April 24, 2024   Landmark Job No. 2633-003

State Board of Land Commissioners
1313 Sherman Street
Denver, CO 80203

RE: Notification of Application for Development
Thunderhead Subdivision and Thunderhead Beach Development
Steamboat Springs, Colorado

Dear Mineral Right Owner or Lessee,

As required by Colorado Revised Statues 24-65.5-101 et. seq., we are writing to notify you that we have submitted the following applications to the City of Steamboat Springs:

    1. Preliminary Plat
    2. Zoning Map Amendment
    3. Development Plan – Public Hearing

Items #1 and #2 (above) apply to the following parcels:

    A.   Tract D (Thunderhead Parking Lot),
    B.   Tract E (Thunderhead Condominiums), and
    C.   Tract F (Thunderhead Lodge).

    These 3 parcels were formerly known as Thunderhead Lodge, which was demolished in circa 2008 in anticipation for redevelopment. The street address is 1965 Ski Time Square Drive. Also included is:

    D.   Lot 2, Ski Hill Subdivision, Replat of Parcel D, as recorded under reception no. 817319 and in file no. 14469 of the records of Routt County, Colorado.

    The above are generally located in the SW1/4 Section 22 and the NW 1/4 Section 27, Township 6 North, Range 84 West, 6th PM, in Steamboat Springs, Colorado.

Item #3 (Development Plan -Public Hearing) will be for the adjusted parcels A, B, and C (above).

The project will be heard by the City of Steamboat Springs Planning Commission and City Council; however, hearing dates have not yet been scheduled. An additional notice with the hearing dates will be mailed to you no less than two weeks in advance of the first hearing date. In the meantime,

please feel free to contact me at erikg@landmark-co.com or the Planning Department at 970-871-8258 for more information about the project.

Sincerely,
Landmark Consultants, Inc
On behalf of Majestic Realty Co. and Steamboat Ski & Resort Corporation (Applicants),

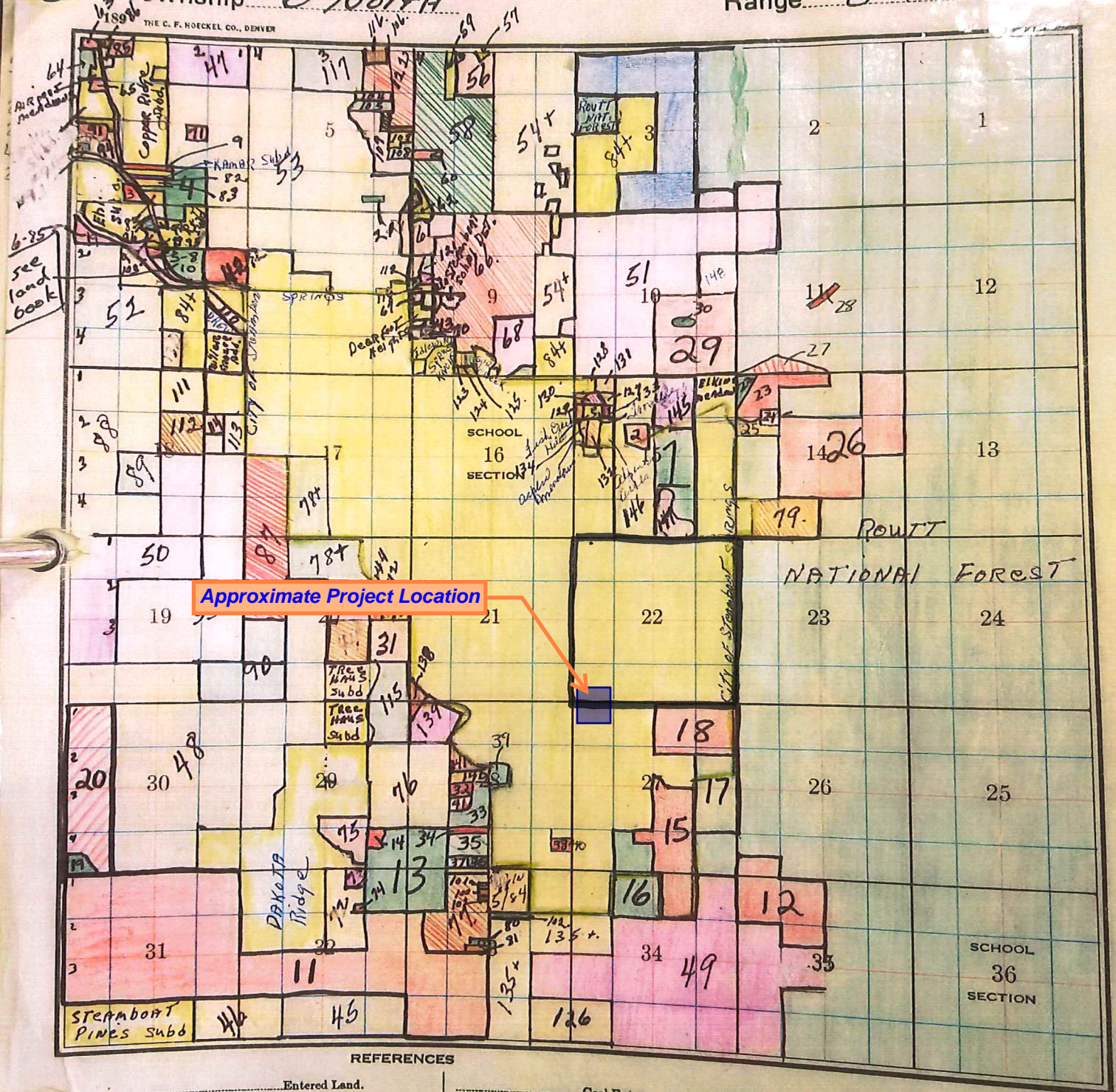Erik Griepentrog, P.E.
Vice-President

Date of Plat..........................

Routt .... County,

Township 6 North   Range 84 West

THE C. F. HOECKEL CO., DENVER

Approximate Project Location

ROUTT   NATIONAL   FOREST

City of Steamboat Springs

KAMAR SUBD
Copper Ridge Subd
SPRINGS
Dearfoot Heights
City of Steamboat
Elkins Meadow
SCHOOL 16 SECTION
TREE HAUS Subd
TREE HAUS Subd
DAKOTA Ridge
STEAMBOAT PINES SUBD
SCHOOL 36 SECTION

1 2 3 5 9 10 11 12 13 14 16 17 19 20 21 22 23 24 25 26 29 30 31 34 35

REFERENCES

.... Entered Land.   .... Coal Entry.
.... Homestead Application.   .... Desert Entry.
.... Pre-Emption Filing.   .... Oil Shale Placer Claims.
.... Timber Culture Claim.   .... Oil Placer Claims.
.... Grant.

.... Coal Filing.

Lands not otherwise marked are vacant.

SCALE:
32 chains to one-half inch.

Yellow	State Held Land
Blue	Public Land
Brown	BLM
Non-Color	Minerals Not Severed