



5/9/2024

Walter Magill
1769 Brome Drive
Steamboat Springs, CO, 80487
Sent via email: walterm@fourpointsse.com

Re: Zoning Verification Letter
LEGAL: PT OF LOT 1 (TA 20SS), WEST ACRES RANCH SUBD EXEMPTION PLAT, 52.77A
PIN: 280600101

Dear Walter,

The property PT OF LOT 1 (TA 20SS), WEST ACRES RANCH SUBD EXEMPTION PLAT, 52.77A is within the city limits of Steamboat Springs, Colorado. Please see answers to the questions from your email in the bullet points 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.

- **What is the current zoning designation(s) of the property, including any overlay districts?** Current zoning on the property is RE-1 – Residential Estate-One. It is within the Skyline Overlay Zone, the Entry Corridor, and the Airport Overlay Zone B. It is also located within the Urban Growth Boundary.
- **Is the current use an approved use in this zoning district?**
The parcel is currently undeveloped and in compliance with zone district standards.
- **Does this property meet all current zoning requirements?**
The Planning and Community Development Department believes this property is in full compliance with any approved development plans associated with it. If redeveloped, it would need to comply with a new development plan under current code.
- **Are there any outstanding zoning issues or open notices of zoning violations pertaining to this property?**
There are no known outstanding zoning issues or open notices of zoning violations pertaining to this property.

If you have any further questions, please contact me at dkenyon@steamboatsprings.net or 970-871-8259.

Sincerely,
CITY OF STEAMBOAT SPRINGS

Darby Kenyon
Planning Technician