

Exhibit A: Construction Schedule for Development Plan PL20220061

A. Definitions

"subject property": Lot 1, Indian Meadows Filing 3, PIN 307800001 and a portion of Lot 5, Indian Meadows, Filing 2 as depicted in Exhibit B.

"approved development plan": Development Plan PL20220061.

"hotel development": as depicted and described in PL20220123.

Exhibit B: the construction phasing site plan associated with the approved development plan.

"new access road": the road shown on the eastern property edge of the subject property that provides access to Storm Peak Apartments (PIN 197900005), **item 4 in Exhibit B.**

"existing access road": the road shown on the western property edge of the subject property that provides access to Storm Peak Apartments (PIN 197900005), **item 6 in Exhibit B.**

"proposed trail": the trail shown on the northern property edge of the subject property that crosses onto PIN 197900005 and that provides access to both properties, PIN 197900005 and PIN 307800001, **item 5 in Exhibit B.**

"proposed sewer main": the sewer improvements shown as **item 1 in Exhibit B.**

"new sidewalk section": the proposed sidewalk associated with removal of the existing access road, **item 7 in Exhibit B.**

B. Construction Schedule Amendment

The following events shall occur in the order specified unless otherwise agreed to in writing by the City and the Property Owner. If the schedule is amended, this schedule and agreement shall be updated and recorded before the next step in the schedule can occur.

C. Completion Schedule for Lot 1 Indian Meadows Access Road Development Plan, PL20220061, Parcel # 307800001.

After approval of the approved development plan and all other applicable permits, the property owner shall complete the following items:

1. Install Sanitary Sewer Main and Manhole to service future development on the subject property
2. Make a gas main connection for future service to Lot 1 per Atmos.
3. Demolish and remove two existing non-conforming structures, a maintenance shed and a dumpster enclosure that are partially located on the subject property, as shown on **Exhibit B, item 3.**
4. Construct the new 24-foot wide access road from the subject property to Storm Peak Apartments including all drainage infrastructure and landscaping.

- a. All required easements associated with the new access road, sidewalk, and trail shall be executed prior to approval of the new access road.
 - b. The new access road and associated improvements shall be constructed, completed, and approved by the City prior to issuance of any building permit for vertical or hotel development on the subject property.
5. The Existing access road easement shall be vacated by November 1, 2023 or after the new access road has been approved by the City, whichever comes first.
 - a. Vacation may be delayed if there is an issued building permit on the property for hotel development.
 - b. The existing access road may be used during hotel construction if there is an issued building permit for a hotel on the subject property.
6. Construct the proposed 8-foot wide trail as shown on Exhibit B.
 - a. This task shall be complete by November 1, 2023 or may be completed prior to issuance of a CO if there is a building permit on the subject property issued by November 1, 2023.
7. Install riparian and road landscaping as proposed in the approved development plan.
 - a. This task shall be complete by November 1, 2023 or may be completed or collateral provided prior to issuance of a CO if there is a building permit on the subject property issued by November 1, 2023.
7. Remove and revegetate existing access road to Storm Peak Apartments and remove old Fairfield Inn hotel sign and stop sign.
 - a. This task shall be complete by November 1, 2023 or may be completed prior to issuance of a CO if there is a building permit on the subject property issued by November 1, 2023.
 - b. If the existing road is used during hotel construction, it shall be removed and revegetated prior to issuance of a CO for hotel development. Collateral may be accepted for this item.
8. Construct the new sidewalk section.
 - a. This task shall be complete by November 1, 2023 or may be completed prior to issuance of a CO if there is a building permit on the subject property issued by November 1, 2023.
 - b. The new sidewalk section shall be accepted prior to CO for any vertical development on the subject property or collateral shall be provided with an executed improvements agreement.
9. If no building permit has been issued for road development, a building permit may not be issued for hotel or other vertical development.

D. Building permit for development other than a hotel

If a building permit is requested for the subject property that is not for the approved development plan or hotel development, the following actions are required prior to issuance of the requested building permit:

- The new access road shall be constructed, completed, and approved by the City with all associated improvements
- The proposed trail and all associated improvements shall be completed and approved by the City
- All required easements associated with the new access road, sidewalk and trail shall be executed prior to approval of the new access road or prior to approval of the requested building permit
- The proposed sewer main and all associated improvements shall have preliminary acceptance
- All required easements associated with the proposed sewer main shall be executed
- The existing access road shall be revegetated to city standards prior to issuance of a CO for the requested development.