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January 2, 2024

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

RE: Holiday Inn Express
3500 S. Lincoln Avenue
Floodplain Development DRT Reply

Dear City of Steamboat Springs:

Please review the following DRT reply for a floodplain development application pertaining to the Holiday Inn Express Hotel, located within Lot 1, Indian Meadows Filing No. 3. Four Points received the following DRT comments on December 29, 2023, and offers replies as noted.

1. 1. Provide foundation plan as to support the building diagram number used. **Foundation plan set is uploaded with the revised FEMA elevation certificate.**
2. The elevation certificate is for the Holiday Inn so please only include the Holiday Inn address in section A2 and the top of all applicable pages. **The address is corrected to 3350 S. Lincoln Avenue**
3. Include the correct legal description, hasn't this lot been subdivided? **The lot is an approved final plat but the plat is not recorded. The legal description is correct as shown.**
4. A.4 - change to: Non-residential. **Correction made.**
5. B4. Map/panel number is incorrect. **Correction made.**
6. BFE listed appears to be incorrect. Based on the FIRM it appears it should be 6764.1 **Correction made**
7. C2.E - Machinery and equipment - revise elevations. Electric pedestals are not machinery and equipment. **Elevation is revised.**
8. Section D. - Explain why the comment regarding the conversion factor is necessary. Electric pedestals are not machinery and equipment, revise to include they types of machinery and equipment. **Machinery noted is modified. The conversion factor note is part of the new form.**
9. Remove photos, not needed until finished construction EC. **Photographs and pdfs are removed.**
10. Remove applicant/owner information from sections F and I. **Applicant / Owner information is removed.**

We kindly request your approval of this application for a development permit and look forward to beginning the project as soon as possible.

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

Sincerely;

Walter Magill
Four Points Surveying and Engineering