April 24, 2025

RE: Decision Notification for Preliminary Plat to Airport Meadows Industrial Park (PL20240276)

Dear Joe Wiedemeier,

On April 10, 2025, the Planning Commission Approved w/Conditions application number PL20240276. 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.

The approval is subject to the following conditions:

1. Prior to Engineering Final Acceptance Inspection, Record Drawings & CAD files for all public infrastructure shall be submitted.
2. Prior to issuance of a construction permit within the subdivision, preliminary acceptance of street, water, and sewer infrastructure shall be issued.
3. Prior to Final Acceptance of subdivision infrastructure, an Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded.
4. Final Plat will require approval of shared driveway/access agreement.
5. Prior to Preliminary Acceptance inspection, a Testing Summary letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.
6. Prior to Engineering Final Acceptance inspection, a Testing Summary letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.
7. Civil Construction Plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to DRT for review and approval prior to approval of any Improvements Agreement, Building Permit, Grading Permit, or Final Plat and prior to the start of any construction.
8. Prior to Engineering Final Acceptance Inspection, an Improvement Summary letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted to the building permit.
9. An Improvements Agreement is required to be approved and recorded for disturbance of 5 acres or more prior to construction permit approval.
10. Prior to Building Permit issuance, the property owner shall record or show proof of a recorded avigation easement.
11. Prior to Building Permit issuance, the property owner shall record or show proof of a recorded airport proximity disclosure.

12. The following items are considered critical improvements and must be constructed and approved or accepted prior to approval of a Final Plat:
    a. Water and Sewer infrastructure
    b. Public and Private Street infrastructure
    c. Drainage improvements
    d. Permanent storm water quality treatment facilities
    e. Sidewalk improvements

This application was processes 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) 871-8244 or via email at jbrown@steamboatsprings.net.

Sincerely,



Jeremy Brown, PLA, LEED AP
Planner