



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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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

Please feel free to contact me at (970) 871-8260 or by email at bkeenan@steamboatsprings.net with any questions or concerns.

Planning Review (Reviewed By: Bob Keenan)

1. The Civil drawings need to be amended to depict all required improvements needed to serve the subdivision. This includes but is not limited to: Gloria Gossard extension to the western property line and sewer and water service for all lots.

Utilities-City Review (Reviewed By: Amber Gregory)

1. Response letter indicates sewer will be installed as part of a separate development - this was specifically denied. Show a proposed sewer main with this project.



2. The proposed water service and fire hydrant cross the sidewalk and should be shown in the cross sections

Sincerely,

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

Bob Keenan
Principal Planner