

May 14, 2024

City of Steamboat Springs Planning and Community Development
124 10th Street
Steamboat Springs, CO 80487

Reference: Riverfront Park
Project Narrative – Development Plan Submittal - Public Hearing and Conditional Use (Pre-submittal PS24-0025_PDCU) – Revised to address comments from DRT dated April 30, 2024.
1900, 1920, 1940, 1955, and 1960 Bridge Lane together with all common areas shown on the plats for Riverfront Park
Steamboat Springs, CO 80487
SEAD Job No. 21099

Dear Planning Department,

Please accept this letter as a revised narrative for a proposed Development Plan – Public Hearing and Conditional Use at the addresses listed above for the Riverfront Park project as defined below. As this project is unique in nature, Steamboat Engineering And Design, Inc. (SEAD), Four Points Engineering and Surveying (Four Points) and the Riverfront Park Home Owners Association Board (HOA) have been working with the City Planning Officials (City) to establish the correct procedures on how to move forward with this project. Originally, this project was submitted for a new PUD in September of 2023. Based on multiple meetings and discussions, in accordance with the City's direction, the undersigned owners in Riverfront Park ("Owners") are submitting this project as a Development Plan – Public Hearing and Conditional Use. The City of Steamboat Springs issued a Development Permit – Public Hearing and Conditional Use checklist (PS24-0025_PDCU) to our design team on February 5, 2024

The Riverfront Park (RFP) project consists of a total of three existing buildings (Building 1, Building 3, and Building 4), the common areas shown on the Riverfront Park plats, and a vacant 2.17-acre lot. Building 3 and Building 4 are proposed to be used as three-story mixed-use buildings. Most units are proposed to have two full stories, and a partial mezzanine level. The two mixed-use buildings are made up of 7 units each for a total of 14 units. Please refer to the revised Architectural Plans for all specific unit sizes and proposed uses. The addresses for Buildings 3 and 4 are 1900 and 1920 Bridge Lane. Building 1 is a commercial space occupied by various local businesses including CED, Excel Gymnastics, and an Office for the Public Defenders. The address for this building is 1955 Bridge Lane. Building 1 - CED, Excel Gymnastics, and the Public Defender's office, all previously submitted for tenant finish permits and received certificates of occupancy. The vacant lot addresses are listed as 1940 and 1960 Bridge Lane.

This property is located within the Commercial Services (CS) zone district. The purpose of the (CS) zone district is listed in Section 224.A of the CDC as follows: *"The Commercial Services zone district is intended to provide areas for higher intensity community-wide commercial uses. This zone district accommodates automobile-oriented uses, but also emphasizes pedestrian-friendly development and multi-modal access."* As this property is directly connected to the Yampa River Core Trail, this is an ideal property for pedestrian friendly development and encourages multi-modal access for both residential and commercial use. A bus stop along the Steamboat Springs Transit route is less than one quarter of a mile away and the Steamboat Springs Transit Center is less than one third of a mile away, which provides a great opportunity for public transportation to and from the property. This mixed-use development

would create the opportunity for multiple tenants (residential or commercial) in each unit allowing for greater diversity for local businesses, and would create a more functional, compact mixed-use development. Building 1 is being used as a commercial building and will continue to be used as a commercial building, ensuring that this development will support multi-use projects by allowing the integration of residential and commercial uses. The Future Land Use Plan designates this property as “Mixed-Use Corridor,” which would be consistent with the surrounding uses. The Community Plan states that the Mixed-Use Corridor “emphasizes retail, office, and residential uses in a mixed-use development setting.” The character of this land use states that “While much of the lands in the Mixed-Use corridor classification are developed for commercial purposes, it is intended that over time these areas have a higher percentage of residential uses.” The subject property fits this definition remarkably well as it will allow for both commercial and residential units. Under this proposal, the owners of Buildings 3 and 4 could use the lower levels as residential units, or commercial uses. This proposed development adds a potential of (28) housing units to the housing pool at no additional cost to the city, state, or taxpayers.

Please note that communication between the applicant and Mr. Doug Shaffer has determined that all building and fire code analysis and fire sprinkler and alarm permits will be deferred to future permit submittals through the Routt County Regional Building Department. All proposed units will be completed in accordance with all applicable codes and requirements.

This Development Application includes an easement to the City to accommodate an 8-foot concrete trail to be built by the city at a later date. Please refer to the site plan for the easement.

The undersigned owners reserve the right to decide whether or not they agree that any deed restriction must be executed and reserve the right to see what form of deed restriction emerges from the discussions between the City and the RFP Legal representation.

