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November 17, 2025

City of Steamboat Springs Planning and Community Development
137 10th Street
Steamboat Springs, CO 80477
Phone: (970)-871-8207, Fax: (970)-879-8851

**City of Steamboat Springs
Planning Department
Approved Plan Set
12/08/2025 tstauffer**

RE: Lot 1 Indian Meadows – Improvements Agreement
DRT Reply - PL20250361 – Substantial Conformance
Four Points Surveying and Engineering Job No. 1448-005

Dear City of Steamboat Springs Planning.

Please accept this letter as a reply to the DRT comments for project PL20250361, which is a substantial conformance application for the Holiday Inn Express – Lot 1, Indian Meadows, Filing No. 3.

Planning staff provided comments on November 13, 2025, concerning the plans, and a detailed reply to the comments is below from the project team.

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. **The C13 Phasing plan is modified to show this area as phase 1.**
2. C13-Phasing Plan: East access road extension shall be included in Ph1 but not considered critical. **The C13 Phasing plan is modified to show this area in phase 1.**
3. Narrative: Confirm this change did not affect approved Floodplain Development Permit. **The changes to the roadway profile on the East access roadway described in the substantial conformance request do not impact the 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. **Understood. The parking in the easements was approved during the development plans and the owner wishes to construct as much parking as possible for both hotels.**
2. Update landscaping plan to show modifications noted in substantial conformance narrative. **An updated landscaping plan is submitted.**

Based on the above responses to the DRT comments, we feel the project is approvable under the criteria for substantial conformance as outlined in the Community Development Code.

Please contact Walter Magill at 970-819-1161 with any questions or to discuss this request further.

Sincerely;

Walter N. Magill, PE-PLS
Four Points Surveying and Engineering