



November 09, 2022

ERIC SMITH ASSOCIATES
1919 7TH STREET
BOULDER, CO 80302

RE: Decision Notification for Development Plan 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. 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:

- 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 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".

Toby Stauffer, AICP
Senior Planner