



November 21, 2025

May Riegler Properties, LLC (Gaby & Kevin Riegler)

RE: Decision Notification for Development Plan to Steamboat Basecamp Apartments Phase 2 (PL20250063)

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

On November 18, 2025, the City Council Approved w/Conditions Development Plan, Conditional Use, and Major Variance application number PL20250063 for an 80-unit Multiple-Family and Workforce Unit residential development. The approval is subject to the following conditions:

- At this time all we reviewed was the site plan for required ADA parking spots, which aligns with chapter 11 requirements from the IBC. The Building Department has no further comments other than reminding the applicant the building will need to be designed in accordance with our current Building Code Ordinance adopted by the City of Steamboat Springs, this is available to review on the Building Department website. [Todd Carr @ 03/12/2025 12:59 PM]
- 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.
- Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
- Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted.
- Drainage improvements are considered a critical improvement 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 are considered a critical improvement 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.
- Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be uploaded to the applicable building permit condition.
- Prior to Building Permit issuance, the property owner shall record an avigation easement.



- Prior to Building Permit issuance, the property owner shall record an airport proximity disclosure.
- 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 a report every six months 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.
- Informational Comment: Contingent on approval, all even addresses off Luna Lane and all addresses off Percy Lane will be deactivated. Percy Lane will be dissolved and removed from the street database. This building will then receive an address of Big Bend Drive.

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".

Kelly Douglas, AICP
Senior Planner