



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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 IA and cost estimates need to include all required subdivision improvements. See DRT Comments on Civil Construction drawings.

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

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

1. The IA needs to be updated to reflect the improvements necessary to serve the subdivision once the scope of the Civil Plans are finalized. See Civil Comments.

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

1. Per PP-18-03 Condition of Approval #3 "Prior to any Final Plat, the developer shall construct the extension of Gloria Gossard Parkway and the sidewalk on the north side of Gloria Gossard Parkway or provide surety" therefore, the cost estimate is required to include costs associated with construction of Gloria Gossard Parkway along the abutting frontage of the property being platted.

2. Revise the Improvements Summary Letter to include discussion of incomplete items related to the construction of Gloria Gossard Parkway.

Sincerely,

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

Bob Keenan  
Principal Planner