

## Lots A & B, Mountain Office Park Subdivision – Pre-Consultation Narrative



October 11, 2021

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

**RE: Lots A & B, Mountain Office Park Subdivision – Final Plat Narrative  
Steamboat Springs, Colorado**

Ladies and Gentlemen,

Sunscope, LLL is in the process of converting the KMFU building at 2955 Village Drive from an office building to a residential condo building. The conversion requires a Preliminary Plat, Conditional Use Permit, and a concurrent Development Plan.

The project is not proposing any changes to the site as part of the building conversion or as part of the Conditional Use, or Development Plan applications, and therefore it is requesting a waiver from providing a Traffic Impact Analysis Report, Soils & Geo-Technical Report, Drainage Study, and Water Demand Report. The attached Submittal Requirements Waiver Form contains additional information on the request.

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 "Ryan Spaustat".

Ryan Spaustat, P.E.  
Principal