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December 2, 2021

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

RE: Planning Application Pre-Consultation Meeting - Detailed Narrative for Lot 1 Indian Meadows Hotels
Lot 1 Indian Meadows PIN 307800001
FPSE Job No. 1448-005

Dear Planning Department,

Please accept this pre-consultation narrative for the Lot 1 Indian Meadows Project. This letter will serve as the pre-consultation Project narrative for a commercial hotel development at the property with legal description: LOT 1 INDIAN MEADOWS F3. Lot 1 is 3.875 acres and zoned Community Commercial (CC). The Owner, Gray Stone, LLC, is proposing the development of two hotels consisting of a Holiday Inn Express with 72 rooms and a Hampton Inn with 80 rooms. The proposal includes all associated infrastructure including but not limited to parking, removal of the existing access to Fairfield Inn and a new thru access, sidewalks, landscaping, water quality, water, and sewer infrastructure. The Project is located within the Mount Werner Water District.

Notable proposed design features include:

- Integrated parking lot and new dedicated thru access road to Fairfield Inn which includes vacation of the existing westerly access easement to Fairfield Inn
- Water quality treatment for all parking lot runoff
- Floodplain development and a floodplain influence study

We look forward to meeting with you. Please call or reply with any questions.

Sincerely,

Joe Wiedemeier, PE
Four Points Surveying and Engineering