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August 30, 2023

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

RE: Lot 1 Indian Meadows Filing No. 3 Final Plat  
Holiday Inn Express - Development Plan at 307800001, PL20230055  
FPSE Job No. 1448-005

Dear Planning Department,

Please accept this letter as a final plat narrative for the Lot 1, Indian Meadows Filing No.3 preliminary plat. The project consists of the subdivision of the parcel into two separate lots which will remain the current Community Commercial (CC) zoning. The Owner, Gray Stone, LLC, is submitting a concurrent application for a building permit on Lot 1.

#### 714.C Criteria of Approval

1. General Criteria: A Final Plat shall be approved upon a finding that the following criteria are met:

- a. The Final Plat substantially conforms to all applicable requirements of this CDC, including requirements of the applicable zone district, unless specifically varied through a variance process. **Two variances were approved for the preliminary plat in July 2023.**
- b. Each lot in the subdivision that is proposed for development shall be developable. Elements reviewed for developability include a demonstrated ability to meet the requirements of this CDC in terms of zone district standards, development standards, and subdivision standards. **The proposed lots in the subdivision can be developable as shown on the attached site plans.**
- c. The Final Plat conforms to all other applicable regulations and requirements including but not limited to state law, the Steamboat Springs Municipal Code, any capital improvement plan or program, or any Improvements Agreement or Development Agreement for the property. **The final plat conforms to all other applicable regulations and requirements.**
- d. The Final Plat shall be compatible with the character of existing or planned land development patterns in the vicinity and shall not adversely affect the future development of the surrounding area. **The final plat is compatible with the character of the existing or planned development patterns in the vicinity. There are commercial developments on each side of the proposed final plat application.**
- e. The land proposed for subdivision shall be physically suitable for development, considering its topography, the presence of steep or unstable slopes, existing natural resource features such as wetlands, floodplains, and sensitive wildlife habitat areas, and any environmental hazards such as avalanche or landslide paths, rockfall hazard areas, or wildfire hazard areas that may limit the property's development potential. **The land proposed for the subdivision is suitable for development as reviewed during the development process.**
- f. The Final Plat shall be prepared in substantial conformance with state law governing subdivisions, plats, and surveying requirements. **The proposed final plat is prepared in substantial conformance with state law governing subdivisions, plats, and surveying requirements.**

- g. The required infrastructure, including but not limited to streets, drainage, water, and sewer, are complete and have final acceptance, or an Improvements Agreement has been executed. The applicant will install the required infrastructure prior to recording the proposed final plat.

In conclusion, we request the City of Steamboat Springs Planning Department approve the project for a Final Plat.

Thank you for your review and we look forward to continued discussion.

Sincerely;

Walter Magill, P.E.  
Four Points Surveying and Engineering