



May 18, 2022

ERIC SMITH ASSOCIATES
1919 7TH STREET
BOULDER, CO 80302

RE: Decision Notification for Development Plan - Minor Modification for SSRC Christie Peak Express Relocation (PL20210153)

Dear ERIC SMITH ASSOCIATES,

On May 18, 2022, the Planning Director **Approved** planning application PL20210153.

The approval is subject to the following Conditions:

1. The night skiing and riding lighting as proposed in this application shall be subject to the original conditions and limitations of the approved development plan, DPF-13-01.
2. The following items are considered critical improvements 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: Drainage improvements • Permanent storm water quality treatment facilities
3. Prior to Permanent Stormwater Quality Treatment Facility Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.
4. Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.
5. Record Drawings/CAD Files shall be submitted prior to Permanent Stormwater Quality Treatment Facility Inspection
6. The owner shall provide the following recorded easements prior to issuance of a construction permit (Grade and Fill, Building): • Drainage and access easement from Public Street related to the storm water quality treatment facility.
7. Prior to Certificate of Occupancy/Completion, an Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded.
8. Prior to Permanent Stormwater Quality Treatment Facility Inspection, a recorded Ownership & Maintenance Agreement shall be submitted.
9. Prior to approval of a Building Permit or Grade and Fill Permit for any development resulting in land disturbance activity of five acres or greater, the applicant shall enter into an Improvements Agreement with the City requiring the applicant to furnish the City with collateral in an amount equal to \$5,000 per acre of proposed disturbance plus costs for maintenance of sediment and erosion control best practices necessary for



implementation of the revegetation and stormwater management plan. A cost estimate for maintenance of sediment and erosion control shall be provided by a professional engineer.

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 do not hesitate to contact me at (970) 871-8260 or via email at bkeenan@steamboatsprings.net.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bob L. Keenan". The signature is fluid and cursive, with the first name "Bob" and last name "Keenan" clearly distinguishable.

Bob Keenan, AICP
Principal Planner