



February 07, 2022

ERIC SMITH ASSOCIATES  
1919 7TH STREET  
BOULDER, CO 80302

**Re: SSRC Christie Peak Express Relocation at 320200002**

**Dear ERIC SMITH ASSOCIATES,**

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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) 871-8260 or by email at [bkeen@steamboatsprings.net](mailto:bkeen@steamboatsprings.net) with any questions or concerns.

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



1. How do you plan to address the encroachments into the Electric and Little P easements?
2. Depict how the Little P trail will continue to connect to the trails above the mid station.
3. In order for the change in lighting to be accommodated with this development plan vs. requiring a Conditional Use submittal. The lighting shall be calibrated so that it impacts adjacent properties in conformance with the previous approval, DPF-23-01. It appears, via the provided photometric plan, that some of the lighting changes proposed along the south property line depict and increase in brightness than what was originally approved.
4. Please review the draft conditions of approval in the CityView Portal.

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

1. A drainage easement is required to cover the water quality treatment facilities. The easement extents shall include maintenance access from a public street.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bob L Keenan". The signature is fluid and cursive, written over a light blue grid background.

Bob Keenan, AICP  
Principal Planner