



December 05, 2024

Lorne Bourdo
3003 Larimer Street
Denver, CO 80205

RE: Decision Notification for Preliminary Plat to 1965 Ski Time Square Drive Preliminary Plat (PL20240103)

Dear Lorne Bourdo,

On December 03, 2024, the City Council Approved w/Conditions Preliminary Plat application number PL20240103 for a two lot subdivision. The approval is subject to the following conditions:

- 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. If an Improvements agreement is considered, Civil Construction Plans shall be submitted for review and approval through the DRT process.
- Civil Construction Plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to DRT for review and approval prior to approval of any Improvements Agreement, Building Permit, Grading Permit, or Final Plat and prior to the start of any construction.
Reminder to address signage and pavers at Torian Plum with IA [Kelly Douglas @ 11/07/2024 9:25 AM]
- Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted.
- 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.
- The West Promenade Extension as shown on Sheet C.100 and C.110 is considered a critical improvement and shall be constructed and approved and/or accepted, or surety provided, prior to recording of a Final Plat. This critical subdivision improvement shall be complete prior to issuance of a Construction Permit TCO/CO for PL20240125 development.
- Drainage improvements on Lot 1 and Parcel B Ski Hill Subd as shown on Sheet C.100 are considered critical improvements and shall be constructed and approved and/or accepted, or surety provided, prior to recording of a Final Plat. These critical



subdivision improvements shall be complete prior to issuance of a Construction Permit for PL20240125 development.

- Emergency access shall be maintained throughout construction.
- Upsizing of sanitary sewer main is considered a critical improvement and must be constructed and approved or accepted, or surety provided, prior to issuance of a Certificate of Occupancy/Completion or approval of a Final Plat, whichever occurs first.
- Easements must cover all MWW concerns, be finalized, reviewed, accepted and executed by all parties prior to recording of final plat.

1) The sanitary sewer easement is to be dedicated and accepted via the plat not separate instrument. Work with MWW staff directly to finalize language

2) Public Improvements Easement Agreement must be modified to include utilities, access and include Torian as signatories.

3) Off Site promenade, access, and utility easement legal description must specifically state access and utility (Torain PH1)

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 black ink that reads "Kelly Douglas".

Kelly Douglas, AICP
Senior Planner