



December 27, 2021

Matthew McLeod
PO Box 775966
Steamboat Springs, CO 80477

RE: Decision Notification for Development Plan to Copper Ridge Business Park F4 L3 (1716 Copper Ridge Spur, 2660 Copper Ridge Cir) 236600003 (DPA-21-09)

Dear Matthew McLeod,

On December 8, 2021, the Planning Director approved application number DPA-21-09 with conditions. This letter is to confirm the Director's decision as final as well as notify you that the appeal and call up period has ended.

The approval is subject to the following conditions:

- 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.
- A Grading and Drainage Plan signed and sealed by a Colorado Professional Engineer is required at time of building permit.
- 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, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.
- 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 • Public and Private Street infrastructure • Access drive, driveway, and parking areas • Drainage improvements • Permanent storm water quality treatment facilities • Sidewalk improvements • Revegetation
- Prior to requesting approval of improvements, two 24" x 36" hard copies of the final approved plan set shall be provided.
- Prior to Permanent Stormwater Quality Treatment Facility Inspection, a recorded Ownership & Maintenance Agreement shall be submitted.
- 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.



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) 871-8280 or via email at tstauffer@steamboatsprings.net.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer". The signature is written in a cursive style.

Toby Stauffer, AICP
Senior Planner