



August 13, 2024

Walter Magill
1769 BROME DRIVE
STEAMBOAT SPRINGS, CO 80487

RE: Decision Notification for Development Plan, Village Drive Apartments, PL20240114

Walter Magill,
On August 06, 2024, the City Council Approved application number PL20240114.

The approval is subject to the following conditions:

1. Stacked off-street parking spaces for residential uses shall be assigned to specific dwelling units in a development agreement or other legal recorded document prior to building permit issuance for this development.
2. The applicant shall enter into an agreement, acceptable to the City, restricting the occupancy of the Workforce Units to qualified residents as defined by the Community Development Code. The agreement shall be recorded at the Routt County Clerk and Recorder prior to Certificate of Occupancy/Completion.
3. The proposed 22' roadway is acceptable with a full fire sprinkler and fire alarm system. Any changes require an additional review and approval.
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. Access drive, driveway, and parking areas are considered a critical improvement 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.
6. Drainage improvements are considered a critical improvement 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.
7. 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.
8. Permanent storm water quality treatment facilities are considered a critical improvement 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.
9. Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted.



10. Sidewalk improvements are considered a critical improvement 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.
11. Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
12. A4 units are approved with only one bedroom. The additional rooms in A4 units cannot be labeled as bedrooms on the building permit and cannot be used as bedrooms in the future. If the spaces are used as bedrooms, code enforcement may be necessary and additional development review may be needed.
13. Prior to building permit issuance lighting fixture WS shall be changed to a compliant light fixture that is downcast, shielded and meets the standards of the section.
14. An Engineering Variance application shall be submitted for Horizontal Curvature and approved prior to building permit approval.
15. See Engineering comments on second submittal that need to be addressed prior to building permit issuance.
16. The owner or rental agency for the property shall provide an annual report to the Planning Director outlining compliance with the deed restricted workforce units. The report shall, at a minimum, list all workforce units and how the occupants for each unit met the definition of Qualified Resident as defined in Community Development Code Section 802.

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