The following tables list the Commercial Services criteria, land use summary, and building summaries.

Commercial Services Summary Table:

Standards	Zone District Requirements	Proposed	Variance? (Y/N)
Lot Area	No min. No max.	195704	No
Lot Width	25' min. No max.	Varies N/A	No No
Lot Depth	No min.	Varies	No
Lot Coverage	No max.	0.24	No
Floor Area Ratio	No max.	0.39	No
Second Story Intensity	50% min.	0.62	No
Dwelling Unit Size	1,400 sf max.	Varies	No
Dwelling Units per Lot	No max.	N/A	No
Parking	Refer to tables below		
Snow Storage	Refer to site plan		

Land Use Summary

Land Use and Site Development Project Summary Table			
	Building 1	Building 3	Building 4
Gross Floor Area	32376	25519	20501
Net Floor Area	30719	23313	18691
Unit Size	Refer to Individual Tables Below		
Number of Units	6	7	7
Zoning (Existing and proposed)	Commercial Services (CS)		
Frontage	638'		

Building Summary Tables:

Building	Standards	Zone District Requirements	Proposed	Variance? (Y/N)
Building 1	Overall Principle Building Height	63.0' Max.	42.42'	No
	Overall Accessory Building Height	63.0' Max.	N/A	No
	Frontage Area Height	26.0' Min.	42.42'	No
	Ground Floor Height	14.0' Min.	Varies	Legal non-conforming
	Max. Ground Floor Height	14.0' Min.	19.0'	
	Min. Ground Floor Height	14.0' Min.	13.5'	
	Average Plate Height	N/A	N/A	No
	Principle Front Setback	5.0' Min.	See site plan	No
		20.0' Max.	See site plan	No
	Accessory Front Setback	20.0' Min.	N/A	No
	Principle Side Setback (lot width greater than 50')	7.5' Min.	See site plan	No
	Accessory Side Setback	7.5' min.	N/A	No
	Principle Rear Setback	7.5' min.		
	Accessory Rear Setback	7.5' min.	N/A	No
	Upper Story Setback	N/A	N/A	No

Building	Standards	Zone District Requirements	Proposed	Variance? (Y/N)
Building 3	Overall Principle Building Height	63.0' Max.	40.12'	No
	Overall Accessory Building Height	63.0' Max.	N/A	No
	Frontage Area Height	26.0' Min.	40.12'	No
	Ground Floor Height	14.0' Min.	17.5'	No
	Average Plate Height	N/A	N/A	No
	Principle Front Setback	5.0' Min.	See site plan	No
		20.0' Max.	See site plan	No
	Accessory Front Setback	20.0' Min.	N/A	No
	Principle Side Setback (lot width greater than 50')	7.5' Min.	See site plan	No
	Accessory Side Setback	7.5' min.	N/A	No
	Principle Rear Setback	7.5' min.		
	Accessory Rear Setback	7.5' min.	N/A	No
	Upper Story Setback	N/A	N/A	No

Building	Standards	Zone District Requirements	Proposed	Variance? (Y/N)
Building 4	Overall Principle Building Height	63.0' Max.	36.12'	No
	Overall Accessory Building Height	63.0' Max.	N/A	No
	Frontage Area Height	26.0' Min.	36.12'	No
	Ground Floor Height	14.0' Min.	17.5'	No
	Average Plate Height	N/A	N/A	No
	Principle Front Setback	5.0' Min.	See site plan	No
		20.0' Max.	See site plan	No
	Accessory Front Setback	20.0' Min.	N/A	No
	Principle Side Setback (lot width greater than 50')	7.5' Min.	See site plan	No
	Accessory Side Setback	7.5' min.	N/A	No
	Principle Rear Setback	7.5' min.		
	Accessory Rear Setback	7.5' min.	N/A	No
	Upper Story Setback	N/A	N/A	No

This development is proposing the following uses: multiple-family residential, office, accessory, warehouse, and studio with instruction as defined in the CDC. Multiple-family residential and warehouse uses require a conditional use permit in the (CS) zone. Office, accessory, and studio with instruction are a use by right in the (CS) zone. Please refer to the use tables below for specific breakouts of uses and square footage associated with each use. Please refer to the conditional use section below where all criteria are addressed for the multiple-family residential, and warehouses uses. Please refer to the proposed Architectural Plans for all specific unit sizes and uses.

