



April 11th, 2024

Attention: Savannah Toombs
The Planning and Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108
Sent via email: Savannah.Toombs@pzs.com

**Re: Zoning Verification Letter
1750 and 1760 Central Park Drive
PIN 217100003**

Dear Savannah,

The property known as 1750 and 1760 Central Park Drive is within the city limits of Steamboat Springs, Colorado. Please see answers to the questions from zoning verification application 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 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

3/27/2024

ATTN: Savannah Toombs

Ref. No. 171620-1

RE: 1750 and 1760 Central Park Drive, 1750 and 1760 Central Park Drive, Steamboat Springs, Colorado

Add'l Info. Parcel # 217100003

The current zoning classification for the subject property is: Community Commercial CC

Adjacent property zoning designations:

North: Community Commercial CC

South: Community Commercial CC

East: Community Commercial CC, Open Space OR, and Multiple Family 3 MF-3

West: Community Commercial CC

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 ^{all sections of the} Community Development Code of the Zoning Ordinance

Planned Unit Development Ordinance No. _____ (copy attached)

Site Plan Approval Case No. PL20230211 (copy of plan and case attached)

Comment: Conditional use for a proposed hotel approved with conditions, Development Plan application PL20230211, approved November 2023.

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: Conditional use for a proposed hotel approved with conditions, and limited use-by-right for proposed restaurant: Development Plan application PL20230211, approved November 2023.

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: _____

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