



July 12, 2023

Walter Magill
1769 BROME DRIVE
STEAMBOAT SPRINGS, CO 80487

Re: Holiday Inn Express - Development Plan at 307800001

Dear Walter Magill,

This letter shall serve as the Development Review Team letter (DRT) for Submittal #3 of the above referenced project. 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.

Please address each comment 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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

Please feel free to contact me at (970) 871-8280 or by email at tstauffer@steamboatsprings.net with any questions or concerns.

Planning Review (Reviewed By: Toby Stauffer, AICP)

3. Hotel B does not meet primary color standards in CDC. We interpret Appendix B.1.c to allow materials that have weathered to a gray color as a primary building color. New materials that are gray, not a weathered gray, do not meet standard 438.J.1. The proposal does not meet this standard; the project requires a variance, or the colors need to be changed to comply. Without a variance request staff will need to recommend denial based on the project not meeting standards.

5. Update the narrative with current parking space information, remove comments, and separate the variance requests from the narrative.

6. C3: 6 spaces shown within Hotel B Boundary- revise boundary or no. of spaces provided



7. C3: 9 spaces shown within Hotel A Boundary- revise boundary or no. of spaces provided

Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.

1. Plant Investment Fees (PIF) are due prior to approval of the Building Permit. Please submit a PIF form (on MWW Website) to MWW for review and approval.
2. Prior to issuance of a construction permit addresses for both lots shall be approved by City GIS.
3. Prior to Building Permit or Grade and Fill Permit issuance, the owner shall receive approval of a Floodplain Development Permit.
4. Prior to approval of Civil Construction Plans, an approved CDOT access permit shall be submitted to the City.
5. Civil construction plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to the RCRBD with a Building Permit/Grading Permit application for review and approval prior to the start of any construction.
6. Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
7. Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be uploaded to the applicable building permit condition.
8. The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever occurs first: • Access drive, driveway, and parking areas • Sidewalk • Drainage improvements • Permanent storm water quality treatment facilities
9. Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted.
10. Prior to approval of any Building Permit for a building that is to be located within the FEMA Special Flood Hazard Area, the applicant shall demonstrate compliance with CDC Section 419, Flood Damage Prevention, by way of a complete “construction drawings” FEMA Elevation Certificate.
11. An approved Army Corps permit for wetland removal is required prior to building permit issuance.
12. West access turnaround and sidewalk, north sidewalk/trail, and east 30' public access easement and associated improvements are required improvements to be constructed or an Improvements Agreement executed prior to recording final plat
13. Encroaching dumpster enclosure on north property line shall be removed prior to building permit issuance.
14. The applicant shall enter into an agreement, acceptable to the City, restricting the occupancy of the Workforce Units to qualified residents as defined by the Community Development Code. The agreement shall be recorded at the Routt County Clerk and Recorder prior to Certificate of Occupancy/Completion.



15. Prior to Building Permit issuance for the Holiday Inn Express, the developer shall pay their proportionate share of potential future intersection improvements at US40 @ Stone Ln intersection, calculated at 1.7% of current cost basis \$765,846 (indexed to CDOT CCI) or \$13,019.

Prior to Building Permit issuance for the Holiday Inn Express, the developer shall pay their proportionate share of potential future roadway improvements at Stone Lane Bridge, calculated at 4.9% of current cost basis \$5,318,377 (indexed to CDOT CCI) or \$260,600.

16. Prior to Building Permit issuance for Hotel B, the developer shall pay their proportionate share of potential future intersection improvements at US40 @ Stone Ln intersection, calculated at 1.3% of current cost basis \$765,846 (indexed to CDOT CCI) or \$9,956.

Prior to Building Permit issuance for Hotel B, the developer shall pay their proportionate share of potential future roadway improvements at Stone Lane Bridge, calculated at 3.8% of current cost basis \$5,318,377 (indexed to CDOT CCI) or \$202,099.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer", is positioned above the typed name.

Toby Stauffer, AICP
Senior Planner