



November 13, 2025

Walter Magill
1769 BROME DRIVE
STEAMBOAT SPRINGS, CO 80487

Re: Holiday Inn Express - Lot 1 Indian Meadows F3 at 307800001

Walter Magill,

This letter shall serve as the Development Review Team letter (DRT) for PL20250364 Submittal #1. This letter as well as marked up documents and conditions of approval are available on Portal.

Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made.

Please address each comment and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

Please submit materials digitally through the Portal by uploading a **New Version** of each applicable document. Complete submittals shall be distributed within two business days of receipt. The resubmittal should include:

- The most recent revision date on applicable sheets
- A response to each individual comment
- Flattened PDFs of all materials

Also, please be aware that the following may be required if comments are not addressed with future submittals:

- Required Meeting: If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- Resubmittal Fee: If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

Please feel free to contact me at (970) 871-8280 or by email at tstauffer@steamboatsprings.net with any questions or concerns.

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. Include a landscaping line item for some incomplete plantings, or provide as built plan/narrative for landscaping showing that all landscape is in. The site visit on 11/5 found some plants near the building and around the site were not installed.
2. Included a line item for the incomplete paving of the access road included in phase 2, consistent with what is shown in other submittals.
3. Include a line item for the broken lights that were identified during the site visit.
4. Include a line item for incomplete screening on the building for mechanical/utility features that were identified during the site visit.
5. Ensure that all items referenced in other plans are included as needed in the Improvements Agreement.

Sincerely,



Toby Stauffer, AICP
Senior Planner