



July 17, 2024

Walter Magill
1769 BROME DRIVE
STEAMBOAT SPRINGS, CO 80487

RE: Decision Notification for Preliminary Plat, Mountain Office Park Subdivision (PL20240113)

Walter Magill,

On July 16, 2024, the City Council Approved w/Conditions application number PL20240113. The approval is subject to the following conditions:

1. Sidewalk improvements along Village Drive and Walton Creek Road are considered a critical improvement and must be constructed and accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever occurs first.
2. Sewer main infrastructure is considered a critical improvement and must be constructed and accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever occurs first.
3. 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.
4. Prior to recording the final plat a utility easement shall be included for existing utilities along the east property line.
5. This project is approved with removal of up to six trees as shown in the Tree Exhibit. No additional trees shall be removed for development of the subdivision and associated sidewalks.

This application was processed in accordance with the applicable provisions of Article 7 of the Community Development Code.

If you have questions, you can contact me at tstauffer@steamboatsprings.net or 970.871.8280.

Sincerely,

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

Toby Stauffer, AICP
Senior Planner