



October 27, 2022

ERIC SMITH ASSOCIATES  
1919 7TH STREET  
BOULDER, CO 80302

RE: Decision Notification for Development Plan - Public Hearing to The Lodge at Steamboat, South Parking Garage Renovation (PL20220142)

Dear ERIC SMITH ASSOCIATES,

On October 27, 2022, the Planning Commission Approved w/Conditions application number PL20220142.

The approval is subject to the following conditions:

- PIF Water and Sewer Fees will need to be paid at building permit application for the square footage of the finished space. These fees are designed to offset some of the infrastructure required to provide fire protection water in the public water system. These fees are not negotiable. The PIF form can be found at; <https://www.mwwater.com/engineering/plant-investment-fees-tap-fees/>
- Automatic sprinkler system will be required. S-1 over 12,000 sq ft. Fire flow must take this into account.

This decision is effective upon expiration of ten days after the date of the Planning Commission resolution approving the application. 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 or concerns, please contact me at (970) 871-8280 or via email at [tstauffer@steamboatsprings.net](mailto:tstauffer@steamboatsprings.net).

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer", is written over a light blue circular stamp.

Toby Stauffer, AICP  
Senior Planner