



December 29, 2023

Jamie Schwarz
1865 SKI TIME SQUARE DR
STEAMBOAT SPRINGS, CO 80487

RE: Decision Notification for Development Plan - Public Hearing, Steamboat Amble Development, LLC (PL20220623)

Dear Jamie Schwarz,

On December 28, 2023, the Planning Commission approved application number PL20220623 subject to the following conditions:

1. The owner shall pay Plant Investment Fees (PIF) to MWW prior to issuance of any Building Permit.
2. CDC Section 440 (Base Area Design Standards) requires all buildings in the Base Area to comply with third-party certification of building materials and construction techniques that are consistent with a nationally recognized sustainable building program or alternative approved by the Director of Planning and Community Development. Prior to issuance of a Building Permit, the owner shall provide documentation to the City about the proposed program the project will comply with.
3. 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:
 - Entry Access drive, driveway, and parking areas
 - Fire Access Drive
 - Sidewalk improvements
 - Trail improvements
 - All pedestrian and ADA connections shown on approved plans (sheet L-4.01)
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 issuance of any construction permit the project shall comply with CDC 440.C.1.c:
 - i. Provide on-site community amenities in an amount equal to one percent of the construction valuation; or
 - ii. Provide a contribution for community amenities in an amount equal to one percent of the construction valuation; or
 - iii. Provide a combination of on-site amenities and a contribution that is determined to be equal to one percent of the construction valuation.Amenities shall be approved by the City when, at least the minimum, code requirements



for development of this property have been met and the amenities are located within a public easement.

6. Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Mt. Werner Road @ Pine Grove Road intersection, calculated at 3.33% of current cost basis \$4,000,330.00 (indexed to CDOT CCI) or \$133,211.00.
7. Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Mt. Werner Road @ Mt. Werner Circle intersection, calculated at 3.65% of current cost basis \$4,000,330.00 (indexed to CDOT CCI) or \$146,012.00.
8. Prior to issuance of construction permit provide a final Traffic Impact Study stamped by a Colorado Professional Engineer.
9. CDC Section 440 (Base Area Design Standards) requires all buildings in the Base Area to comply with third-party certification of building materials and construction techniques that are consistent with a nationally recognized sustainable building program or alternative approved by the Director of Planning and Community Development. Prior to Certificate of Occupancy/Completion, the owner shall provide the City with proof of completion of the chosen sustainable building program.
10. A final plat consistent with PL20220479 shall be recorded prior to issuance of a building permit.
11. See vested conditions on PL20220479 due prior to building permit issuance, final plat recording and certificate of occupancy.

This decision is effective upon expiration of ten days after the date of the Planning Commission resolution approving the application. 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 or concerns, you may contact me at (970) 871-8280 or via email at tstauffer@steamboatsprings.net.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer", is written over a faint, light blue circular official stamp.

Toby Stauffer, AICP
Senior Planner