CDC Chapter 4

This property is near the Yampa River, and as such complies with the non-Yampa Street lot waterbody setbacks specified in section 401 of the CDC. The landscaping plan includes a 15-foot frontage landscape, classified as category C. The parking lot setbacks adhere to category C, and all interior landscaping is proposed in accordance with category B as defined by table 402.3 of the CDC. This Development Proposal expands on the existing, mature landscaping that was previously installed on the site. Please refer to the landscape plan for all specific planting details and locations. No changes are proposed to existing buffering, screening, and fencing. The revegetation criteria in section 404 is not applicable to this property as all existing landscaping will be preserved, and no grading is proposed in this scope, including on the vacant lot adjacent to the core trail (public view). All exterior lighting shall remain the same, and no additional lighting is proposed as part of this development plan. The existing, enclosed dumpster will continue to remain in operation. All Performance and Operation criteria shall be met in accordance with section 410. Please refer to the drainage letter, which specifically addresses all site drainage. All critical improvements have been addressed through the original PUD submittal at this site. No phasing is anticipated for this development permit. The Core Trail runs directly through this property, in fact the previous submittal dedicated an easement along the north property allowing the construction of the Core Trail. The presence of the Core Trail encourages and accommodates pedestrian and bicycle transportation. As mentioned above, a bus stop along the Steamboat Springs Transit route is less than one quarter of a mile away and the Steamboat Springs Transit Center is less than one third of a mile away, which provides a great opportunity for public transportation to and from the property. All existing clear vision setbacks will be maintained through this submittal. The Declaration of Covenants for the project state that *“There shall be no storage of vehicles that are inoperable, or boats, trailers, campers, recreational vehicles, motorcycles, material, inventory, or equipment outside of Units, except as allowed by the Rulers and Regulations adopted by the Association... There shall be no outside storage of materials, supplies, tools, equipment, finished products, semi-finished products, raw materials, inventory or other articles, except as otherwise approved by the Executive Board or except within enclosed/fenced areas as shown on the Plat as a “Limited Common Element – Secured Parking/Storage Area.”* All existing internal sidewalks will remain, ensuring that all pedestrians can navigate around the site safely and efficiently. No new retaining walls are proposed in this development. The only retaining walls are along the south side of the property for the existing water quality ponds. Please refer to the existing conditions plan.

Parking

As this project involves multiple different commercial and residential uses, Fox Tuttle Transportation Group (FTTG) was retained as a third-party consultant to evaluate the impact of the traffic and parking at this development. A Traffic Impact Scope Approval Form was completed by FTTG and dated August 8, 2023, updated on June 12, 2024. The scope approval form required that a trip generation letter and parking study were completed. FTTG completed the Trip Generation Memo (memo) and Parking Demand Analysis (PDA) and issued reports on September 5, 2023. These documents have been included

in this submittal. The purpose of the memo was to determine how many trips would be generated by the subject development. FTTG used the Institute of Transportation Engineer's Trip Generation Manual to complete the study. The memo determined that the existing roadway network and intersections will continue to serve the development without the need for additional analysis or mitigation measures. Please refer to the attached memo for additional information. The PDS used data published in the Institute of Transportation Engineers' Parking Generation, 5th Edition to perform the analysis. The PDS found that the complementary land uses found in the development allowed for a reduction in the number of parking spaces. The study also found that due to businesses having different operational hours, shared parking exists. The PDS accounted for all these items and generated a peak parking demand of a minimum (58) spaces. Please refer to the PDS for additional information.

Based on the PDS, the development is proposing a total of (95) parking spaces on this property which also has shared parking and proximity to transit. The spaces shown on the included striping plan are a minimum of 9-feet by 18-feet in accordance with CDC table 406.2. Please note that the proposed parking counts also include all required ADA parking spaces and loading isles. All parking surfaces comply with section 406.C of the CDC. (1) bicycle parking spaces are proposed in front of Building 1 (please refer to the attached striping plan).

Snow Storage

All paved areas, except for the paved area under parking spots number 30 through 55 and 64 through 96, have snow melt installed to prevent snow from accumulating on the paved surfaces. In addition to the snow melt, the development has previously agreed to a snow removal contract with a local contractor to remove snow if ever exceeds 3-inches in depth. The development will continue to enter into similar agreements with local contractors to maintain the safety and functionality of parking and loading areas and vehicular and pedestrian circulation.

Please refer to the Site Plan for all snow storage calculations and locations for the area of the parking that is not heated.

Dwelling Units

Please refer to the revised Architectural Plans and the Major Variance Narrative for all specific proposed Unit sizes and uses.

