



August 24, 2021

Matthew McLeod  
PO Box 775966  
Steamboat Springs, CO 80477

**Re: Copper Ridge Business Park F4 L3 (1716 Copper Ridge Spur, 2660 Copper Ridge Cir)  
236600003 at 236600003**

**Dear Matthew McLeod,**

This letter shall serve as the Development Review Team letter (DRT) for Submittal #1 of the above referenced project.

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

The resubmittal should include:

- The most recent revision date
- A response to each individual comment
- PDFs of all materials

Please submit materials digitally through the Portal on our website. Complete submittals shall be distributed within two business days of receipt.

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) 871-8280 or by email at [tstauffer@steamboatsprings.net](mailto:tstauffer@steamboatsprings.net) with any questions or concerns.

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

Revisions Required:

1. Section 416: The access standard requires 50' of paved access length. It seems like it might be possible to comply with this standard by working with the adjacent property owner or complying with the standard on the owner's property. If the project cannot comply with the standard, a major variance request is required; the project would need to go to two public hearings and be decided by City Council, additional fees would apply.
2. Section 421: Open Space designation is required with this development. See attached standards, they are not yet incorporated with the code. Please comply with the section or request a variance.
3. Amend chart for current property

Informational Comments:

1. Section 414: Staff finds the project to be exempt from Section 414 based on exemption 414.C.3.

Draft Conditions of Approval:

1. Prior to Building Permit issuance for this use, the property owner shall record an aviation easement.
2. Prior to Building Permit issuance for this use, the property owner shall record an airport proximity disclosure.

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

1. (Sheet.C3) Driveway access needs to show a -3%, +3% valley section.
2. (Sheet. C3) Flow arrows and proposed driveway profile do not match. Confirm which is correct.
3. (Drainage Study) Confirm area of treatment for the grass buffer. It appears the proposed drainage basin is accepting and treating run on from the north. Either the grass buffer needs to be sized for the added area or a cut off swale needs to be included.
4. Extend asphalt 4' to meet engineering standards for apron length.

Sincerely,



Toby Stauffer  
Senior Planner