



November 27, 2023

Matthew McLeod
PO Box 775966
Steamboat Springs, CO 80477

RE: Decision Notification for Preliminary Plat to Steamboat Airpark (PL20220154)

Dear Matthew McLeod,

On November 09, 2023, the Planning Commission Approved w/Conditions application number PL20220154. This letter is to confirm Planning Commission's decision as final as well as notify you that the appeal and call up period has ended.

The approval is subject to the following conditions:

- Sanitary sewer and water design shown on sheets PP16 and PP18 do not meet City Standards. The preliminary plat was not reviewed for compliance with design standards.
- Prior to Permanent Stormwater Quality Treatment Facility Inspection, documentation of state registration of detention or infiltration facility shall be submitted by the applicant.
- 1. The owner shall provide the following recorded easements prior to issuance of a construction permit (Grade and Fill, Building):
 - a. Drainage easements to accommodate offsite drainage through the project site.
 - b. Drainage and access easement from Public Street related to the storm water quality treatment facility.
 - c. Public access easements for public sidewalks which are not completely within the right-of-way.
- 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.
- Prior to Final Acceptance of subdivision infrastructure, an Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded by the applicant.
- Record Drawings/CAD Files shall be submitted by the applicant prior to Permanent Stormwater Quality Treatment Facility Inspection.
- The infrastructure shown on the Preliminary Plat shall be constructed and approved and/or accepted or surety provided prior to recording of a Final Plat.

- Prior to Permanent Stormwater Quality Treatment Facility Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted by the applicant.
- 1. 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:
 - a. Access drive
 - b. Drainage improvements
 - c. Permanent storm water quality treatment facilities
 - d. Sidewalk improvements
- Prior to Engineering Final Acceptance Inspection, an Improvement Summary letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.
- Prior to Preliminary Acceptance inspection, a Testing Summary letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted by the applicant.
- Prior to Engineering Final Acceptance inspection, a Testing Summary letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted by the applicant.
- Prior to approval of a Building Permit or Grade and Fill Permit for any development resulting in land disturbance activity of five acres or greater, the applicant shall enter into an Improvements Agreement with the City requiring the applicant to furnish the City with collateral in an amount equal to \$5,000 per acre of proposed disturbance plus costs for maintenance of sediment and erosion control best practices necessary for implementation of the revegetation and stormwater management plan. A cost estimate for maintenance of sediment and erosion control shall be provided by a professional engineer.
- Postal facilities shall be provided with any subsequent Development Plan for lot 1.
- Prior to approval of Civil Construction Drawings and Final Plat, the applicant shall secure the waterline easement necessary for water main connection as depicted on sheet PP16.
- On the Final Plat, the setbacks depicted on sheet PP3 shall be labeled "building envelope".
- Plat note 5 on sheet PP2 shall be amended to read as follows. Public Easement for turnaround may be vacated by the property owner (with application through the City of Steamboat Springs Planning Department) once a street through Outlot 1 is developed, constructed, and preliminary accepted by the City, connecting to the street depicted in this application.



- The proposed Open Space 1 lot as identified on the proposed plat shall be changed to an open space easement area, to satisfy CDC Section 602.L, on the required Final Plat.
- The approval of this Preliminary Plat is contingent on the approval of the associated Zone Map Amendment, PL20230083.

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 do not hesitate to contact me at (970) 871-8260 or via email at bkeenan@steamboatsprings.net.

Sincerely,

A handwritten signature in blue ink that reads "Bob L Keenan".

Bob Keenan, AICP
Principal Planner