



March 25, 2022

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

Re: Lot 1 Indian Meadows Phase 1 Development Plan at 307800001

Dear Four Points Surveying and Engineering - Joe W,

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. Provide descriptions for vacated and dedicated easements to accompany the exhibits. Provide timing information for dedicated easements.
2. Provide exhibit for dedicated easements.
3. Clarify exhibits to show vacated easements and remaining easements. Terminology should be consistent through the documents.
4. Provide dedication information
5. Provide dedication information and exhibit and description
6. Clarify vacated and remaining easements. Exhibits and descriptions should be provided and consistent throughout the project documents.



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

1. The narrative states "complete removal of 50 ft public access ..." and also states "In essence what would remain is a 20' wide Public utility easement." Clarify the easement uses remaining after proposed vacation. The site plan shows a sidewalk in this easement.
2. All easement references on the plans, diagrams and narrative need to be worded identically to the platted and/or recorded easements.
3. Narrative- use same easement description as on plat.
4. Esmt Vaca Exhibit, The proposed easement vacations need to be clear and agree with the description in the narrative.
5. EC Plan, is the bus stop here?
6. The property to the north (Lot 5 Indian Meadows F2) needs to provide a cross access easement for future extension of the he proposed access easement on the east side of the property.
7. The site plan has only been reviewed for suitability of the access road serving Lot 5 Indian Meadows F2 and properties to the north. The site plan will be reviewed during development review for the Hotels.
8. Site plan has not been reviewed. Show fire truck turning plan with future development application.
9. sidewalk/parking location will be reviewed with development plan- as shown parked vehicles will likely encroach over trail.
10. Include a sheet showing fire truck and bus turning radius is accomodated by proposed 45 ft diameter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer", is written over a faint circular official stamp.

Toby Stauffer, AICP
Senior Planner