

July 30, 2025

North Valley Constructors, Inc
516 Buena Vista Crt.
Steamboat Springs, Co 80487

RE: Decision Notification for Development Plan - Minor Modification for 1855 Ski Time Square
ADA Ramp (PL20250232)

Dear North Valley Constructors, Inc,

On July 30, 2025, the Planning Director **Approved** planning application PL20250232.

The approval is subject to the following Conditions:

- Conditionally Approved with the applicant being aware their current plans submitted for this Planning Application do not contain enough information for a future building permit application, and we have set a condition on this application for the applicant to be aware and review the information provided below. The Ramp must be designed to meet the requirements of 2017 ICC A117.1 Accessible and Usable Buildings and Facilities manual, specifically chapter 4 of this manual that has all the requirements for ADA compliant Ramps, the current plans lack a lot of information, and simply provide very basic information on handrails and guardrails. Section 405 should be reviewed in depth by the design now in advance, to ensure you can meet all the requirements for ramps, including landings at the bottom, top, or middle of the ramps at change in direction, and all cross slopes, and regular slopes, edge protection, and other items. The Width of this ramp would be based upon occupant load factors coming out of the buildings shown on the site plan or different occupancy use groups using this ramp, currently you have the width set at 4 feet wide which is great, as this is wider than the minimum required in the 2017 ICC A117.1 manual, so we assume you have done some research on the occupant load numbers. We do not know the width of the existing stairs you show on the existing site plan, we assume these stairs were originally built upon occupant load numbers to create the width of these stairs shown in front of building E, and since these will remain in place we confident your ramp width will work fine and may be approved at the current width of 4 feet. [Todd Carr @ 07/21/2025 3:30 PM]
- Prior to approval of a Construction Permit, a revocable license/permit shall be issued for all privately maintained encroachments into the public right-of-way or easement: ADA Ramp



RCRBD
Reviewed
for
Code
Compliance
08/12/2025

The application was processed and is vested in accordance with the applicable provisions of Article 7 of the Community Development Code. Please be advised that this decision could be subject to appeal per Section 729 or Call Up per Section 702, as applicable. See applicable application type in Article 7 for Term and Effect of Approval.

If you have any questions, please contact me at (970) 871-8244 or via email at jbrown@steamboatsprings.net.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Brown", is shown on a light grey rectangular background.

Jeremy Brown
Planner