

January 16, 2026

City of Steamboat Springs  
Planning Department  
PO Box 775088  
Steamboat Springs, CO 80477

**City of Steamboat Springs  
Planning Department  
Approved Plan Set  
03/10/2026 tstauffer**

RE: Final Plat - Condo Application Narrative  
The Amble (PL20220623)

To Whom it May Concern:

On behalf of Steamboat Amble Development, LLC, we are submitting this Final Plat -Condo application for the replat of Lot 1, The Knoll Development Rights Withdrawal and Resubdivision Plat Area Subject to Development Rights reception number 853121. The site is currently under construction with approval of all critical improvements under the development plan (PL20220623).

Steamboat Amble Development, LLC prepared this narrative to demonstrate compliance with the City of Steamboat Springs (City) Final Plat criteria.

**Specific Design Introduction:**

The Applicant is proposing to create an airspace map and record a condominium plat for The Amble building which is currently under construction.

**Criteria for Approval Analysis:**

We have organized this narrative to generally coincide with CDC Section 714.C.1 – Criteria for Approval.

***714.C.1.a: The Final Plat substantially conforms to all applicable requirements of this CDC, including requirements of the applicable zone district, unless specifically varied through a variance process.***

The final plat conforms to the CDC.

***714.C.1.b: Each lot of the subdivision that is proposed for development shall be developable. Elements reviewed for developability include demonstrated ability to meet the requirements of this CDC in terms of zone district standards, development standards, and subdivision standards.***

N/A—the proposed plat does not create any lots.

***714.C.1.c: The Final Plat conforms to all other applicable regulations and requirements including, but not limited to state law, the Steamboat Springs Municipal Code, any capital improvement plan or program, or any Improvements Agreement or Development Agreement for the property.***

The Final Plat conforms to all applicable regulations and requirements to the best of our knowledge and belief.

**714.C.1.d: The Final Plat shall be compatible with the character of existing or planned land development pattern in the vicinity and shall not adversely affect the future development of the surrounding area.**

This Final Plat is a condominium map of The Amble building from the approved Development Plan.

**714.C.1.e: The land proposed for subdivision shall be physically suitable for development, considering its topography, the presence of steep or unstable slopes, existing natural resource features such as wetlands, floodplains, and sensitive wildlife habitat areas, and any environmental hazards such as avalanche or landslide paths, rockfall hazard areas, or wildlife hazard areas that may limit the property's development potential.**

This Final Plat is a condominium map of The Amble building from the approved Development Plan.

**714.C.1.f: The Final Plat shall be prepared in substantial conformance with state law governing subdivisions, plats, and surveying requirements.**

This Final Plat has been prepared in accordance with state law.

**714.C.1.g: The required infrastructure, including but not limited to streets, drainage, water, and sewer, are complete and have final acceptance, or an Improvements Agreement has been executed.**

The required infrastructure, including but not limited to streets, drainage, water, and sewer, are complete and have final acceptance or are associated with an improvements agreement for all work that has not been completed (PL20240070) and the surety associated with the improvements agreement has been posted.

**714.C.3 The use of the property shall be a conforming use in the applicable zone district.**

This Final Plat is a condominium map of The Amble building from the approved Development Plan and the multifamily use within those buildings is allowed in the RR1 zone district.

We are happy to answer any questions you may have during your review. Thank you in advance for your time and careful considerations.

Sincerely,  
Steamboat Able Development, LLC  
By: Steamboat Amble Management, LLC



Ryan Stone, VP