



# Planning Applications

## Legal Nonconforming Registration

### Property Information Sheet

Instructions: Fill out the table below for all characteristics of the site you wish to register. Do not register site characteristics that currently conform, or site characteristics that you are not able to provide proof of establishment for.

Year Established	Current CDC Section	CDC Standard	Existing Condition
Ex: 1960	Ex: 208.B	Ex: Residential Old Town (RO) 15' front setback	Ex: 2' front setback
<b>1982±</b>	214.B	15' Front Setback	14.5' front setback
<b>1982±</b>	437.F Roof Forms	Roof Pitches 5:12, 12:12	4:12 Roofs
<b>1982±</b>	437.H.4	Glazing	20% or less

May 29, 2024

Revised June 4, 2024

Dear City of Steamboat Springs Planning Department,

Please accept this narrative for a legal nonconforming registration of the existing two story office building at 2955 Village Drive. The building is currently a part of new residential development project know as the Village Drive Apartments. The Village Drive Apartments is a proposed apartment and work force development project located on Lot A and Lot B, Mountain Office Park Subdivision. Mountain Office Park is currently a two lot subdivision of 1.28 acres zoned Multi-Family 3 (MF-3). The project is located on the northwest corner of Village Drive and Walton Creek Road. On behalf of the Owner, Sunscope, LLC, and Four Points Surveying and Engineering (FPSE) we are pleased to provide this application for a legal nonconforming registration for the existing building.

Four Points completed a records request with the City of Steamboat Springs and a CORA records request from Routt County for the project. Routt County provided a building permit number S-80-237 but no records. On June 4, 2024, Four Points spent several hours at the building department and was able to obtain a permit for foundation only from August 21, 1980, S-80-191, a permit number only S-80-237 for commercial office space, and a construction permit for Phase 1B to the existing Mountain Office Park Building, Permit 83-117. Based on the record permit numbers it appears the building was legally constructed.

The City of Steamboat Springs provided copies of the subdivision and zoning regulations from 1989. The subdivision standards allowed for ten foot side setbacks prior the rezoning completed in 2023 to MF-2 under the current community development code. In addition the subdivision standards are not restrictive to roof pitches.

Based on the information found it appears the building as constructed conformed to the community code and building permit requirements.

Please call or email with any questions.

Sincerely;

Walter Magill