



November 18, 2024

JSM BUILDERS Inc  
PO BOX 881773  
STEAMBOAT SPGS, CO 80488

RE: Decision Notification for Substantial Conformance to Astrid Phasing Plan (PL20240323)

Dear JSM BUILDERS Inc,

On, November 08, 2024 the Planning Director Approved w/Conditions Substantial Conformance application number PL20240323 to amend the PL20220662 phasing plan. This letter is to confirm the Director's decision as final as well as notify you that the appeal and call up period has ended. The approval is subject to the following conditions:

- Per 413.C.2, a development agreement shall be recorded to document phasing and terms of off-site amenities prior to issuance of a building permit.
- The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion for Phase 2, shown on DP-1.2b:
  - a. Water and Sewer infrastructure
  - b. Private Street infrastructure
  - c. Access drive, driveway, and parking areas
  - d. Drainage improvements
  - e. Permanent storm water quality treatment facilities
  - f. Sidewalk improvements
    - i. Ski Trail Ln north side sidewalk
  - g. Trail improvements

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](mailto:kdouglas@steamboatsprings.net).

Sincerely,

A handwritten signature in black ink that reads "Kelly Douglas".

Kelly Douglas, AICP  
Senior Planner