



September 11, 2024

Matthew McLeod
PO Box 775966
Steamboat Springs, CO 80477

RE: Decision Notification for Civil Construction Plans With Public Infrastructure for Steamboat Airpark Subdivision Construction Drawings (PL20230348)

Dear Matthew McLeod,

On September 11, 2024, the Planning Director **Approved** planning application PL20230348.

The approval is subject to the following Conditions:

- 13. Prior to approval of a Building Permit or Grade and Fill Permit for any development resulting in land disturbance activity of five acres or greater, the applicant shall enter into an Improvements Agreement with the City requiring the applicant to furnish the City with collateral in an amount equal to \$5,000 per acre of proposed disturbance plus costs for maintenance of sediment and erosion control best practices necessary for implementation of the revegetation and stormwater management plan. A cost estimate for maintenance of sediment and erosion control shall be provided by a professional engineer.
- 1. The owner shall provide the following recorded easements prior to issuance of a construction permit (Grade and Fill, Building):
 - a. Drainage easements to accommodate offsite drainage through the project site.
 - b. Drainage and access easement from Public Street related to the storm water quality treatment facility.
 - c. Public access easements for public sidewalks which are not completely within the right-of-way.
- Prior to Preliminary Acceptance Inspection, a revocable license shall be issued for all privately maintained encroachments into the public right-of-way: Retaining walls and French drains.

The application was processed and is vested in accordance with the applicable provisions of Article 7 of the Community Development Code. 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, please contact me at (970) 871-7019 or via email at acamano@steamboatsprings.net.

Sincerely,

Adan Camano
Staff Engineer