



August 29, 2022

ERIC SMITH ASSOCIATES
1919 7TH STREET
BOULDER, CO 80302

Re: UC Health Mountain Clinic at 211077001

Dear ERIC SMITH ASSOCIATES,

This letter shall serve as the Development Review Team letter (DRT) for Submittal #1 of the above referenced project. This letter as well as marked up documents and conditions of approval are available on Portal.

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

Please submit materials digitally through the Portal by uploading a **New Version** of each applicable document. Complete submittals shall be distributed within two business days of receipt. The resubmittal should include:

- The most recent revision date on applicable sheets
- A response to each individual comment
- Flattened PDFs of all materials

Also, please be aware that the following may be required if comments are not addressed with future submittals:

- **Required Meeting:** If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- **Resubmittal Fee:** If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

Please feel free to contact me at (970) 871-8244 or by email at jbrown@steamboatsprings.net with any questions or concerns.

Final Project Manager Review (Reviewed By: Jeremy Brown)



Planning Review (Reviewed By: Jeremy Brown)

1. Please elaborate on the anticipated users and their parking accommodations. Based on the parking analysis it would appear the expectation is that users may be utilizing spaces as far away as the Meadows lot to access medical services.
2. Please upload a more detailed floorplan
3. Please provide a more complete narrative as to why this use is necessary in the G-2 zoning district and/or how it would further support the purpose as outlined in 216.A Any studies or data pertaining to resort users or staff and this medical use would also be helpful material.

Sincerely,
Jeremy Brown
Planner