



LETTER OF TRANSMITTAL

TO: Town of Keystone
Community Development
Dept.
ATTN: Lindsay Hirsch

DATE: 6/3/2024

FROM: OZ Architecture

PROJECT NAME: Kindred Resort at Keystone

SUBJECT: Site Plan Amendment - 03

PROJECT #: 117033.00

CC: KNC, ORRA, PCL, Project File

FILE #: SPA-03 (with Exhibits)

WE TRANSMIT HEREWITH: VIA: Hand Deliver

FOR YOUR: APPROVAL INFORMATION AS REQUESTED CORRECTION REVIEW/COMMENTS SEE BELOW

COPIES: DOCUMENT #: DATE: DESCRIPTION:

1	A.01	6/3/2023	Transmittal
1	A.02	5/17/2024	Submittal Requirements for Site Plan Review, Class 2 Development Review Process (Checklist from ToK)
1	A.03	6/3/2024	Application Form with Legal Description
1	A.04	6/3/2024	MEMO: SPA-03 Narrative.
1	B.01	5/21/2024	Letter from Property Owner (ORRA) giving permission for Applicant (OZ) to apply for an administrative site plan review on its behalf.
1	B.02-Check #072779	5/30/2024	Development Review Fee (based on estimate of 3HRs @ \$205/Hr.)
1	B.03	6/3/2024	List of SPA-03 Documents
1	C.01	12/17/2022	Existing Conditions Plan (From SPA-00/Permit Set)
1 set of ten (10) sheets	C.02	varies	One set each of 'BEFORE' versions of the ten (10) sheets issued with previously approved Site Plan Application documents. Includes sheets: C-102, C-104, C-109, C-501, C-502, A-100, A-101, A-201 and A-204.
1 set of ten (10) sheets	C.03	6/3/2024	One set each of 'AFTER' versions of the previous item. Set includes sheets C-102, C-104, C-109, C-501, C-502, A-100, A-101, A-201 and A-204.



NOTE: Because not all revised drawings issued with the ASIs listed below were included in previous Site Plan application packages per the previous line, the Applicant has provided complete copies of all six (6) ASIs referenced in SPA-03 in their entirety so that the AHJ can review the proposed changes in the full context within which they occur.

Complete Architect's Supplemental Instructions (ASIs) issued in support of SPA-03:

COPIES:	DOCUMENT #:	DATE:	DESCRIPTION:
1	ASI-013	11/18/2022	Add main gas service meter assembly and supporting structure.
1	ASI-015	11/18/2022	Change (3) exterior storefront doors from swing doors to sliding doors.
1	ASI-018	11/18/2022	Remove exterior ADA lift serving L0-L1; revise door operation and add signage as required to provide alternate Accessible Route between the Gondola Plaza and the Public Courtyard.
1	ASI-021	05/24/2024	Change structure within base of exterior walls and add 6" tall curb at back of pavers in SE Corner of Project to coordinate grading and drainage requirements between the building and the adjacent emergency drive lane and pedestrian walkway.
1	ASI-022	6/3/2024	Revise grading and drainage east of Hunki Dori turnabout in SE Corner of project to achieve adequate cover over existing fiberoptic line while preserving geometry of emergency drive lane and avoiding disturbance of other existing subgrade utilities.
1	ASI-023	5/27/2024	Remove unnecessary existing light pole at east property line.

Mr. Hirsch,

The applicant (OZ Architecture) on behalf of the owner/developer (One River Run Acquisition, LLC) submits this Site Plan Amendment #03 (SPA-03) and six (6) supporting Architect's Supplemental Instructions (ASI) documents with a formal request for a Class 2 Development Review of Case No. PLN18-081 for the Kindred Resort Project located at 75 Hunki Dori Court in Keystone, Colorado. This package has also been issued to Keystone Neighborhood Company (KNC) for their simultaneous review. Upon completion of reviews by ToK and KNC, SPA-03 will be submitted to Summit County Building Department for their consideration and incorporation into the approved CDs for the Project.

Please contact OZ Architecture at your earliest convenience with any questions or if any additional information is required to begin your review.

Respectfully,



Tim Ross, Senior Project Architect
OZ Architecture