



December 08, 2021

Matthew McLeod
PO Box 775966
Steamboat Springs, CO 80477

RE: Decision Notification for Development Plan - Administrative for Copper Ridge Business Park F4 L3 (1716 Copper Ridge Spur, 2660 Copper Ridge Cir) 236600003 (DPA-21-09)

Dear Matthew McLeod,

On December 08, 2021, the Planning Director **Approved** planning application DPA-21-09.

The approval is subject to the following Conditions:

- Civil Construction Plans prepared by a licensed Colorado civil engineer must be approved prior to approval of any Improvements Agreement, Building Permit, Grading Permit, or Final Plat and prior to the start of any construction.
- 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 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 or concerns regarding fulfillment of the conditions, please contact me via email at tstauffer@steamboatsprings.net or at (970) 871-8280.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer".

Toby Stauffer, AICP
Senior Planner