



April 21, 2020

Bear Claw II Homeowners Association, Roger Hansen
c/o Erik Gripenrog, Landmark Consultants
141 9th Street
Steamboat Springs, CO 80487

Sent via Email: erikg@landmark.com; rbhansen@olehansen.com; wvs@wvsc.com

RE: Bear Claw II Condo Common Area AKA Lot 11, Ski Trail Subdivision, Filing 3
FMA-19-01, SU-19-01

Mr. Hansen,

This letter is to confirm that your applications for Final Plat-Major Subdivision and the Improvements Agreement associated with the subdivision have been approved by the Director of Planning and Community Development on April 21, 2020. The approval is for a two-lot split with variances at 2420 Ski Trail Lane (Bear Claw II Condo Common Area AKA Lot 11, Ski Trail Subdivision, Filing 3). The Final Plat approval is subject to the following condition:

1. Prior to issuance of a building permit or grade and fill permit, and prior to start of construction, the owner shall provide a contribution to the City for community amenities in an amount equal to one percent of the construction valuation of the permit.

The approval shall be final on the date of the Planning Director's signature on the plat. The approved plat shall be recorded at the Routt County Clerk and Recorder within three years of the approval date. The plat shall become effective on the date of recording.

The application was processed in accordance with the provisions of Sections 702 and 714 of the Community Development Code.

Please contact me if you have any questions.

Sincerely,
CITY OF STEAMBOAT SPRINGS

Toby Stauffer, AICP
Senior Planner