



May 19, 2022

May Riegler Properties, LLC (Gaby & Kevin Riegler)

Re: Worldwest Subd L1 (1901 Curve Plaza) 278600001 at 1950 CURVE CT

Dear May Riegler Properties, LLC (Gaby & Kevin Riegler),

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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
- Flattened 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) 871-8245 or by email at kdouglas@steamboatsprings.net with any questions or concerns.



Planning Review (Reviewed By: Kelly Douglas)

3. Sheet A 1.2: These parking spaces are in the drive aisle and need to be relocated.
4. Sheet A 1.2: These driveways seem like they should be utilized for parking.
5. Sheet A 2.3 : Scale is incorrect.
6. Sheet 9: There is a retaining wall shown in the snow storage area. Please designate this snow storage footage else where on site.
7. Sheet 9: There is a retaining wall shown in the snow storage area. Please designate this snow storage footage else where on site.
8. Please see document "DPV-21-16 DRT Planning Review 5-19-22" for planning comments.

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

1. revise paragraph to discuss % multimodal for General Urban/suburban
2. verify the land use is "General Urban Suburban" rather than Dense Multi-Use Urban
3. The traffic study for the project needs to be revised so that the final document is a complete record for the proposed development rather than submitting an addendum.

Sincerely,

A handwritten signature in black ink that reads "Kelly Douglas".

Kelly Douglas
Senior Planner