

March 8, 2024

Mr. Rob Zuccaro
Planning and Building Safety Director
City of Louisville
749 Main St
Louisville, CO 80027
Sent via email: RZuccaro@LouisvilleCo.gov

RE: Redtail Ridge Filing No. 1 Final Subdivision Plat

Dear Mr. Zuccaro,

On behalf of Sterling Bay (“Developer” or “Applicant”), thank you for the opportunity to present our final subdivision plat for Redtail Ridge. For this submittal, we are providing all documents required for a final subdivision plat in addition to other documents. This letter shall serve as part of our written request as may be required or anticipated under the Louisville Municipal Code.

Description of Submittal Documents

As part of the final subdivision plat submittal, we have included the following draft documents for your review:

- A. Final Subdivision Plat Application
- B. Final Subdivision Plat
- C. Subdivision Improvements and Development Agreement
- D. Amended and Restated Service Plan
- E. Operations & Maintenance Agreement
- F. Master Traffic Study (updated 10-26-2023)
- G. Traffic Demand Management Plan (updated 03-08-2024)
- H. Internal Intersection Memo addressing Public Works Comments
- I. Goodhue Ditch Agreement (Latest Draft)

The submittal documents can be found in the link below:

[Redtail Ridge Final Plat Submittal Documents](#)



Sterling Bay | West, LLC
100 Bayview, Suite 250
Newport Beach, California,
92660

Thank you and your team for your continued efforts towards completing the final subdivision plat for Redtail Ridge. We look forward to presenting to City Council and answering any questions they may have.

Respectfully,
STERLING BAY

A handwritten signature in black ink, appearing to read 'Evan Pesonen'.

Evan Pesonen
Vice President – Asset Management and Acquisitions