



January 07, 2025

May Riegler Properties, LLC (Gaby & Kevin Riegler)
<NO STREET ADDRESS>

RE: Decision Notification for Development Plan to 2075 Walton Creek Townhomes (PL20240106)

Dear May Riegler Properties, LLC (Gaby & Kevin Riegler),

On January 07, 2025, the City Council Approved w/Conditions application number PL20240106.

The approval is subject to the following conditions:


- The Building Department only has informational comments at this time, this project will need to be designed under the 2021 ICC Codes currently adopted by the City of Steamboat Springs, please keep in mind the 2021 IRC Section R320.1 Scope. Where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the International Building Code for Group R-3 shall apply.
- 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.
- The following items are considered critical improvements 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: • Access drive, driveway, and parking areas • Drainage improvements • Permanent storm water quality treatment facilities • Sidewalk improvements
- Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
- 1) Per discussion with project engineer, existing utility services must be clearly identified, assessed, and incorporated into civils prior to issuance of construction permit.
- 2) Plant Investment Fees must be paid in full prior to issuance of construction permit.
- The approval of this development plan is conditional upon the approval of the associated rezoning application PL20240259 to MF-3
- 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.
- 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 any questions or concerns, please do not hesitate to contact me at (970) 871-8244 or via email at jbrown@steamboatsprings.net.

Sincerely,



Jeremy Brown
Planner