



August 30, 2021

Gabriela Riegler  
PO Box 881330  
Steamboat Springs, CO 80488

RE: Decision Notification for Development Plan to Worldwest Subd L1 (1901 Curve Plaza)  
278600001 (DPVC-21-06)

Dear Gabriela Riegler,

On August 24, 2021, the City Council Approved w/Conditions application number DPVC-21-06.

The approval is subject to with the following conditions:

- The developer shall pay proportionate share of potential future roadway and/or intersection improvements at Downhill Drive/US40 intersection, calculated at 1.29% of \$7,441,409.92 or \$95,994.20. Payment shall be submitted prior to issuance of building permit.
- Civil construction plans prepared by a licensed Colorado civil engineer must be approved prior to approval of an Improvements Agreement, issuance of a Building Permit or Grade and Fill Permit, or recording a Final Plat, and prior to the start of any construction.
- Prior to approval of civil construction plans, owner shall receive approved CDOT access permit for intersection of US 40 at Curve Court/Sunlight Drive
- Prior to approval of civil construction plans, overlot grading plans, or issuance of a construction permit (Grade and Fill, Building, Foundation Only), the owner shall dedicate to the city the following easements, as shown on sheet C.700, through an agreement executed by all parties. A recorded copy of each shall be provided to the city:
  - a. Drainage easement related to the storm water quality treatment facilities including embankment extents and maintenance access from the public street.
  - b. Public access easement for Road from Elk River Road to Curve Court. The minimum width of easement is 30 ft.
- 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.
- Prior to Building Permit issuance, the mural will require approval through the Substantial Conformance process.



- The following items are considered critical improvements and shall be constructed by the applicant and approved by the City prior to issuance of a Certificate of Occupancy or recording of any plat:
  - a. Road from Elk River Road to Curve Court
  - b. Right in- Right out modifications to driveway onto Elk River Road
  - c. Relocation of Transit Stop on Elk River Road
  - d. Left turn lanes on US 40
  - e. Grading and drainage infrastructure
  - f. Stormwater quality treatment facility
  - g. Paved driveways and parking areas
  
- The Ownership & Maintenance Plan for the water quality treatment facility shall be recorded prior to Certificate of Occupancy.

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  
Senior Planner