



September 17, 2021

May Riegler Properties, LLC (Gaby & Kevin Riegler)
<NO STREET ADDRESS>

Re: Worldwest Subd L1 (1901 Curve Plaza) 278600001 at 278600001

Dear May Riegler Properties, LLC (Gaby & Kevin Riegler),

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 comments 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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) 871-8227 or by email at sking@steamboatsprings.net with any questions or concerns.

Engineering Review (Reviewed By: Stuart King, P.E.)

1. C.100_Linework Missing?
2. C.100 Dimension to Where?
3. C.100_ trim Linework
4. Drainage easement for WQTF required prior to approval of Civil Plans
5. Public Access Easement required prior to approval of Civil Plans
6. CDOT Access Permit required for Curve Ct at US 40 prior to approval of Civil Plans
7. C.400_Sign Symbol similar to other entrance.
8. C.400_Where is this sign?
9. C.400_Do not enter?
10. C.400_Markings missing?
11. C.501_Revise note wording: "Required 2 ft sump not shown. No lean concrete fill"

Utilities-City Review (Reviewed By: Amber Gregory)

1. Remove this statement from all sheets
2. Revise name to FH-154B.3
3. Revise name to be new FH 154B.2
4. Add Gate Valve
5. Is there a reason for the offsets to the fire hydrants in lieu of just having the FH be 8-8.5' deep? The slightly deeper FH would result in less fittings.
6. Remove this statement
7. Remove this statement. The water and sanitary sewer mains have nothing to do with Basecamp per previous discussions. The acceptance will be associated with the future development in which the mains serve.
8. Trees must be located a minimum 5-feet away from a water or sewer service
9. Assure trees are not planted within public water and sewer easements

Sincerely,



Stuart King, P.E.
Community Development Engineer