



12/28/23

Fox Construction
P.O. Box 772971
Steamboat Springs, CO, 804877
Sent via email: sarah@fox-construction.com

**Re: Zoning Verification Letter
LOT 11A, BEAR CLAW ESTATES
PIN 317201011**

Dear Fox Construction,

The property known as the Lot 11A, Bear Claw Estates is within the city limits of Steamboat Springs, Colorado. Please see below the following information pertaining to your requests. Be advised, staff did not visit this site or research any materials or information outside of the Planning Department, so the information in this letter may not be all inclusive and there may be other items or information that affect development of the property.

- **What is the current zoning designation(s) of the property, including any overlay districts?** Current zoning on the property is RR-2 – Resort Residential Two. It is within the Urban Renewal Area and the Airport Overlay Zone.
- **Is the current use an approved use in this zoning district?**
Yes, it is currently in compliance with permitted uses for the RR-2 zone district. The current use is vacant land.
Note: A final plat, application # FMA-19-01, and improvement agreement, application # SU-19-01, were approved in April, 2020. There are outstanding improvements required to be met prior to issuance of building permits, and the city is holding collateral for required improvements.
- **Does this property meet all current zoning requirements?**
The Planning and Community Development Department believes this property is in full compliance with any approved development plans associated with it. If redeveloped, it would need to comply with a new development plan under current code.
- **Does this property allow for multiple-family residential principal use with current zoning requirements?**
Yes, multiple-residential family is a use by right in the RR-2 zone district, per the Community Development Code (CDC), Permitted Use Matrix. Refer to the CDC for a complete list of multiple-family residential building types.
- **Are there any outstanding zoning issues or open notices of zoning violations pertaining to this property?**
There are no known outstanding zoning issues or open notices of zoning violations pertaining to this property.

If you have any further questions, please contact me at dkenyon@steamboatsprings.net or 970-871-8259.

Sincerely,
CITY OF STEAMBOAT SPRINGS

A handwritten signature in cursive script that reads "Darby Kenyon". The ink is a light gray color.

Darby Kenyon
Planning Technician