



November 04, 2022

Matthew McLeod
PO Box 775966
Steamboat Springs, CO 80477

RE: Decision Notification for Development Plan - Administrative for Copper Ridge Business Park, Lot 3, Filling 4, Work/Live development (PL20220235)

Dear Matthew McLeod,

On November 04, 2022, the Planning Director **Approved** planning application PL20220235.

The approval is subject to the following Conditions:

1. Prior to Building Permit issuance, the property owner shall record an airport proximity disclosure.
2. Prior to Building Permit issuance, the property owner shall record an avigation easement.
3. 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
 - Revegetation
4. The owner shall enter into and record a Development Agreement regarding allowed uses and required parking. The agreement shall be recorded prior to Civil Construction Plan approval.
5. The owner shall pay \$22,392.80 as a fee-in-lieu payment for the required sidewalk along Copper Ridge Circle. Payment of \$22,392.80 shall be submitted to the City prior to issuance of any Building Permit.
6. 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.
7. 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.
8. Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted.

9. 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.
10. Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to CO.

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

Sincerely,



Toby Stauffer, AICP
Senior Planner