



The Astrid Condominium Development
Steamboat Springs, CO

Ski-Inn Condominiums Association
Steamboat Springs, CO
January 6, 2023
RE: Steamboat Springs Planning Submittal
Project #PL20220662

Dear Ski Inn Condominiums Board of Directors:

This letter confirms that I am the developer and Managing Partner of The Astrid Condominium Residences adjacent to the Ski Inn property. Pursuant to our recent meetings with your Board and committees, this letter shall serve as notice that The Astrid project has agreed to build and pay for all of the improvements on the Ski Inn property as shown on the civil engineering plans, sheet C-3, dated 12/22/22, prepared by Baseline Engineering and to facilitate moving the existing encroaching Ski Inn parking lot out of the city of Steamboat Springs Gondola Lane Road Right Of Way. In more detail these changes include the following scope of work:

- Reconstruct the Ski Inn 200 Building parking lot with 15 new 90 degree parking spaces per city code so that it is out of the right of way for Gondola Lane.
- Provide new asphalt paving, sub-grade prep, and striping of said 15 parking spaces.
- Construct a new Versa block concrete retaining wall between the new parking lot and Building 200.
- Construct a 6' wide soft trail at the top of the retaining wall between the two existing stairs.
- Construct a railing system at the top of the retaining wall adjacent to the soft surface trail.
- Construct a new 10' wide soft surface ski trail/pedestrian trail between the existing Ski Inn sidewalk and Gondola Lane and provide a permanent easement on this trail.
- Construct a 10' wide ski trail/pedestrian trail (the width of the existing ski easement) from Gondola Lane to the Ski Area and provide a permanent public access on this trail.
- Install a new culvert under the ski trail/sidewalk for proper control of site drainage & connect to a new storm sewer at Gondola Lane.
- Re-vegetate all areas disturbed by construction activity associated with these improvements to the current state of the vegetation.
- Communicate with Ski Inn as to the timing of the proposed work.

It is important to note that the construction of the new parking lot and retaining wall, when completed will be entirely on the Ski Inn property. The 10' wide ski trails/pedestrian trails will be entirely on Astrid property but Ski Inn will be granted a permanent easement to utilize these trails for their benefit.

With Gratitude,
Myles G. Sherman
Development Partner for The Astrid