



March 30, 2022

City of Steamboat
Planning & Community Development
124 10th Street
PO Box 775088
Steamboat Springs, CO 80477

Project: Torian Plum Complex Repair and Repainting Project
Address: 1847 Ski Time Square Drive
Re: Minor Modification (Administrative) Submittal

To Whom It May Concern:

Please see the attached Minor Modification submittal for the Torian Plum Complex Repair and Repainting Project. Please let us know if you have any questions.

Thanks,

A handwritten signature in blue ink, appearing to read 'G. D. Hall', is written over the printed name.

Greg Hall
ESA Architects

Project Narrative

This project includes the re-painting of the exteriors of the existing 4 buildings at Torian Plum. The work includes the exterior walls, ceiling, soffits, trim, gutters, downspouts, etc. Minor exterior repairs will also be taking place as this work is done. This project will not change the zoning or the use of this facility.

709.C Criteria for Approval

Development Plans shall be approved upon a finding that the following criteria are met:

1. Consistent Character

The Development Plan is consistent with the character of the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.

The proposed changes in exterior colors are consistent with surrounding buildings and meet the Appendix B Building and Roof Color requirements.

2. Minimize any adverse impacts on the natural environment

The Development Plan will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.

This project will have minimal impact on the natural environment as all construction debris will be completely removed and any disturbance of landscaping will be replanted as soon as painting in that area is complete. There will be minor trimming of shrubs and trees to provide clearance to wall surfaces.

4. Compliance with all applicable requirements of CDC

The Development Plan complies with all applicable requirements of this CDC.
SEE SECTIONS LISTED UNDER ARTICLE 4 BELOW.

5. Conforms with existing Conceptual Development Plan, if applicable.

The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable. *(Not applicable)*

Article 4

Section 404 Revegetation

Ensure prompt revegetation of areas disturbed by development to prevent runoff and create an attractive appearance.

Small areas of vegetation may be disturbed to set staging/scaffolding and will be replanted as required.

Section 405 Exterior Lighting

Permit reasonable use of lighting for safety, utility, security, productivity, enjoyment and commerce. Minimize light pollution, light trespass and glare.

No changes are planned to current lighting. Any fixture removed to repaint adjacent or behind the fixture will be reinstalled when painting is completed.

Section 411 Technical Specifications

Ensure development complies with proper engineering standards to protect the public health, safety, and welfare.

Drainage – no drainage will be changed for this project.

Street Circulation – no street circulation changes are proposed as part of this project.

Fire Prevention – No changes to existing fire prevention tools or methods are proposed.

Geological Hazards – This project will cause no geological hazards.

Section 413 Phasing

Ensure that development occurs in an efficient and orderly manner with consideration of the importance of certain improvements to the community and the project itself.

The repair and painting project will be completed in phases for each of commercial and multi-family housing buildings to minimize impact on pedestrian circulation, business activity and noise/blockage of views of residences. Project is proposed to begin April 2022 and to finish no later than November 2023.