



July 06, 2022

May Riegler Properties, LLC (Gaby & Kevin  
Riegler)  
<NO STREET ADDRESS>

RE: Decision Notification for Development Plan to Worldwest Subd L1 (1901 Curve Plaza)  
278600001 (DPVC-21-16)

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

On July 05, 2022, the City Council Approved w/Conditions application number DPVC-21-16.

The approval is subject to with the following conditions:

- Prior to Building Permit issuance, the property owner shall record an airport proximity disclosure.
- Prior to Building Permit issuance, the property owner shall record an avigation easement.
- Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Downhill Drive at US 40 intersection, calculated at 0.62% of 8,333,132.02 or \$51,665.42
- 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.
- Prior to approval of construction permit, owner shall receive approved CDOT access permit for intersection of Curve Court at US 40.
- The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion:
  - Parking areas
  - Driveways
  - Road from Elk River Road to Curve Court
  - Right in- Right out modifications to driveway onto Elk River Road
  - Relocation of Transit Stop on Elk River Road
  - Grading and drainage infrastructure
  - Stormwater quality treatment facility
  - Any US 40 improvements required by CDOT Access Permit
- Prior to Certificate of Occupancy/Completion, an Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded.
- Record Drawings/CAD Files shall be submitted prior to Permanent Stormwater Quality Treatment Facility Inspection



- Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.
- Prior to Permanent Stormwater Quality Treatment Facility Inspection, documentation of state registration of detention or infiltration facility shall be submitted.
- A development agreement shall be recorded to document phasing prior to building permit approval.
- Prior to Building Permit issuance for Phase A, the mural on the commercial container will require approval through the Substantial Conformance process.
- Submit a signed affidavit no later than eight days prior to the required public hearing or final decision date confirming the required mailed notice has been completed in accordance with Section 703.C.2.

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". The signature is written in a cursive, flowing style.

Kelly Douglas  
Senior Planner