The following red text is in response to the section of the CDC approval criteria displayed in italicized black text below:

Conditional Use – CDC Section 707

CDC Section 707.A Applicability

Conditional Use approval shall be required for:

1. *Any use listed in Table 300-1, Table 300-2, or Table 300-3 as a Conditional Use (C). Multiple-family residential and warehouse requires a conditional use permit in the (CS) zone district.*
2. *Any Limited Use (L or L-p) that does not comply with specific use standards contained in Article 3.*
3. *Any cessation, conversion, or change of use of an existing manufacture home park in accordance with Section 730.*
4. *Any change of use of an existing park.*

CDC Section 707.C Criteria for Approval

Conditional Uses shall be approved upon a finding that the following criteria are met:

1. *The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.* The proposed multiple-family and warehouse uses of this development and the planned future 2.2-acre development for multiple-family would create a more functional, compact mixed-use development. This is in direct alignment with the Community Plan Land Use Goal LU-1 which states “Our community will promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses.” Building 1 is being used as a commercial building and will continue to be used as a commercial building and therefore ensures that this development will support multi-use projects by allowing the integration of residential and commercial uses. This development proposes making the existing use of the land more efficient, which further aligns with Policy LU-1.3” “New development will create a reasonable balance between jobs and housing” and the rationale behind it by creating an opportunity for diverse, balanced work and living environments. Strategy LU-2.1(b) states that “redevelopment projects should include a mix of complementary uses, such as residential, office, restaurants, and retail. A vertical mix of uses is preferred to facilitate higher development intensities.” This development proposes making the existing buildings on the lot more flexible for multiple tenants and uses. This development further complies with Policy LU-2.2: “Residential infill will be compatible in character and scale with the surrounding neighborhood. Appropriate types of infill include the addition of new dwellings or businesses on vacant lots, dwelling units added to existing houses, neighborhood related non-residential development and second-story residential development over businesses” by allowing for independent users on each level of the existing Buildings 3 and 4 and adding dwelling units to existing areas. There is also a significant emphasis on our community to resolve the housing shortage. The Future Land Use Plan lists this property as “Mixed-Use Corridor,” which would be consistent with the surrounding uses. The Community Plan states that the Mixed-Use Corridor “emphasizes retail, office, and residential uses in a mixed-use development setting.” The character of this land use states that “While much of the lands in the Mixed-Use corridor classification are developed for commercial purposes, it is intended that over time these areas have a higher percentage of residential uses.” The subject property fits this definition remarkably well as it will allow for both commercial and residential units. The owners of Buildings 3 and 4 could use the lower levels as residential units, or commercial uses. This proposed development could add (23) housing units to the housing shortage, and in the future a total of (28) potential housing units could be built out. These additional dwelling units will be added to the housing pool at no additional cost to the city, state, or taxpayers. The existing and proposed development addresses many of the communities needs by providing multiple residential units for local housing, commercial spaces that serve the community of Steamboat Springs such as a gymnastics facility, office space and retail space.
2. *The proposed use is consistent with the purpose of the zone district.* As this property is directly connected to the Yampa River Core Trail, this is an ideal property for pedestrian friendly development (multiple-family residential) and encourages multi-modal access for both residential and commercial use. A bus stop along the Steamboat Springs Transit route is less than one quarter of a mile away and the Steamboat Springs Transit Center is less than one third of a mile away, which provides a great opportunity for public transportation to and from the property. This mixed-use development would create the opportunity for multiple tenants (multiple-family residential and warehouse uses) in each unit allowing for greater diversity for local businesses, and would create a more functional, compact mixed-use development. Building 1 is being used as a commercial building and will continue to be used as a commercial

building, ensuring that this development will support multi-use projects by allowing the integration of residential and commercial uses.

3. *The proposed use will mitigate any negative impacts to surrounding properties and the community, considering factors such as hours of operations and the potential for off-site impacts such as odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts. The properties immediately adjacent to the subject property are listed out as follows with the current listed zones in parenthesis:*

- West property: Lot 3 Moos Subdivision (OR) – please note that this was recently approved for a new PUD and was previously zoned (I) by the City Council. The approved PUD was based on (CS) zoning standards.
- North Property: Lot 1 Petrillo Subdivision (I)
- East Property: Lot 3A Replat Lot 1 and Lot 3 Harms Commercial Center (CS)
- South Property: TRS IN NE4NW4, SW4NW4, SE4NW4, SW4NE4, NW4SE4 7-6-84 (OR) – please note this property is along the Yampa River.

