



June 26, 2024

Reginald Smith
1819 Bear Creek Dr
Steamboat Springs, CO 80487
Sent via email: rsmith@ewpartners.com

**Re: Zoning Verification Letter
LOT 1 FINAL PLAT, 5TH SUPP. TO THE CONDO MAP/PLAT OF STEAMBOAT
GRAND RESORT CONDO
PIN 335100001**

Dear Reginald,

The property known as the LOT 1 FINAL PLAT, 5TH SUPP. TO THE CONDO MAP/PLAT OF STEAMBOAT GRAND RESORT CONDO 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 RR-1 – Resort Residential One.
- **Is the current use an approved use in this zoning district?**
Multiple-Family Residential is a use by right in this zone district. A development plan application, # PL20220623 for a multiple-family residential development current status is "Approved, Waiting for Conditions".
- **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

A handwritten signature in cursive script, reading "Darby Kenyon". The ink is dark and the signature is fluid, with the first and last names being more prominent than the middle name.

Darby Kenyon
Planning Technician