



Ph: 970-871-6772 • Fax: 970-879-8023 • P.O. Box 775966 • Steamboat Springs, Colorado 80477

July 12, 2023

City of Steamboat Springs Planning
137 10th St
Steamboat Springs, CO 80487

RE: Lot 1 Indian Meadows Hotels Development Plan
Holiday Inn Express - Development Plan at 307800001, PL20230056
FPSE Job No. 1448-005

Dear Planning Department,

Four Points Surveying and Engineering is pleased to provide this response to the DRT comments for the development of two hotels located within a vacant property known as LOT 1 INDIAN MEADOWS F3. Lot 1 is 3.875 acres and zoned Community Commercial (CC). The development team addressed the following comments per the July 12, 2023, DRT comments.

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. **The architect has revised the building colors to a brown tone and the new color renderings are attached for review. No variance to building color is being requested.**
5. Update the narrative with current parking space information, remove comments, and separate the variance requests from the narrative. **A revised narrative with the current parking information included and comments removed is being submitted. We are including a separate variance for the parking along the west access roadway.**
6. C3: 6 spaces shown within Hotel B Boundary- revise boundary or no. of spaces provided. **The label on the number of spaces provided is corrected.**
7. C3: 9 spaces shown within Hotel A Boundary- revise boundary or no. of spaces provided. **The label on the number of spaces provided is corrected.**

Four Points looks forward to working with City Staff and bringing this Project to the community. Please do not hesitate to call with any questions, comments, or concerns.

Sincerely,
Walter Magill, PE
Four Points Surveying and Engineering