



September 26, 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 #3 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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

Planning Comments:

1. DP 2.1 site plan, shows the proposed addition encroaching into the side setback. At the southwest corner the addition looks to be about 12 feet from the side property line. A variance to encroach into the 15 ft side setback, to add walls and roof to the parking structure, is required with this application or the project needs to be revised to comply with the standard.
2. Update cover sheet to be consistent with variances requested or proposed project with next submittal.

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



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

1. 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. The PIF form can be found at;
<https://www.mwwater.com/engineering/plant-investment-fees-tap-fees/>
2. Automatic sprinkler system will be required. S-1 over 12,000 sq ft. Fire flow must take this into account.

Sincerely,

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

Toby Stauffer, AICP
Senior Planner