



PHASE I - HOLIDAY INN EXPRESS

PHASE IX - PHASE I TO BE COMPLETED BY 9-30-2026

PHASE 2 - HOTEL B

GENERAL NOTES:

1. SANITARY SERVICES PROVIDED TO BOTH HOLIDAY INN EXPRESS AND HOTEL B WILL BE DONE DURING PHASE 1.
2. WATER SERVICES PROVIDED TO HOLIDAY INN EXPRESS WILL BE DONE DURING PHASE 1. WATER SERVICES PROVIDED TO HOTEL B WILL BE DONE DURING PHASE 2.
3. ALL ELECTRICAL AND GAS SERVICES PROVIDED TO HOLIDAY INN EXPRESS WILL BE DONE DURING PHASE 1.
4. PARKING LOT WILL BE PAVED AND STRIPED FOR THE HOLIDAY INN ALONG THE PHASE 1 AS SHOWN HEREON.
5. GRADING AND FILL FOR THE HOTEL B WILL BE PLACED AND STABILIZED.
6. STORMWATER IMPROVEMENTS FOR THE HOLIDAY INN EXPRESS WILL BE INSTALLED AND COMPLETED

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

DEVELOPMENT PLAN CONDITIONS OF APPROVAL:

THE FOLLOWING ITEMS MUST BE CONSTRUCTED AND APPROVED OR ACCEPTED PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY FOR PHASE 1 AS SHOWN IN THE ASSOCIATED PHASING PLAN:

- ACCESS DRIVE, DRIVEWAY, AND PARKING AREAS ASSOCIATED WITH PHASE 1.
- TEMPORARY WEST GRAVEL ACCESS TURNAROUND.
- MAINTAIN A TEMPORARY TRAIL ALONG EAST ACCESS ROAD TO THE EXISTING TRAIL AT THE EAST CORNER OF THE PROPERTY.
- ON HOTEL B/PHASE 2, REMOVAL OF ALL CONSTRUCTION MATERIALS, EQUIPMENT, AND VEHICLES, OR STORE ALL MATERIALS/EQUIPMENT/VEHICLES IN NO MORE THAN TWO STORAGE CONTAINERS, AND REVEGETATE ALL OTHER DISTURBED AREAS TO EXISTING CONDITIONS.
- BUILDING PERMIT APPLICATION FOR STORAGE CONTAINERS.
- PERMANENT STORM WATER QUALITY TREATMENT FACILITIES ASSOCIATED WITH PHASE 1 IMPROVEMENTS.
- TEMPORARY STORMWATER QUALITY FEATURES FOR PHASE 2 LOT STABILIZATION.

THE FOLLOWING ITEMS MUST BE CONSTRUCTED AND APPROVED OR ACCEPTED BY SEPTEMBER 30, 2026 OR PRIOR TO CERTIFICATE OF OCCUPANCY FOR PHASE 1, WHICHEVER OCCURS FIRST:

- PERMANENT WEST ACCESS TURNAROUND AND SIDEWALK.
- NORTH EIGHT FOOT WIDE TRAIL OF GRAVEL AND CONCRETE, EXTENT AS SHOWN ON THE ASSOCIATED PHASING PLAN.
- EAST 30' PUBLIC ACCESS EASEMENT AND ASSOCIATED IMPROVEMENTS.
- ON HOTEL B/PHASE 2, REMOVAL OF ALL CONSTRUCTION MATERIALS, EQUIPMENT, VEHICLES AND STORAGE CONTAINERS, REVEGETATE ALL AREAS TO EXISTING CONDITIONS.

THE FOLLOWING ITEMS MUST BE CONSTRUCTED AND APPROVED OR ACCEPTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR PHASE 2 (HOTEL B):

- COMPLETE THE NORTH EIGHT-FOOT-WIDE CONCRETE TRAIL.
- ACCESS DRIVE, DRIVEWAY, AND PARKING AREAS ASSOCIATED WITH PHASE 2.
- PERMANENT DRAINAGE IMPROVEMENTS ASSOCIATED WITH PHASE 2.
- PERMANENT STORM WATER QUALITY TREATMENT FACILITIES ASSOCIATED WITH PHASE 2 IMPROVEMENTS

 410 S. Lincoln Ave, Unit 15
 P.O. Box 775966
 Steamboat Springs, CO 80487
 (970) 871-6772
 www.fourpointsse.com

 HOLIDAY INN EXPRESS & HOTEL B
 CONSTRUCTION PLANS
 INDIAN MEADOWS FIL. NO. 4
 LOTS 1 AND 2
 STEAMBOAT SPRINGS, CO 80487

HORIZONTAL SCALE

 0 20' 40'
 SCALE: 1" = 20'

CONTOUR INTERVAL = 1 FT

 DATE: 11-05-2025
 JOB #: 1448-005

DRAWN BY: DSC

DESIGN BY: RS

REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

 DRAWING: PHASING PLAN
 SHEET NO. C13
