



September 28, 2021

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

Re: Worldwest Subd L1 (1901 Curve Plaza) 278600001 at 1950 CURVE CT

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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) 871-8245 or by email at kdouglas@steamboatsprings.net with any questions or concerns.

Planning Review (Reviewed By: Kelly Douglas)



3. A 1.0: General: Please show and label lot lines proposed with concurrent Preliminary Plat application PL20210006.
4. A 1.0: General: These measurements differ significantly from measurements provided in the project narrative.
6. Are these bleachers?
8. Please provide this in a larger format.
9. Please see DPVC-21-16 DRT Planning Review 9-28-21

Building Department Review (Reviewed By: Todd Carr)

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

1. Traffic Study Appendix D heading should be "Phase 1 Traffic Study" rather than "Short Term Traffic Study"
2. Traffic Study Appendix D needs Final Version of Phase 1 Traffic Study
3. Traffic Study- Provide additional information and discussion related to the ITE Land Uses used in Table 9. Verify the trip rates are based on the correct number of units or rooms being proposed in the development. Identify the percentage of trips using alternate modes for the selected Land Use.
4. Traffic Study- The Long Term Background Traffic condition needs to assume Phase 1 Basecamp is complete.
5. Traffic Study- Section 4.7 and 4.8 need to evaluate the increase in traffic related to only Phase 2.

Final Project Manager Review (Reviewed By: Kelly Douglas)

Utilities-City Review (Reviewed By: Amber Gregory)

1. clean up stray callouts on entire sheet
2. DIP water mains/services are not permitted beyond 13th Street. Must be PVC
3. Service must be 5-feet from the inlet box
4. Civil plans indicate an 8" service. Services smaller than 8" are not allowed to tie directly to the manhole. Correct the callout to reflect the civil plans or the civil plans will need revised and the connection point will need relocated.
5. Coordinate the civil plans with the plans for this project
6. Coordinate approved civils with DPV

Sincerely,

A handwritten signature in black ink that reads "Kelly Douglas".

Kelly Douglas



Senior Planner