



October 21, 2021

Four Points Surveying and Engineering - Walter  
440 S Lincoln Ave  
Steamboat Springs, CO 80487

**Re: West Acres Ranch Subd Exemption Plat L1 (Gossard Parkway) 280600001, 280600101 at 280600001**

**Dear Four Points Surveying and Engineering - Walter,**

This letter shall serve as the Development Review Team letter (DRT) for Submittal #2 of the above referenced project.

Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made. A DRT Meeting with applicable agencies is required prior to Submittal #3.

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 if DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4. Resubmittal Fees are half the cost of the original application fee.

Contact me at (970) 871-8260 or [bkeenan@steamboatsprings.net](mailto:bkeenan@steamboatsprings.net) to schedule your DRT meeting.

**Planning Review** (Reviewed By: Bob Keenan)

1. The final plat does not meet the approval criteria of, 714.C.2.A, The Final Plat shall be consistent with the approved Preliminary Plat including any conditions of approval. The



proposed final plat reconfigures open space and adds a new 7 acre lot. This type of deviation from the approved PP requires review through a new Preliminary Plat. Let's discuss your options in a meeting.

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

1. The final plat does not match the approved preliminary plat. Remove proposed Right of Way and resubmit.

Sincerely,

A handwritten signature in blue ink that reads "Bob L Keenan".

Bob Keenan  
Principal Planner