



July 04, 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 #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 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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. Please contact me with any questions or concerns.

Planning Review (Reviewed By: Toby Stauffer, AICP)

3. A development agreement will be required to coordinate access development timing, easement dedication and vacation timing, trail development, revegetation of old access, coordination of road development with future development, and coordination with changes to the Storm Peak Apartments project and development plan. Review draft agreement in documents and images, address comments as listed below.

11. Because the trail has been relocated to the adjacent property, this application now needs include the adjacent property. Provide proof of ownership and application form with owner signature, which will allow this developer permission to do offsite work in conjunction with this development plan. Both owners will need to sign and be party to the development agreement.

12. Provide exhibit that demonstrates the new location of the trail does not impact site improvements, uses, or requirements on adjacent property, or provide development plan for adjacent property that demonstrates the addition of the trail to the property is in substantial conformance with the approved development plan.

13. Coordinate proposed construction schedule as listed in the draft development agreement with the phasing exhibit. See document mark-ups.

14. C7: Amend the legend and hatching to coordinate with Construction Schedule in



development agreement. Number each item (8) and give each item a separate hatch/color.

15. item #1

16. item #2

17. item #3

18. Item #4

19. item #5

20. item #6

21. item #7

22. C7: Provide hatch for area to be known as "portion of lot 5, indian meadows " that will be included with this dp- or propose a shorter/more easily identifiable name for the area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer".

Toby Stauffer, AICP
Senior Planner