



September 1, 2023

Walter Magill
1769 BROME DRIVE
STEAMBOAT SPRINGS, CO 80487

RE: Decision Notification for Development Plan to Holiday Inn Express - Development Plan (PL20230056)

Dear Walter Magill,

On August 22, 2023, the City Council Approved application number PL20230056. The approval is subject to the following conditions:

1. Plant Investment Fees (PIF) are due prior to approval of the Building Permit. Please submit a PIF form (on MWW Website) to MWW for review and approval.
2. Prior to issuance of a construction permit addresses for both lots shall be approved by City GIS.
3. Prior to Building Permit or Grade and Fill Permit issuance, the owner shall receive approval of a Floodplain Development Permit.
4. Prior to approval of Civil Construction Plans, an approved CDOT access permit shall be submitted to the City.
5. Civil construction plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to the RCRBD with a Building Permit/Grading Permit application for review and approval prior to the start of any construction.
6. Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
7. Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be uploaded to the applicable building permit condition.
8. The following items must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy or approval of a Condo/Townhome Final Plat, whichever occurs first:
 - Access drive, driveway, and parking areas
 - West access turnaround and sidewalk
 - North sidewalk/trail
 - East 30' public access easement and associated improvements
 - Drainage improvements
 - Permanent storm water quality treatment facilities
9. Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted.



10. Prior to approval of any Building Permit for a building that is to be located within the FEMA Special Flood Hazard Area, the applicant shall demonstrate compliance with CDC Section 419, Flood Damage Prevention, by way of a complete "construction drawings" FEMA Elevation Certificate.
11. Encroaching dumpster enclosure on north property line shall be removed prior to building permit issuance.
12. Prior to Construction Permit issuance, the applicant shall execute and record an agreement restricting the occupancy of the Workforce Units to Qualified Residents as defined by the Community Development Code.
13. Prior to Building Permit issuance for the Holiday Inn Express, the developer shall pay their proportionate share of potential future intersection improvements at US40 @ Stone Ln intersection, calculated at 1.7% of current cost basis \$765,846 (indexed to CDOT CCI) or \$13,019.

Prior to Building Permit issuance for the Holiday Inn Express, the developer shall pay their proportionate share of potential future roadway improvements at Stone Lane Bridge, calculated at 4.9% of current cost basis \$5,318,377 (indexed to CDOT CCI) or \$260,600.

14. Prior to Building Permit issuance for Hotel B, the developer shall pay their proportionate share of potential future intersection improvements at US40 @ Stone Ln intersection, calculated at 1.3% of current cost basis \$765,846 (indexed to CDOT CCI) or \$9,956.

Prior to Building Permit issuance for Hotel B, the developer shall pay their proportionate share of potential future roadway improvements at Stone Lane Bridge, calculated at 3.8% of current cost basis \$5,318,377 (indexed to CDOT CCI) or \$202,099.

This application was processed in accordance with the applicable provisions of Article 7 of the Community Development Code. If you have any questions or concerns, please do not hesitate to contact me at (970) 871-8280 or via email at tstauffer@steamboatsprings.net.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer", is written over a faint, circular official stamp.

Toby Stauffer, AICP
Senior Planner