



August 13, 2025

Walter Magill
1769 BROME DRIVE
STEAMBOAT SPRINGS, CO 80487

RE: Decision Notification for Final Plat - Condo/Townhome for Sundance Court Townhomes (PL20250249)

Dear Walter Magill,

On August 13, 2025, the Planning Director **Approved** Final Plat – Condo/Townhome planning application PL20250249 to subdivide a duplex. The approval is subject to the following Conditions:

- Prior to recording the final plat, the property owner shall record an airport proximity disclosure.
- Prior to recording the final plat, the property owner shall record an aviation easement.
- Prior to printing and signing the final plat, address Routt County Clerk and Recorder correction: The Clerk's office no longer tracks new plats with the File system so if that field could be removed from the Clerk's block, that would be less confusing. Otherwise, we'll put a '-' in that field to show that there isn't any info to enter there. Other than that small detail, it looks good from my point of view.

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". The signature is fluid and cursive, with the first name "Kelly" and last name "Douglas" clearly distinguishable.

Kelly Douglas, AICP
Senior Planner