

B: Project Narrative



City of Steamboat Springs
Planning Department
Approved Plan Set
01/23/2026 tstauffer

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October 18, 2025

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

RE: Lot 1 Indian Meadows – Reconsideration of Conditions
Major Subdivision – PL20230055
Four Points Surveying and Engineering Job No. 1448-005

Dear City of Steamboat Springs Planning.

Please accept this letter as a request for reconsideration of the conditions of approval for the Lot 1 Indian Meadows project located on Stone Lane in Steamboat Springs. The development plan for Lot 1, Indian Meadows Filing No. 3 (PL20230056) was approved on September 1, 2023.

The applicant respectfully requests that Planning Staff recommend to the City of Steamboat Springs City Council that the conditions of approval under PL20230056 be modified to allow Holiday Inn Express to open with temporary certificate of occupancy. It is our opinion that all critical improvements are complete to allow for opening of the hotel with TCO. It is the project owner's intent to construct remaining improvements to support Phase 1 in the Summer of 2026 prior to issuance of full certificate of occupancy with the completion of west access turnaround and sidewalk on the Hotel B parcel.

The City of Steamboat Springs planning department standard conditions of approval do not differentiate between work required prior to certificate of occupancy (CO) and the work that can be temporarily bonded for receipt of a TCO.

Condition Number 8 currently states:

The following items must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy or approval of a Condo/Townhome Final Plat, whichever occurs first:

1. Access drive, driveway, and parking areas
2. West access turnaround and sidewalk
3. North sidewalk/trail
4. East 30' public access easement and associated improvements
5. Drainage improvements
6. Permanent storm water quality treatment facilities

The access drive, driveway, and parking areas are now complete, as are the east 30-foot public access easement and associated improvements. The west access turnaround and sidewalk are partially complete, and the project team proposes to construct a temporary gravel turnaround on the east side of the west access frontage road, as shown on the attached plan and consistent with the substantial conformance set.

The new condition 8 is proposed below.

The following items must be constructed and approved or accepted prior to issuance of a temporary Certificate of Occupancy or approval of a Condo/Townhome Final Plat, whichever occurs first:

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 prior to issuance of a Certificate of Occupancy, surety may be provided:

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 prior to issuance of a Certificate of Occupancy for Phase 2 (Hotel B) or approval of a Condo/Townhome Final Plat, whichever occurs first:

1. Access drive, driveway, and parking areas associated with Phase 2
2. 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

The project team is applying for an Improvements Agreement for completion of the temporary west access turnaround per the design plan, north sidewalk/trail and permanent stormwater quality treatment facilities for Hotel B parcel stabilization. The existing stormwater detention pond currently provides approximately three times the required volume of the permanent facility and will be maintained in accordance with the substantial conformance plans. Adequate funds for completion of the final stormwater facility are included in the Improvements Agreement spreadsheet.

The applicant proposes that the listed surety item improvements be completed in Summer 2026.

Four Points Surveying and Engineering, on behalf of the applicant, respectfully requests that City Staff and Council reconsider Condition Number 8 to allow issuance of a Temporary Certificate of Occupancy for the Holiday Inn Express while maintaining compliance through an updated Improvements Agreement. This approach ensures that all public and private improvements are completed in a timely and coordinated manner while allowing the hotel to begin operations.

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