



September 1, 2023

Walter Magill
1769 BROME DRIVE
STEAMBOAT SPRINGS, CO 80487

RE: Decision Notification for Preliminary Plat to Lot 1 Indian Meadows Filing No. 3
(PL20230055)

Dear Walter Magill,

On August 22, 2023, the City Council Approved application number PL20230055. The approval is subject to the following conditions:

1. Prior to issuance of construction permit addresses shall be approved by City GIS.
2. Prior to approval of Civil Construction Plans, an approved CDOT access permit shall be submitted to the City.
3. 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.
4. 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.
5. Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted.
6. Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
7. Prior to Building Permit or Grade and Fill Permit issuance, the owner shall receive approval of a Floodplain Development Permit.
8. Prior to approval of any Building Permit for a building that is to be located within the FEMA Special Flood Hazard Area, the applicant shall demonstrate compliance with CDC Section 419, Flood Damage Prevention, by way of a complete "construction drawings" FEMA Elevation Certificate.
9. Prior to approval of Civil Construction Plans or Overlot Grading Plans, the owner shall provide approved final draft documents to the City for the following required easements:
 - Drainage easements to accommodate offsite drainage through the project site.
 - Drainage and access easement from Public Street related to the storm water quality treatment facility.
 - Sidewalk and/or trail easements for public use sidewalks/trails.
 - Public access easements for public sidewalks which are not completely within the



right-of-way.

- Cross access easement per West/East Steamboat Springs US Highway 40 Access Study.
- Water and sewer easements.

10. The following infrastructure shown on the Preliminary Plat shall be constructed and accepted or approved, or an Improvements Agreement shall be executed prior to recording final plat:

- a. Dedicated Easements for all water and sewer mains (Public Mains) must be noted on the Final Plat
- b. West access turnaround and sidewalk
- c. North sidewalk/trail
- d. East 30' public access easement and associated improvements

This application was processed in accordance with the applicable provisions of Article 7 of the Community Development Code. If you have any questions or concerns, please contact me at tstauffer@steamboatsprings.net.

Sincerely,

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

Toby Stauffer, AICP
Senior Planner