



July 12, 2022

Steamboat Architectural Associates
345 Lincoln Ave
Steamboat Springs, CO 80487

RE: Decision Notification for Development Plan for Village Drive Townhomes, PL20220086

Dear Steamboat Architectural Associates,

On June 20, 2022, the City Council Approved application number PL20220086 with the following conditions:

- 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.
- 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.
 - Public access easements for public sidewalks which are not completely within the right-of-way.
- 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:
 - Water and Sewer infrastructure
 - Access drive, driveway, and parking areas
 - Drainage improvements
 - Permanent storm water quality treatment facilities
 - Sidewalk improvements
 - Snowmelt system
- Prior to Certificate of Occupancy/Completion, an Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded.
- Prior to Permanent Stormwater Quality Treatment Facility Inspection, a recorded Ownership & Maintenance Agreement shall be submitted.
- Record Drawings/CAD Files shall be submitted prior to Permanent Stormwater Quality Treatment Facility Inspection
- Sprinkler and alarm systems are required in all units prior to issuance of a Certificate of Occupancy.
- The project is approved with a snowmelt system and no designated areas for snow storage or plan for snow hauling. The snowmelt system shall be kept in operating



condition in perpetuity. Any circumstance on the property other than a snowmelt system serving the entire development will require development plan approval.

- An approved recorded final plat is required prior to issuance of any construction permit, grading permit, or other similar building permit.
- Prior to issuance of a Grade and Fill Permit or Building Permit, a revocable license/permit shall be issued for all privately maintained encroachments into the public right-of-way or public easement: Landscaping, landscaping improvements, stairs, private walkways
- Prior to issuance of any construction permit, the owner/applicant shall submit a revised sewer main design to Mount Werner Water for approval. The owner/applicant may propose a new alignment along with the associated easements, lower the existing main in place along Walton Creek Road, or a combination of both.

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 contact me at (970) 871-8280 or via email at tstauffer@steamboatsprings.net.

Sincerely,

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

Toby Stauffer, AICP
Senior Planner