



January 12, 2022

Four Points Surveying and Engineering - Joe W
PO BOX 775966
Steamboat Springs, CO 80487

Re: Lot 1 Indian Meadows Hotels at 307800001

Dear Four Points Surveying and Engineering - Joe W,

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 comment 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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) 871-8280 or by email at tstauffer@steamboatsprings.net with any questions or concerns.



Planning Department

Informational comments for this project have been provided by the Fire department, the Planning department, and the Mount Werner Water district. Please see the documents and images panel to find informational comment memos.

Fire Department

See conditions for informational comments, see informational comments in documents and images.

Engineering Department

1. The site plan is not clear in the area of the Stone Lane Cul-de-sac. Is the cul-de-sac proposed to be changed? What is the purpose of the cross walk markings in the culdesac?
2. Provide 2 site plans. One during the time the Stone Lane Cul-de-sac is in place. One when Stone lane has been extended to the east.
3. The relocated access easement minimum width is 30 feet.
4. Since the access easement provides primary access to Lot 5 Indian Meadows F2 (Fairfield Inn/Storm Peak Apts) , the access design needs to include elements to help maintain a clear access for through vehicles and emergency vehicles such as: pavement centerline, right side white pavement marking, additional parking depth to reduce the frequency of longer vehicles encroaching into the access easement.
5. Stone Lane cul-de-sac needs to function in both the interim and final site layout. This needs to be clearly shown on a phasing diagram/narrative.
6. The sidewalk on north side of Stone Lane needs to be included in phasing diagram for future removal of the existing Stone Lane cul-de-sac.
7. an access easement and construction easement is required from F Lot 5 Indian Meadows F2 (Fairfield Inn/Storm Peak Apts) to Ingles Lane
8. public sidewalk/trail easements are required for sidewalk/trails.

Mount Werner Water District

1. Recommendation that the CE look into finished floor of the proposed buildings in how it works work for gravity sewer service limitations within the site. Work with MWW on how to best service the proposed buildings with water and sewer prior to formal submittals.
2. PIF Water and Sewer fees will be due at Building Permit Application. Recommend the Owner download this form and enter data to determine budgetary costs and fees.

YVEA- Larry Ball

1. Service to lot requires tapping into existing feeders fronting US 40 either on the North or South boundary lines. Additional easement for new switchgear required once location is determined North of Stone Lane in proximity to the dumpster location or between proposed buildings



2. Proposed vacations of existing easements between the buildings only will need to be retained for equipment locations to serve buildings as a part of future YVEA feeder conductor replacement and relocation from US 40 to be in the North/South 20' remaining utility easement E. of the MWW waterline.
3. Owner will need to initiate a request for an electrical design and estimate by submitting the required documents found on the YVEA website in the "My Account / New Construction" section along with electrical loading of the proposed building services and source sizing.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer". The signature is written in a cursive, flowing style.

Toby Stauffer, AICP
Senior Planner