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

November 17, 2025

City of Steamboat Springs Planning and Community Development  
137 10<sup>th</sup> Street  
Steamboat Springs, CO 80477  
Phone: (970)-871-8207, Fax: (970)-879-8851

RE: Lot 1 Indian Meadows – Improvements Agreement  
DRT Reply - PL20250364  
Four Points Surveying and Engineering Job No. 1448-005

Dear City of Steamboat Springs Planning.

Please accept this letter as a reply to the DRT comments for project PL20250364 for the Holiday Inn Express – Lot 1, Indian Meadows, Filing No. 3.

Planning staff provided comments on November 13, 2025, regarding additional items to be included and updated on the improvement agreement spreadsheet.

The following is a detailed reply to the comments below.

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. Include a landscaping line item for some incomplete plantings, or provide as built plan/narrative for landscaping showing that all landscape is in. The site visit on 11/5 found some plants near the building and around the site were not installed. **A landscaping line item is included for incomplete plantings noted during the inspection of trees and shrubs.**
2. Included a line item for the incomplete paving of the access road included in phase 2, consistent with what is shown in other submittals. **A line item is included for the additional 122 linear feet of twenty-four foot wide asphalt roadway paving for the access road on the east side of the project.**
3. Include a line item for the broken lights that were identified during the site visit. **A line item and lump sum cost is added for repair to the broken lights that occurred during site work.**
4. Include a line item for incomplete screening on the building for mechanical/utility features that were identified during the site visit. **A line item is added for additional screening for the compressors on the northwest side of the building, parallel to the east frontage road.**
5. Ensure that all items referenced in other plans are included as needed in the Improvements Agreement. **Based on our review, it appears all necessary items to be completed in 2026 are included on the spreadsheets.**

Please contact Walter Magill at 970-819-1161 with any questions or to discuss this request further.

Sincerely;

Walter N. Magill, PE-PLS  
Four Points Surveying and Engineering