



September 21, 2022

Matthew McLeod
PO Box 775966
Steamboat Springs, CO 80477

Re: Copper Ridge Business Park, Lot 3, Filling 4, Work/Live development at 236600003

Dear Matthew McLeod,

This letter shall serve as the Development Review Team letter (DRT) for Submittal #2 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. 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

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 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 if you would like to schedule a DRT meeting.

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. See draft Development Agreement in Documents and Images. Provide any comments or revisions with the next submittal. If no comments or revisions, provide a signed copy of the development agreement with the next submittal or prior to building permit issuance to comply with the condition of approval.

Engineering Review (Reviewed By: Emrick Soltis, P.E.)

1. C3: All snow storage is required to drain to a water quality treatment facility.
5. Sidewalk Alternative Compliance: Please revise line item cost to reflect a more accurate cost estimate.

Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.

- Prior to Building Permit issuance, the property owner shall record an airport proximity disclosure.
- Prior to Building Permit issuance, the property owner shall record an aviation easement.
- The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever occurs first:
 - Water and Sewer infrastructure
 - Access drive, driveway, and parking areas
 - Drainage improvements
 - Permanent storm water quality treatment facilities
 - Sidewalk improvements
 - Revegetation
- The owner shall enter into and record a Development Agreement regarding allowed uses and required parking. The agreement shall be recorded prior to Civil Construction Plan approval.

Sincerely,



Toby Stauffer, AICP
Senior Planner