



November 08, 2024

JSM BUILDERS Inc
PO BOX 881773
STEAMBOAT SPGS, CO 80488

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

Dear JSM BUILDERS Inc,

On November 08, 2024, the Planning Director **Approved** Substantial Conformance application PL20240323 to modify the phasing plan approved with PL20220662. 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.
- Updated: 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

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) 871-8245 or via email at kdouglas@steamboatsprings.net.

Sincerely,

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

Kelly Douglas, AICP
Senior Planner