There are multiple properties in the surrounding vicinity (1739, 1745, 1755 Lincoln Avenue) that are currently zoned (CS) and have mixed-use developments. Based on our review of the surrounding properties, it is our belief that the proposed development will be compatible with the surrounding properties.

4. *The proposed use complies with all other applicable requirements of this CDC. The proposed use complies with all other applicable requirements of this CDC.*

Development Plan – CDC Section 709

CDC Section 709.A Applicability

1. *Development Plan approval shall be required for all site development in all zone districts unless specifically exempted by Section 702.A or elsewhere in this CDC. This proposed development requires a development plan with public hearing and conditional use.*
2. *Development Plan approval shall be required prior to issuance of a demolition permit for any structure located in the G, CO, CY, and CK zone districts unless the property meets one of the following exemptions:*
3. *The following types of Development Plans are established for purposes of review process and public notice requirements:*
 - a. *Minor Modification*
 - b. *Development Plan – Administrative*
 - c. *Development Plan – Public Hearing – Development Plans shall be reviewed through the Development Plan-Public Hearing process when one or more of the following criteria are met:*
 - i. *The Development Plan is being reviewed concurrently with a Major Variance application; or*
 - ii. *The Development Plan requires Conditional Use approval; or This proposed development requires a development plan with public hearing and conditional use.*
 - iii. *The total proposed and existing gross floor area of the subject property exceeds 16,000 square feet; or*
 - iv. *The Development Plan is required to issuance of a demolition permit in the G, CO, CY, and CK zone districts.*

CDC Section 709. C Criteria for Approval

Development Plans shall be approved upon finding that the following criteria are met:

1. *The Development Plan is consistent with the character of the immediate vicinity or enhances or compliments the mixture of uses, structures, and activities present in the immediate vicinity. The properties immediately adjacent to the subject property are listed out as follows with the current listed zones in parenthesis:*

- West property: Lot 3 Moos Subdivision (OR) – please note that this was recently approved for a new PUD and was previously zoned (I) by the City Council. The approved PUD was based on (CS) zoning standards.
- North Property: Lot 1 Petrillo Subdivision (I)
- East Property: Lot 3A Replat Lot 1 and Lot 3 Harms Commercial Center (CS)
- South Property: TRS IN NE4NW4, SW4NW4, SE4NW4, SW4NE4, NW4SE4 7-6-84 (OR) – please note this property is along the Yampa River.

There are multiple properties in the surrounding vicinity (1739, 1745, 1755 Lincoln Avenue) that are currently zoned (CS) and have mixed-use developments. The subject property is also in close proximity to the recently approved Base Camp mixed-use project, Yampa Valley Housing Authority's Steamboat Crossing project, and the new Streamside development to the West. Based on our review of the surrounding properties, it is our belief that the proposed development will be compatible with the surrounding properties.

2. *The Development Plan will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms. The existing property has water quality features that have been verified as acceptable for the proposed uses. No adverse impacts will be made to the natural environment as a result of the proposed uses.*
3. *The Development Plan provides adequate vehicular access, considering grade, width, and capacity of adjacent streets and intersections; parking; loading, unloading, refuse management, and other service areas; pedestrian facilities; and public or private transportation facilities. Please refer to the parking section of this narrative above, which addresses this criteria.*
4. *The Development Plan complies with all applicable requirements of this CDC. The proposed use complies with all other applicable requirements of this CDC.*
5. *The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable. This criterion is not applicable.*

In conclusion, THE UNDERSIGNED OWNERS HEREBY request the City of Steamboat Springs Planning and Community Development to consider the entire Riverfront Park project for a Development Permit approval. The Development application is an integral step in allowing a mixed-use property to exist at a premier location.

SIGNATURE PAGES FOLLOW

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMENT PLAN APPLICATION

OWNER: Unit 1, Riverfront Park, Filing 2

DocuSigned by:


A2357CE0F20245B...

John Dalton

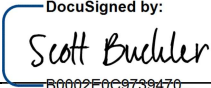
6/13/2024

Date

**SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION**

OWNER: Unit 2, Riverfront Park, Filing 2

Riverfront Properties, LLC

By: 
B0002E0C9739470...
(Signature)

Scott Buchler
(Print Name)

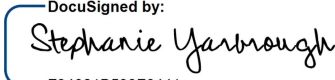
Its: President

Date: 6/13/2024

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

OWNER: Unit 3, Riverfront Park, Filing 2

NS Investments, LLC.

