



June 09, 2023

Landmark Consultants - Erik Griepentrog
PO Box 774943
Steamboat Springs, Colorado, CO 80477

RE: Decision Notification for Preliminary Plat to Lot 1, The Knoll Development Rights
Withdrawal and Resubdivision Plat (PL20220479)

Dear Landmark Consultants - Erik Griepentrog,

On June 08, 2023, the Planning Commission Approved w/Conditions application number
PL20220479. This letter is to confirm Planning Commission's decision as final as well as notify
you that the appeal and call up period has ended.

On June 20, 2023, the City Council Approved w/Conditions application number PL20220479.

The approval is subject to the following conditions:

- The following items are considered critical improvements and must be constructed and approved or provide collateral via Improvements Agreement prior to approval of a Final Plat: • Water and Sewer infrastructure • Public and Private Street infrastructure • Access drive, driveway, and parking areas • Drainage improvements • Permanent stormwater quality treatment facilities
[Emrick Soltis @ 12/13/2022 11:05 AM]; [Revised by Danny Paul @ 3/21/23]
- Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be uploaded to the applicable building permit condition.
[Emrick Soltis @ 11/30/2022 12:12 PM]
- Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted.
[Emrick Soltis @ 11/30/2022 12:13 PM]
- 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.
[Emrick Soltis @ 11/30/2022 12:13 PM]
- Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
[Emrick Soltis @ 11/30/2022 12:14 PM]
- Prior to approval of Civil Construction Plans, the owner shall provide approved final draft documents to the City for the following required easements: • 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.

[Emrick Soltis @ 11/30/2022 12:16 PM]

- With the future development of lot 1, the applicant shall provide postal facilities in accordance with CDC Section 602.K.
- Prior to recording the Final Plat associated with this application, the owner shall enter into and record the Tram Lot Development Agreement that has been reviewed and approved by City Staff.
- 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.

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) 871-8260 or via email at bkeenan@steamboatsprings.net.

Sincerely,



Bob Keenan, AICP
Principal Planner