



December 18, 2024

Lorne Bourdo
3003 Larimer Street
Denver, CO 80205

RE: Decision Notification for Development Plan to 1965 Ski Time Square Drive Development Plan (PL20240125)

Dear Lorne Bourdo,

On December 17, 2024, the City Council Approved w/Conditions application number PL20240125. The approval is subject to the following conditions:

- CDC Section 440 (Base Area Design Standards) requires all buildings in the Base Area to comply with third-party certification of building materials and construction techniques that are consistent with a nationally recognized sustainable building program or alternative approved by the Director of Planning and Community Development. Prior to issuance of a Building Permit, the owner shall provide documentation to the City about the proposed program the project will comply with. Prior to Certificate of Occupancy/Completion, the owner shall provide the City with proof of completion of the chosen sustainable building program.
- 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.
- The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion:
 - Drainage improvements
 - Permanent storm water quality treatment facilities
 - Ski Time Square Frontage improvements
 - South Promenade Extension
- Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
- Prior to Certificate of Occupancy/Completion, an executed Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded.
- Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Mt. Werner Rd. @



- Mt. Werner Cir. intersection, calculated at 4.1% of current cost basis \$4,169,033 (indexed to CDOT CCI) or \$170,930.
- Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Mt. Werner Rd. @ Pine Grove Rd. intersection, calculated at 2.9% of current cost basis \$1,563,387 (indexed to CDOT CCI) or \$45,338.

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, appearing to read "Kelly Douglas". The signature is written in a cursive, flowing style.

Kelly Douglas, AICP
Senior Planner