



August 15, 2022

ERIC SMITH ASSOCIATES
1919 7TH STREET
BOULDER, CO 80302

Re: The Lodge at Steamboat South Parking Garage at 137177001

Dear ERIC SMITH ASSOCIATES,

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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

Contact me at (970) 871-8280 or tstauffer@steamboatsprings.net to schedule your DRT meeting.

Planning Comments:

1. Lot Coverage of %55 exceeds the zone district standard, a variance is required. Lot coverage is increasing with the addition of this building to the site.
2. The original drawings provided do not demonstrate that the structure on the south end of the existing parking lot has been approved by the city. Additional information and a legal nonconforming registration request could be provided to document this structures' status as nonconforming. Until it has been approved as legally nonconforming, the existing structure encroaches into the 15' accessory building setback in the RR-1 zone

district and it requires a variance to add a roof to it. Adding a roof to the existing structure increases the nonconformity.

3. The southwest edge of the parking area/new building encroach into the 15' accessory structure setback and require a variance.
4. Sheets DP-1.3 - DP-1.6 were not provided for review, comments from the narrative/DRT response could not be verified.
5. The narrative/DRT response is inconsistent with the plans regarding Accessory Building Gross Floor Area, please revise.
6. Update cover sheet to be consistent with variances requested or not requested with next submittal.

Mount Werner Water

PIF Water and Sewer Fees will need to be paid at building permit application for the square footage of the finished space. These fees are designed to offset some of the infrastructure required to provide fire protection water in the public water system. These fees are not negotiable. This must be acknowledged in the next round of submittal/review in the applicants narrative. The PIF form can be found at; <https://www.mwwater.com/engineering/plant-investment-fees-tap-fees/>

Fire Prevention

Automatic sprinkler system will be required. S-1 over 12,000 sq ft. Fire flow must take this into account.

Sincerely,



Toby Stauffer, AICP
Senior Planner