



January 22, 2026

Walter Magill  
1769 BROME DRIVE  
STEAMBOAT SPRINGS, CO 80487

RE: Decision Notification for Development Plan to Holiday Inn Express - Lot 1 Indian Meadows F3 (PL20250363)

Walter Magill,  
On January 20, 2026, the City Council Approved application number PL20250363.

The approval is subject to the following conditions:

1. Final Plat 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 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.
2. 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.
3. 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

This application was processed in accordance with the applicable provisions of Article 7 of the Community Development Code.

If you have any questions or concerns, please do not hesitate to contact me at (970) 871-8280 or via email at [tstauffer@steamboatsprings.net](mailto:tstauffer@steamboatsprings.net).

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer".

Toby Stauffer, AICP  
Senior Planner