



August 22, 2024

Steamboat Engineering And Design (SEAD)
2740 Acre Lane Suite E
Steamboat Springs, Co 80487

RE: Decision Notification for Development Plan to Riverfront Park (PL20240033)

Dear Steamboat Engineering And Design (SEAD),

On August 20, 2024, the City Council Approved w/Conditions application number PL20240033.

The approval is subject to the following conditions:

- All open code violations must be resolved with Building Permit applications applied for within 4 weeks of the date of decision.
- Tap fees must be paid for all undocumented work prior to issuance of building permits.
- Units and sub addresses need to be addressed before building permits are issued.
- Approval of this Development Plan is conditional upon the approval of the CMA and ZMA associated with this parcel that would rezone said project to CS zoning
- Approval of this Development Plan is conditional and shall only become effective upon at least ten (10) of the Owners of each building recording a deed restriction on at least one Unit in their building no later than one month following City Council approval, which Unit shall be no less than 600 square feet in size, restricting residency of the Unit to Qualified Residents under the Community Development Code. Such deed restrictions may include provisions for current residents to continue their residency and shall be approved as to form by the City Attorney. Owners who do not record deed restrictions shall be deemed not in compliance with this development approval, and may not have their building permits approved, and may be subject to enforcement efforts in Municipal and/or District Court by the City.
- Approval of this Development Plan is conditional and shall only become effective upon the recording of a trail easement for a soft surface public trail approximately fourteen (12) feet wide along the Yampa River, roughly in the location of the current foot trail, no later than one month following approval by City Council.

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) 871-8244 or via email at jbrown@steamboatsprings.net.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Brown". The signature is written in a cursive style with a large initial "J" and a stylized "B".

Jeremy Brown
Planner