



August 11, 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 #4 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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. Complete submittals shall be distributed within two business days of receipt.

Please contact me at (970) 871-8280 or by email at tstauffer@steamboatsprings.net with any questions or concerns.

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. 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.
2. Because the trail is located on the adjacent property, this application needs to include the adjacent property owner. 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.
4. Coordinate proposed construction schedule as listed in the draft development agreement with the phasing exhibit.
5. C7: Amend the legend and hatching to coordinate with Construction Schedule in development agreement. Number each item and/or give each item a separate hatch/color.



6. 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.
7. Please pay the initial \$1750 application fee. A resubmittal fee will be applied on the next submittal.
8. Changes to Lot 5 shall be submitted as a substantial conformance application for that development plan.

GIS Review (Reviewed By: Colten Yoast)

1. No addresses assigned to the property.

Fire Department Review (Reviewed By: Mike Middleton)

1. Potential (blue hydrant) depicted on Fire Analysis will be required.

Sincerely,

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

Toby Stauffer, AICP
Senior Planner