



June 06, 2024

Walter Magill  
1769 BROME DRIVE  
STEAMBOAT SPRINGS, CO 80487

RE: Decision Notification for Legal Nonconforming Registration for 2955 Village Drive - Commercial Building (PL20240164)

Walter Magill,

On June 06, 2024, the Planning Director **Approved** planning application PL20240164 for the property located at LOT B, MOUNTAIN OFFICE PARK SUBDIVISION, PIN 142500002, 2955 VILLAGE DR. The nonconformities include:

Principal Building: Construction complete in 1983, permit B-83-117

- 214.B: Front (east) setback, Village Drive: 15' required, 14.5' actual
- 437.F: Roof Forms: 5:12 -12:12 roof pitch required, 4:12 actual
- 437.H: Glazing: Minimum 25% required, less than 25% actual

The information in this letter may not be all inclusive and there may be other items or information that affect development of the property. The application was processed and is vested in accordance with the applicable provisions of Article 7 of the Community Development Code. Please be advised that this decision could be subject to appeal per Section 729 or Call Up per Section 702, as applicable. See applicable application type in Article 7 for Term and Effect of Approval.

If you have questions, you can contact me at [tstauffer@steamboatsprings.net](mailto:tstauffer@steamboatsprings.net) or 970.871.8280.

Sincerely,  
The City of Steamboat Springs  
Toby Stauffer, AICP  
Senior Planner