



January 22, 2025

Rod Wells
1900 BRIDGE LN, Unit 4, Unit B
STEAMBOAT SPRINGS, CO 80487

Re: 1900 Bridge Lane Unit #4 at 282602004

Dear Rod Wells,

This letter shall serve as the Development Review Team letter (DRT) for PL20250005 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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. Warehouse is a Conditional Use in CS. Because it wasn't actively being used as Work/Live Industrial (with a use) or a warehouse (per staffs understanding), planning cannot approve a warehouse use (via legal nonconforming) without going through the Conditional Use process and Planning Commission. After further review, staff recommend submitting the application to be approved as a "contractor shop". This will not require any construction/development from what is already there and allow for approval based on parking standards. If it is not used as a contractor shop, it will just need to sit vacant, or at any time can have a new planning application submitted to review a new use. Regarding the office space, we would look at that as auxiliary to the warehouse use. You could apply for everything as "General office" use, which is also a use by right, however this would require 9 parking spaces which currently the site does not support and we would have to deny.

Utilities-City Review (Reviewed By: Amber Gregory)

1. Have any modifications been made to the unit? If so, provide a floor plan

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

Sincerely,

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

Jeremy Brown
Planner