



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 PL20250361 Submittal #2. 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. A DRT Meeting with applicable agencies is required prior to Submittal #3.

Please address each comments 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 if DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4. Resubmittal Fees are half the cost of the original application fee.

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

1. C13-Phasing Plan: Improvements on west side of access road shall be included with Ph 1 but not considered critical.
2. C13-Phasing Plan: East access road extension shall be included in Ph1 but not considered critical.

3. Narrative: Confirm this change did not affect approved Floodplain Development Permit.

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. Parking: 90 spaces were approved for the Holiday Inn/Hotel A. 73 spaces were approved for Hotel B. A site visit found 89 spaces and count of spaces on the plans for this project shows 87 spaces for the Holiday Inn. 1 space is impacted by the light pole placement in the southeast corner of the site so it has not been included in the number of spaces for the Holiday Inn, it is not included in the site count or plan count. A count of spaces on the plans for Hotel B shows 72 spaces. The property line between the two hotels splits the parking, there is one space that could be used for either hotel that is not included in either count, in the past it seems that space (or maybe a few spaces) has been counted for both hotels. The paved parking for the Holiday Inn of 90 spaces as counted by the owner/manager may include parking that is located on Hotel B property and was not originally approved for or included with the parking for the Holiday Inn. The CDC allows approved numbers to be the maximum parking for each use/property. Parking for both hotels can proceed as is, however there may be parking conflicts, shortages, or an easement may be needed in the future as there does not appear to be enough parking on both sites to meet the approved parking numbers to serve the uses.

2. Update landscaping plan to show modifications noted in substantial conformance narrative.

Sincerely,



Toby Stauffer, AICP
Senior Planner