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October 30, 2023

City of Steamboat Springs Planning and Community Development
Attn: Toby Stauffer
137 10th Street
Steamboat Springs, CO

RE: Lot 1 and Lot 2, Indian Meadows Filing No. 4
Development Plan - Substantial Conformance
3500 and 3550 South Lincoln Avenue

Dear Toby Stauffer:

Please accept this letter as the narrative for substantial conformance to allow for relocation of a dumpster and shed on the proposed hotel sites at 3500 and 3550 South Lincoln Avenue, Steamboat Springs, Colorado. The project was approved for a development permit under permit number PL20230056.

The project is currently under review for a building permit review on Lot 1 for the construction of a hotel.

Background and Proposed Change:

1. Building height has been increased by 12" and is still in compliance with the CC zone requirements and building massing standards.
2. Trash enclosure relocation on Hotel B
3. Storage building addition on the Holiday Inn Express site (Lot 1)

The building height was increased due to the structural components of the roof structure and upper beam.

The approved site plan initially included the trash enclosure for the Hotel B to be on the northwest corner of the property and have access from the west frontage roadway opposite of the vehicle turnaround. The owners and architect have revised the plan to relocate the trash enclosure to the north line of Hotel B within the main parking lot. Dumpster enclosures to match light stucco color. The new location results in the loss of two parking spaces on overall site but permits employees and guest to access the trash enclosure more easily. The parking lot count approved for the project for Hotel B was an excess of four spaces, removal of the two spaces, still leaves two extra parking spaces to the requirements of the CDC.

The owners are also requesting a maintenance shed be allowed on the site east of the Holiday Inn Express. The proposed shed is 168 sq. ft. and will be wood framed with a concrete floor and be utilized for tools and maintenance equipment. Storage Building finishes: split face block to match light stucco

color, roof to match hotel roofing color, beams and roof joists to match dark brown trim color (rockwood dark brown).

Drainage Impacts:

The proposed changes will result in very minimal impacts on drainage, as the area from the previous trash enclosure area will be landscaped and the shed was previously landscaped. The existing drainage pattern will remain unchanged, and the stormwater quality features will continue to serve the designated purpose effectively.

Approval Criteria:

The improvements proposed changes for the Lot 1 and Lot 2, Indian Meadows Filing No. 4 meet the criteria for approval of the Substantial Conformance under section 728 of the Steamboat Springs Community Development Plan.

1. General:

The location, design, or phasing of buildings, structures, footprints, parking, access, circulation, loading, entrances, landscaping, amenities, architectural features, building materials, and similar site design and architectural features may be varied upon a finding by the Planning Director that the changes are minor in nature. *The one foot of building height, relocated trash facility, and storage shed make no changes to the existing character of the site.*

We kindly request your consideration of this application for substantial conformance and look forward to working closely with the City of Steamboat Springs Planning Department to ensure compliance with all relevant regulations and requirements.

Please call Walter Magill at 970-819-1161 with any questions.

Sincerely;

Walter Magill
Four Points Surveying and Engineering