By: 
F34021B533F0441...
(Signature)

Stephanie Yarbrough
(Print Name)

Its: Managing Member

Date: 6/13/2024

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMENT PLAN APPLICATION

OWNERS: Unit 4, Riverfront Park, Filing 2

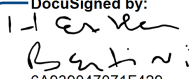
DocuSigned by:

E380894E11E1452

Rod Coy Wells

6/14/2024

Date

DocuSigned by:

6A939047071F429...

Heather Lynn Bertini

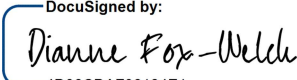
6/14/2024

Date

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMENT PLAN APPLICATION

OWNER: Unit 5, Riverfront Park, Filing 2

FW Properties, LLC.

By: 
4D06CDAF00184E1...
(Signature)

Dianne Fox-welch
(Print Name)

Its: Owner

Date: 6/14/2024

**SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION**

OWNERS: Unit 6, Riverfront Park, Filing 2

DocuSigned by:

DD04A09BC8444AE...
Audrey Klawiter

6/15/2024
Date

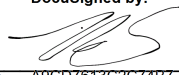
DocuSigned by:

421451BCAA3445D...
Cameron Klawiter

6/15/2024
Date

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMENT PLAN APPLICATION

OWNER: Unit 7, Riverfront Park, Filing 2

DocuSigned by:

A9CD7613C2C74B7...
Nicholas Salter

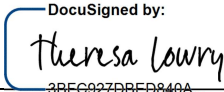
6/14/2024

Date

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

OWNER: Unit 8, Riverfront Park, Filing 1

Lowry Capital, LLC.

By: 
3BFC027DBEB840A...
(Signature)

Theresa Lowry
(Print Name)

Its: Owner

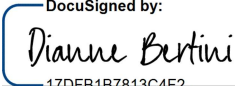
Date: 6/14/2024

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

OWNERS: Unit 9, Riverfront Park, Filing 1

Shawn T. Bertini

Date

DocuSigned by:

17DFB1B7813C4F2...

Dianne D. Bertini

6/13/2024

Date

**SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION**

OWNERS: Unit 9, Riverfront Park, Filing 1

DocuSigned by:  84B01048D6A6491... Shawn T. Bertini	6/14/2024 _____ Date
--	---

_____ Dianne D. Bertini	_____ Date
---	----------------------------------

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

OWNER: Unit 10, Riverfront Park, Filing 1

DocuSigned by:

F098B7F09EB8490...

Timothy James Ross

6/13/2024

Date

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

OWNER: Unit 11, Riverfront Park, Filing 1

Steamboat Residential, LLC

By: 
B818E63E7EGB43F...
(Signature)

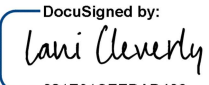
Eric Rogers
(Print Name)

Its: Managing Member

Date: 6/13/2024

**SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION**

OWNER: Unit 12, Riverfront Park, Filing 1

DocuSigned by:

021E91CEEDAD406...

Lani K. Cleverly

6/13/2024

Date

**SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION**

OWNER: Unit 13, Riverfront Park, Filing 1

DocuSigned by:

A60F4F60E4AE43C...

Milo Robert Veltus Rubin

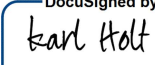
6/13/2024

Date

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMENT PLAN APPLICATION

OWNER: Unit 14, Riverfront Park, Filing 1

CO MGD Holdings, LLC.

By: 
DocuSigned by:
A46BFF03C7AA468...
(Signature)

Karl Holt
(Print Name)

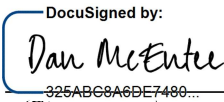
Its: President

Date: 6/13/2024

**SIGNATURE PLAN AMENDMENT FOR
DEVELOPMENT PLAN APPLICATION**

OWNER: Units 22, 23, 24, 25, 26, and 27, Riverfront Park, Filing 3

Bridge Lane Realty, LLC.

By: 
325ABG8A6DE7480...
(Signature)

Dan McEntee
(Print Name)

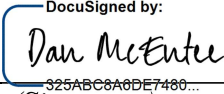
Its: Managing Partner

Date: 6/13/2024

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMENT PLAN APPLICATION

OWNER: Future Expansion Parcel, Riverfront Park, Filing 2

Bridge Lane Realty, LLC.

By: 
325ABC6A0DE7480...
(Signature)

Dan McEntee
(Print Name)

Its: Managing Partner

Date: 6/13/2024