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October 18, 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  
PL20230055  
Four Points Surveying and Engineering Job No. 1448-005

Dear City of Steamboat Springs Planning.

Please accept this letter as a request for reconsideration of the conditions of approval for the Lot 1 Indian Meadows project located on Stone Lane in Steamboat Springs. The development plan for Lot 1, Indian Meadows Filing No. 3 (PL20230056) was approved on September 1, 2023.

The applicant respectfully requests that Planning Staff recommend to the City of Steamboat Springs City Council that the Holiday Inn Express be granted a Temporary Certificate of Occupancy (TCO) to allow the hotel to open, contingent upon clarification of the conditions of approval under PL20230056.

Condition Number 8 currently states:

*The following items must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy or approval of a Condo/Townhome Final Plat, whichever occurs first:*

1. Access drive, driveway, and parking areas
2. West access turnaround and sidewalk
3. North sidewalk/trail
4. East 30' public access easement and associated improvements
5. Drainage improvements
6. Permanent storm water quality treatment facilities

The access drive, driveway, and parking areas are now complete, as are the east 30-foot public access easement and associated improvements. The west access turnaround and sidewalk are partially complete, and the project team proposes to construct a temporary gravel turnaround on the east side of the west access frontage road for 2025, as shown on the attached plan and consistent with the substantial conformance set.

The project team further requests to enter into an Improvements Agreement for completion of the north sidewalk/trail, the west access turnaround and sidewalk reconstruction, and permanent stormwater quality treatment facilities. The existing stormwater detention pond currently provides approximately three times the required volume of the permanent facility and will be maintained in accordance with the substantial conformance plans. Adequate funds for completion of the final stormwater facility are included in the Improvements Agreement spreadsheet.

As this is a phased development, the applicant proposes that certain remaining improvements be completed concurrently with construction of the second hotel or in Spring 2026.

Four Points Surveying and Engineering, on behalf of the applicant, respectfully requests that City Staff and the City Council reconsider Condition Number 8 to allow issuance of a Temporary Certificate of Occupancy for the Holiday Inn Express while maintaining compliance through an updated Improvements Agreement. This approach ensures that all public and private improvements are completed in a timely and coordinated manner while allowing the hotel to begin operations.

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



10/27/2025

Digitally Signed by: Walter N. Magill, P.E.  
Four Points Surveying and Engineering