



January 11, 2024

Nathaniel Stark
24 B 5th Street
Steamboat Springs , CO 80487

RE: Decision Notification for Development Plan - Public Hearing to Riverview Parcel B (PL20230274)

Dear Nathaniel Stark,

On January 11, 2024, the Planning Commission Approved w/Conditions Development Plan application number PL20230274 for a mixed-use development including 72 multiple-family units and commercial office space at 322 Riverview Way. The approval is subject to the following conditions:

- Please e-mail techhelp@steamboatsprings.net to request addresses.
- 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.
- Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
- 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.
- Informational Comment: Jason Sharpe, Lumen: Please contact me when they break ground to discuss fiber optic service to these developments. tel: 970.328.8290 Jason.Sharpe@Lumen.com
- Prior to issuance of a Certificate of Occupancy, the mural on the alley will require approval through the Substantial Conformance process. Provide an image of the final design to verify the selected design is neither a sign, nor obscene.

This decision is effective upon expiration of ten days after the date of the Planning Commission resolution approving the application (01/22/24). 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, please contact me at (970) 871-8245 or via email at kdouglas@steamboatsprings.net.

Sincerely,

A handwritten signature in black ink that reads "Kelly Douglas".

Kelly Douglas, AICP
Senior Planner