Current submittal materials do not include all necessary elements of this sign plan. The sign plan request should update the last full sign plan titled "Master Sign Plan\_Revised\_v2\_READ ONLY."

This plan should indicate which signs have been approved by permit or Major Adjustment. It should remove all signs that are in the ROW and being discussed separately with the URA. It should remove all signs that are no longer relevant to this application. It should include all proposed signs or locations for future signs or existing signs that will cover the resort's needs for the next several years. If there are signs that are too uncertain now, include only the signs that are certain, an amendment to this plan can be done at a later date to include any future or uncertain signs. See comments "Master Sign Plan\_Revised\_v2\_MarkUp"



Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal. Conditions of approval will likely change after the final submittal.

- Prior to placement of any signs shown in this plan within a public right-of-way or easement, a revocable license/permit shall be requested. Signs may only be placed after a revocable license/permit is approved.
- The following signs may require removal at the time the URA implements a master plan for public wayfinding: P-53, P-54, P-55, P-56, P-57, P-58, P-59, P-60, P-61, B-26, B-27, B-28, B-29, PR-9-15, FS-1-10, PR-35-42, and any banner, portable or other signs currently used for wayfinding that may not be listed.
- Signs not approved by this plan include: Two existing nonfunctional gondola car signs currently painted to advertise jack daniels and honey stinger, the freeform sign shaped like a salsa bottle, the freeform sign shaped like a bear, all food/beverage signs not associated with food/beverage vending, all painted advertising barrels, freestanding, portable and other signs in the promenade, easements, or various public street rights of way, signs that require approval through a Major Adjustment as listed, and signs that require approval through a Revocable License as listed.
- Signage included in this plan is the maximum allowable for the areas covered by this plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer".

Toby Stauffer, AICP  
Senior Planner