



January 23, 2024

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

RE: Decision Notification for Development Plan to Riverview Parcel E (PL20230275)

Dear Nathaniel Stark,

On January 11, 2024, the Planning Commission Approved w/Conditions Development Plan application number PL20230275 for a 32 unit multiple-family development. 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:

- Please e-mail techhelp@steamboatsprings.net to request addresses.
- Public Works Water Resource Management Informational Comment: The soils on this site are known to be contaminated. There will likely be contaminated groundwater as well that will need to be managed during construction to avoid illicit discharge into the stormwater system.
- 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
- Updated documents required prior to Planning Commission packet deadline: Based on the size of the units, the parking standard is 1.5 spaces per unit. Please recalculate and update the narrative, coversheet, and calculations in the architectural plans. It does not appear there is deficiency.

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) 871-8245 or via email at kdouglas@steamboatsprings.net.

Sincerely,

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

Kelly Douglas, AICP
Senior Planner