



December 19, 2024

Lorne Bourdo
3003 Larimer Street
Denver, CO 80205

Re: Stockman Real Estate Sales Center Trailer at 211002001

Dear Lorne Bourdo,

This letter shall serve as the Development Review Team letter (DRT) for PL20240379 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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) 871-8245 or by email at kdouglas@steamboatsprings.net with any questions or concerns.

Planning Review (Reviewed By: Kelly Douglas, AICP)

1. Three parking spaces are required for the Real Estate Sales Trailer use per Table 300-3. Where are they proposed to be located?

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.

- DRAFT: Use of the Stockman real estate sales trailer at 2305 Mt Werner Cir shall terminate one year from placement of the trailer. Contact the Planning Department to inspect initial placement.

Sincerely,



Kelly Douglas, AICP
Senior Planner