



October 17, 2025

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

**RE: Ski Hill Subdivision, Filing No. 2 - Final Plat Application Narrative  
Steamboat Springs, Colorado**

Ladies and Gentlemen,

On behalf of Steamboat Resort Development Company (Owner), and with careful coordination with the Owner's representatives, we are submitting this Final Plat application to consolidate the 'Thunderhead' Parcels and to adjust the common property line with Lot 2, Ski Hill Subdivision, Replat of Parcel D.

This Final Plat Application follows the requisite Preliminary Plat and Major Variance (PL20240103) approval as memorialized in City of Steamboat Springs Resolution No. 2024-66. 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.

Please note that the Applicant is now **Stockman Dev LLC**. They have been working to secure agreements from the immediate neighbors (Torian HOA and See Snow, LLC) related to the mutually beneficial improvements. The **Torian Plum Homeowners Association** has signed the Applications as an affected Property Owner and **See Snow, LLC** (owner of Parcel B) has provided their consent on a separate document that has been included. The subject property owners for the properties being platted are Stockman Dev LLC (Lot 1) and Steamboat Ski & Resort Corporation (proposed Lot 2). Krista Sprenger is authorized to sign on behalf of both entities and her signature appears on the applications accordingly.

Additionally, we have included copies of the following proposed public easements that have also been coordinated with the appropriate parties:

1. Public Improvements Easement Agreement (West Promenade Extension);
2. Public Improvements Easement Agreement (West Promenade Extension);
3. Drainage Easement (for the major relocated storm sewer).

### **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.*



This Final Plat substantially conforms with the Preliminary Plat and Major Variance approval (PL20240103).

- 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 substantially conforms with the Preliminary Plat and Major Variance approval (PL20240103).

- 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 state law, the Steamboat Springs Municipal Code, capital improvement plans or programs, and applicable Improvement Agreements or Development Agreements for the property to the best of our knowledge and belief.

- 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.*

The Preliminary Plat was reviewed and found that to be compatible with the character of existing or planned land development patterns in the vicinity and should not adversely affect future development of the surrounding area. This Final Plat substantially conforms with the Preliminary Plat and Major Variance approval (PL20240103).

- 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.*

The Preliminary Plat was reviewed and found that to be physically suitable for development. This Final Plat substantially conforms with the Preliminary Plat and Major Variance approval (PL20240103).

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

This Final Plat is in substantial conformance with state law governing subdivisions, plats and surveying requirements to the best of our knowledge and belief.

- 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 has been prepared and been submitted concurrently with this Final Plat Application.

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.**

Erik Griepentrog, P.E.  
Vice-President

