



3/5/2024

ATTN: Julie Morrow  
The Planning & Zoning Resource Company  
1300 South Meridian Avenue, Suite 400  
Oklahoma City, OK 73108  
*Sent via email:* EMAIL

**Re: Zoning Verification Letter**

- **PT OF LOT 4 LOTS 5-7, 10-14 INC & LOT 15 LESS A TR 12 FT X 100, BLOCK 12 ORIGINAL TOWN OF SS**
  - **PIN 145001004**

Dear Julie Morrow,

The above properties are within the city limits of Steamboat Springs, Colorado. Please see answers to the questions from your request below. 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.

If you have any further questions, please contact me at [dkenyon@steamboatsprings.net](mailto:dkenyon@steamboatsprings.net) or phone 970-871-8259.

Sincerely,

A handwritten signature in cursive script that reads "Darby Kenyon".

Darby Kenyon  
Planning Technician  
CITY OF STEAMBOAT SPRINGS

**The Planning & Zoning Resource Company**  
1300 South Meridian Avenue, Suite 400  
Oklahoma City, OK 73108

2/20/2024

ATTN: Julie Morrow  
Ref. No. 170914-1  
RE: Western Lodge, 1122 Lincoln Avenue,  
Parcel R3773662 PIN 145001004  
Add'l Info.

**The current zoning classification for the subject property is:** Commercial Old Town (CO) and Commercial Oak Two CK-2

**Adjacent property zoning designations:**

North: Residential Old Town RO and Commercial Oak Two CK-2  
South: Commercial Old Town CO  
East: Commercial Old Town CO  
West: Commercial Neighborhood CN

**Is the subject property part of a Planned Unit Development?**

           Yes, part of a PUD (See comment)

X No, not part of a PUD

Comment: \_\_\_\_\_

**Is the subject property part of an Overlay District?**

X Yes, within an Overlay District

           No, not within an Overlay District

Comment: Airway Overway, 100-year floodplain and floodway

**The subject property is currently regulated by:**

X Section \_\_\_\_\_ of the Zoning Ordinance

           Planned Unit Development Ordinance No. \_\_\_\_\_ (copy attached)

X Site Plan Approval Case No. \_\_\_\_\_ (copy of plan and case attached)

Comment: Please submit an open records request for the approved development plans

**According to the zoning ordinances and regulations for this district, the use of the subject property is a:**

           Permitted Use by Right

X Permitted Use by Special/Specific Use Permit

           Copy Attached

X Copy Not Available (see comment)

           Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)

           Non-Permitted Use

Comment: Please submit an open records request for conditional use permits and development plans

**The subject structure(s) was developed:**

           In accordance with Current Zoning Code Requirements and is

           Legal Conforming

X            Non-Conforming (see comments)

           In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-Conforming to current zoning requirements

X            Prior to the adoption of the Zoning Code and is

           Grandfathered/Legal Non-conforming to current zoning requirements.

           In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment:            An approved legal nonconforming registration is required to obtain legal nonconforming status

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**Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:**

           May be rebuilt in the current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable.

X            May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations, or requirements. Please see section           104           of the current zoning code/ordinance for details.

Comment:            An approved legal nonconforming registration is required prior to rebuild in the event of casualty.

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           Flood way and floodplain standards to be applied as well.

**To the best of your knowledge, do your records show any unresolved zoning code violations?**

Yes, there are open violations on file in our records. (See attached list and/or copies/cases)

No, there are no open violations on file in our records.

\*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made

Please call the undersigned at           970-871-8259          , extension            if you have questions or concerns.

Sincerely:

Name:           Darby Kenyon          

Department:           Planning Department          

Title:           Planning Technician          

Email:           dkenyon@steamboatsprings.net