



March 4, 2024

Planning and Community Development
City of Steamboat Springs
PO Box 775088
Steamboat Springs, CO 80477

**RE: Final Plat for the fifth supplement to the condominium map and Plat of the Steamboat Grand Resort Hotel Condominium - Final Plat Narrative
Steamboat Springs, Colorado**

Ladies and Gentlemen,

On behalf of Steamboat Resort Development Company (Owner), the owner of the applicable Steamboat Grand Resort Hotel development rights, and with careful coordination with the Owner's representatives, we are submitting this Final Plat application to divide an existing 4.31-acre parcel into 2 lots. The subject property is shown on the Second Supplement to the Condominium Map and Plat of the Steamboat Grand Resort Hotel Condominium (File No. 13510). This parcel is generally south of the Steamboat Grand Resort Hotel Condominium (the Grand), north of the West Condominiums and bounded by Mt. Werner Circle on the east and west sides.

Landmark Consultants, Inc. (Landmark) has coordinated and substantially prepared this Final Plat package to demonstrate compliance with the City of Steamboat Springs (City) development criteria.

Criteria for Review and Approval:

The following has been provided to assist Staff's review of the Criteria for Review and Approval per CDC Sections 714.C (Final Plat):

- 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 is in conformance with CDC requirements and the approved Preliminary Plat.

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

This Final Plat is in conformance with CDC requirements and the approved Preliminary Plat (PL2020479).

- 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.*

This Final Plat is in conformance with CDC requirements and is in conformance with state law, the Steamboat Springs Municipal Code, any capital improvement plan or program, or any Improvements Agreement or Development Agreement for the property.





- d. *The Final Plat shall be compatible with the character of existing or planned land development patterns in the vicinity and shall not adversely affect the future development of the surrounding area.*

This Final Plat is in conformance with the approved Preliminary Plat. The proposed re-configuration of the lots is consistent with surrounding development and does not impact the future development of the surrounding area.

- 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 wildfire hazard areas that may limit the property's development potential.*

This Final Plat is in conformance with CDC.

- 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 substantial conformance with this requirement in form and content and has been developed from a survey of the subject property.

- 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.*

An Improvements Agreement Application is in process.

If you have any questions or need additional information, please do not hesitate to contact us.

On behalf of the Applicant,

Sincerely,
Landmark Consultants, Inc.

A handwritten signature in blue ink, appearing to read "Matt Eggen".

Matthew Eggen, P.E.
Civil Engineer

