



November 13, 2025

Walter Magill
1769 BROME DRIVE
STEAMBOAT SPRINGS, CO 80487

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

Dear Walter Magill,

This letter shall serve as the Development Review Team letter (DRT) for PL20250363 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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. General comments:

The workforce deed restriction on units was approved for any qualified resident. the housing can be used for your workers or other qualified residents as described in the restriction. The units were approved with the DP, to remove the restriction would require a request approved by Council. We would need to evaluate parking on the site and any other impacts from the change in use.

The preliminary plat (PL20230055) and development plan (PL20230056) have several outstanding conditions of approval. Please review the conditions and submit information to resolve them or indicate when they will be complete.

The Final Plat needs to be recorded before construction can begin for Hotel B. If the final plat hasn't been recorded by September 2026 it will expire.

2. Revise the conflicting improvements in the conditions as indicated in Engineering comments. Language for the proposed conditions is listed in the draft conditions of approval, based on comments and information in other plans.

Engineering Review (Reviewed By: Emrick Soltis, P.E., CFM)

1. 1 & 2 are included with phase 1 with the proposed substantial conformance phasing plan. Conflicts with revised condition above.

2. #2-4 are proposed with Ph.1 and called out to be completed Summer of 2026. Conflicts with above revised conditions and proposed phasing plan.

Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.

- Final Plat PL20230257 shall be recorded prior to any site development on the lot for Hotel B.
- The following items must be constructed and approved or accepted prior to issuance of a Temporary Certificate of Occupancy for Phase 1:
 - 1. Access drive, driveway, and parking areas associated with Phase 1
 - 2. Temporary West access turnaround and sidewalk
 - 3. North sidewalk/trail
 - 3. East 30' public access easement and associated improvements
 - 4. Drainage improvements associated with Phase 1
 - 5. Permanent storm water quality treatment facilities associated with Phase 1 improvements
- The following must be constructed and approved or accepted or secured by collateral with an executed Improvements Agreement prior to issuance of a Certificate of Occupancy for Phase 1:
 - 1. West access turnaround and sidewalk

- 2. North eight foot wide sidewalk/trail
- 3. Permanent storm water quality treatment facilities for Hotel B parcel stabilization
- The following items must be constructed and approved or accepted by September 30, 2026 or prior to issuance of a Certificate of Occupancy for Phase 2 (Hotel B) whichever occurs first:
 - 1. Access drive, driveway, and parking areas associated with Phase 2
 - 2. Permanent West access turnaround and sidewalk
 - 3. North sidewalk/trail
 - 2. East 30' public access easement and associated improvements
 - 3. Drainage improvements associated with Phase 2
 - 4. Permanent storm water quality treatment facilities associated with Phase 2 improvements

Sincerely,



Toby Stauffer, AICP
Senior Planner