



October 14, 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 #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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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

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

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. See updated 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.
2. Update the following sheets to show consistent information: A0, A1, A4, A5

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

1. C3: All snow storage is required to drain to a water quality treatment facility. Grass swales utilized for treatment are based off conveyance and residence time in the swale. All the drainage conveyed to this swale is required to flow through the full length in order to provide the designed treatment.



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.
- The owner shall pay \$22,392.80 as a fee-in-lieu payment for the required sidewalk along Copper Ridge Circle. Payment of \$22,392.80 shall be submitted to the City prior to issuance of any Building Permit.
- Civil construction plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to the RCRBD with a Building Permit/Grading Permit application for review and approval prior to the start of any construction.
- The owner shall provide the following recorded easements prior to issuance of a construction permit (Grade and Fill, Building):
 - Drainage and access easement from Public Street related to the storm water quality treatment facility.
- Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted.
- Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be uploaded to the applicable building permit condition.
- Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to CO.

Sincerely,

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

Toby Stauffer, AICP
Senior Planner