



The Planning & Zoning Resource Company

1300 South Meridian Avenue, Suite 400, Oklahoma City, OK 73108
Telephone (405) 840-4344 · Fax (405) 840-2608
Toll Free (800) 344-2944
Ext: 4444

Please fax to my direct fax number: 405-666-5812

To: Planning Department
Fax:
Email: 970-871-8285
Date: 2/20/2024
Subject: Zoning Verification Letter
Ref. Number 170914-1
RE: Western Lodge, 1122 Lincoln Avenue, 1147, 1149, 1151, 1153, 1155, 1157 and 1169 Oak Street and
134 12th Street, Steamboat Springs, Colorado
Add'l Info: Parcel: R3773662, R6778753, and R7716440

Attached is our request for property information on the above-mentioned property. Please copy it onto your letterhead, provide the requested information, sign and return to me via either my direct fax, shown above, or via email to: infoteam@pzs.com

It is my understanding that there will be fees associated with this request. Please be advised that the total fees are not to exceed \$100 without my approval. If you should expect the fees to exceed this amount, please notify me as soon as possible. Furthermore, any additional costs associated with this request must be approved, in writing, prior to their incurrence.

Thank you in advance for your time and consideration on the above matter. If there are any questions you are unable to answer please let me know who I should contact. If you have any questions or concerns, do not hesitate to contact me at the toll free number 800-344-2944, extension 4444. You may also reach me by email at: infoteam@pzs.com

Sincerely,
Julie Morrow

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, 1147, 1149, 1151, 1153, 1155, 1157 and 1169 Oak Street and
134 12th Street, Steamboat Springs, Colorado

Add'l Info. Parcel: R3773662, R6778753, and R7716440

The current zoning classification for the subject property is: _____

Adjacent property zoning designations:

North: _____

South: _____

East: _____

West: _____

Is the subject property part of a Planned Unit Development?

_____ Yes, part of a PUD (See comment)

_____ No, not part of a PUD

Comment: _____

Is the subject property part of an Overlay District?

_____ Yes, within an Overlay District

_____ No, not within an Overlay District

Comment: _____

The subject property is currently regulated by:

_____ Section _____ of the Zoning Ordinance

_____ Planned Unit Development Ordinance No. _____ (copy attached)

_____ Site Plan Approval Case No. _____ (copy of plan and case attached)

Comment: _____

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

_____ Permitted Use by Right

_____ Permitted Use by Special/Specific Use Permit

_____ Copy Attached

_____ 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: _____

The subject structure(s) was developed:

_____ In accordance with Current Zoning Code Requirements and is

_____ Legal Conforming

_____ Non-Conforming (see comments)

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

_____ 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: _____

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.

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

Comment: _____

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 _____, extension _____ if you have questions or concerns.

Sincerely:

Name: _____ Department: _____

Title: _____ Email: _____