



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**
- **LOTS 8 & 9 BLOCK 12 ORIG ADD TO SS**
 - **PIN 145012008**
- **PT OF LOTS 5,6 & 7 BLK 12 ORIGINAL TOWN OF SS**
 - **PIN 145012005**

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 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, 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: Commercial Old Town (CO)

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 Overlay, 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

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.

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

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

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

Comment: Please submit an open records request for the approved development plans and other planning applications

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X Permitted Use by Right

 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, development plans, etc.

The subject structure(s) was developed:

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

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Name: Darby Kenyon Department: Planning Department
 Title: Planning Technician Email: dkenyon@steamboatsprings.net