



July 06, 2022

Gabriela Riegler
PO Box 881330
Steamboat Springs, CO 80488

RE: Decision Notification for Preliminary Plat to Proposal for a three-lot subdivision and Major Variances (PL20210006)

Dear Gabriela Riegler,

On July 05, 2022, the City Council Approved w/Conditions application number PL20210006 for a three-lot subdivision.

The approval is subject to with the following conditions:

- The infrastructure shown on the Preliminary Plat shall be constructed and approved and/or accepted or surety provided prior to recording of a Final Plat.
- 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 infrastructure shown on the Preliminary Plat shall be constructed and approved and/or accepted or surety provided prior to recording of a Final Plat. The following items are considered critical improvements and shall be constructed by the applicant and approved by the City or an Improvements Agreement and collateral provided prior to recording of a Final Plat:
 - Private street
 - Right in- Right out modifications of access onto Elk River Road
 - Relocation of Transit Stop on Elk River Road
 - Drainage
 - Storm water quality
- The infrastructure shown on the Preliminary Plat shall be constructed and approved and/or accepted or surety provided prior to recording of a Final Plat.
- Subject to review by the Director of Public Works and the Director of Planning and Community Development, preliminary acceptance of the public critical improvements and preliminary approval of the private critical improvements shall be obtained from the City prior to issuance of any building permit, unless the Directors agree otherwise.



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
Senior Planner