

Riverview Lot B Status of Improvements



August 22, 2025
Revised November 20, 2025

Landmark Job No. 2487-005

Mr. Emrick Soltis, PE
Ms. Kelly Douglas
Ms. Amber Gregory
City of Steamboat Springs
PO Box 775088
Steamboat Springs, CO 80477

**RE: Riverview Lot B
Steamboat Springs, Colorado
Status of Improvements**

Dear Emrick, Kelly, and Amber,

This letter provides a summary of the status of private improvements for the development on Lot B, Riverview, as of November 20, 2025. Site work was completed over portions of the 2024 and 2025 construction seasons. The purpose of this letter is to support the contractor's request for a Certificate of Occupancy (CO) and the project's application for an Improvements Agreement for a warranty of the public work.

The statements contained herein address the conditions of approval outlined in the "Notice of Final Decision" for the project's Development Plan approval. Our assessment is based on our familiarity with the site, the construction drawings prepared by Landmark Consultants, Inc. (Landmark), and our performance of part-time, on-call construction observation services.

Northwest Colorado Consultants, Inc. provided materials testing and compaction testing services. Based on the available information, we are not aware of any issues related to materials quality or compaction.

The site improvements were constructed by Giovanni Construction, LLC, under the supervision of Deneuve Construction, the general contractor.

Public Improvements

The water and sewer improvements, both public and private have been completed, tested, and record documentation is currently under review at the City Utility Department.

Additionally, the project installed a new inlet in 4th Street at the intersection with the Oak Street alley.

Finally, due to impacts from construction, the General Contractor repaved the entire Oak Street alley between 3rd and 4th Streets which included a concrete valley pan.

The project proposes entering into an Improvements Agreement and posting a 15% surety for these improvements until the warranty period expires.



Riverview Lot B Status of Improvements



Detention and Permanent Best Management Practices (BMPs) for Management of Treatment of Stormwater Runoff

The project did not propose or construct any detention or stormwater runoff treatment BMPs. Stormwater treatment is provided by water quality units installed by the Riverview Metro District as part of the subdivision improvements.

Private Improvements

Landmark performed, or supervised, limited construction observation during construction of the private improvements and conducted a recent site review on November 20, 2025 to compare the visible surficial improvements with the approved Landmark civil drawings. These private improvements are complete and appear to function as intended.

In accordance with Sections 5.2 and 5.3 of the Bylaws, Rules and Policies of the State Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors, I do hereby certify that I performed or supervised construction observation during construction operations and based on our observations to date, it is our opinion that the above public and private improvements, appear to be in substantial conformance with the plans and specifications prepared by Landmark Consultants, Inc. to our knowledge and belief.

Landmark does not provide any guarantee or warranty regarding the construction work. Additionally, the observations referenced in this letter do not relieve the Contractor of its responsibility to comply fully with the approved plans and specifications.

This letter should not be interpreted as a guarantee, acceptance, or endorsement—either express or implied—of any work that does not conform to the approved documents or has not been properly maintained. It also does not release the Owner or Contractor from their obligations to complete the project in accordance with those documents or to ensure appropriate maintenance of the improvements.

As is typical for any development site, ongoing maintenance of the site improvements will be necessary and remain the responsibility of the current and future property owners.

If you have any questions, please do not hesitate to contact us.

Sincerely,
Landmark Consultants, Inc.



Ryan Spaustat, P.E.

