

CITY OF STEAMBOAT SPRINGS, COLORADO

ORDINANCE NO. 2993

AN ORDINANCE REZONING A PORTION OF THE INN AT THUNDERHEAD CONDO, TO BE KNOWN AS THUNDERHEAD SUBDIVISION LOT 1, FROM OPEN SPACE AND RECREATION (OR) ZONE DISTRICT TO GONDOLA-TWO (G-2) ZONE DISTRICT, PL20240104.

WHEREAS, the Applicant submitted PL20240103, Preliminary Plat and Major Variance application to subdivide The Inn at Thunderhead Condo into Thunderhead Subdivision Lot 1; and

WHEREAS, proposed Thunderhead Subdivision Lot 1 is the subject property ("Subject Property"); and

WHEREAS, in accordance with Section 720 of the Steamboat Springs Community Development Code, a rezoning has been initiated by the property owner to rezone the Subject Property from Open Space and Recreation (OR) Zone District to Gondola-Two (G-2) Zone District; and

WHEREAS, the Steamboat Springs Area Community Plan Future Land Use Map has designated this area as Open Space/Recreation; and

WHEREAS, the Steamboat Springs Area Community Plan supports properly designed, infill development that achieves quality neighborhoods that are compatible in character and scale with the surrounding neighborhood; and

WHEREAS, the Planning Commission of the City of Steamboat Springs considered the same at a public hearing held on November 14, 2024, found that the request is in compliance with all of the rezoning criteria of Section 720.B of the Community Development Code, and recommended approval of the rezoning; and

WHEREAS, the City Council of the City of Steamboat Springs has considered the Planning Commission recommendation and finds that the request is in compliance with all of the rezoning criteria of Section 720.B of the Community Development Code; and

WHEREAS, the City Council considers that it is in the public interest to rezone the subject property in accordance with the provisions of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, COLORADO, THAT:

SECTION 1. The City Council specifically finds that the procedures for an Official Zoning Map Amendment within the City of Steamboat Springs as prescribed in Chapter 26 of the Steamboat Springs Revised Municipal Code, have been fulfilled, and the Council hereby approves the rezoning for the Subject Property as set forth below. The City Council also finds that this ordinance is necessary for the health, safety, and welfare of the community.

SECTION 2. Pursuant to Chapter 26 Section 720 of the Steamboat Springs Community Development Code, Thunderhead Subdivision Lot 1 is hereby rezoned from Open Space and Recreation (OR) Zone District to Gondola-Two (G-2) Zone District, per Exhibit A.

SECTION 3. In accordance with Chapter 26 Section 720 of the Steamboat Springs Community Development Code, the Director of Planning and Community Development is hereby directed to modify and amend the Official Zoning Map of the City to indicate the zoning specified above.

SECTION 4. All ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts, thereof, are in conflict herewith.

SECTION 5. If any section, subsection, clause, phrase or provision of this Ordinance is, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

SECTION 6. The City Council hereby finds, determines, and declares that this Ordinance is necessary for the immediate preservation of the public peace, health and safety.

SECTION 7. This Ordinance shall take effect five (5) days after its publication following final passage, as provided in Section 7.6 of the Steamboat Springs Home Rule Charter, or upon recording of a Final Plat in substantial conformance with Preliminary Plat PL20240103, whichever occurs later.

SECTION 8. A public hearing on this ordinance shall be held on January 7, 2025, at 5:00 P.M. in the Citizens Hall meeting room, Centennial Hall, Steamboat Springs, Colorado.

INTRODUCED, READ AND ORDERED published, as provided by law, by the City Council of the City of Steamboat Springs, at its regular meeting held on the 17th day of December, 2024.



Gail Garey, President
Steamboat Springs City Council

ATTEST:

Julie Franklin, CMC
City Clerk

FINALLY READ, PASSED, AND APPROVED this 7th day of January, 2025.



Gail Garey, President
Steamboat Springs City Council

ATTEST:

Julie Franklin, CMC
City Clerk

PROPERTY DESCRIPTION

ZONE PARCEL

A ZONE PARCEL, BEING A PORTION OF LOT 2, SKI HILL SUBDIVISION, REPLAT OF PARCEL D, AS RECORDED UNDER RECEPTION NO. 817319 IN THE ROUTT COUNTY RECORDS; LOCATED IN THE SW1/4 SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE WEST LINE OF THE NW1/4 SECTION 27, T6N, R84W, 6TH P.M., BEING ASSUMED TO BEAR S01°46'00"W.

COMMENCING AT THE NW CORNER OF SAID SECTION 27; THENCE N75°05'34"E, A DISTANCE OF 1063.59 FEET TO THE SOUTHWESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 816590 IN THE ROUTT COUNTY RECORDS, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE N74°56'59"E, ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 816590, A DISTANCE OF 284.61 FEET;
 THENCE N86°49'50"E, ALONG SAID SOUTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 816590, A DISTANCE OF 0.25 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 816590, SAID CORNER BEING A CORNER ON THE NORTHERLY BOUNDARY OF SAID LOT 2, SKI HILL SUBDIVISION, REPLAT OF PARCEL D;
 THENCE S10°34'14"E, ALONG SAID NORTHERLY BOUNDARY OF LOT 2, SKI HILL SUBDIVISION, REPLAT OF PARCEL D, A DISTANCE OF 33.24 FEET TO THE NORTHEASTERLY CORNER OF THAT SKI EASEMENT DESCRIBED IN RECEPTION NO. 692162 IN THE ROUTT COUNTY RECORDS;
 THENCE S74°24'01"W, ALONG THE NORTHERLY BOUNDARY OF SAID SKI EASEMENT, A DISTANCE OF 296.36 FEET TO THE NORTHWESTERLY CORNER OF SAID SKI EASEMENT, SAID CORNER BEING A POINT ON SAID NORTHERLY BOUNDARY OF LOT 2, SKI HILL SUBDIVISION, REPLAT OF PARCEL D;
 THENCE N06°18'20"E, ALONG SAID BOUNDARY OF LOT 2, SKI HILL SUBDIVISION, REPLAT OF PARCEL D, A DISTANCE OF 38.69 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 10,045 SQUARE FEET OR 0.23 ACRES.

SURVEYORS STATEMENT

I, JEFFRY A. GUSTAFSON, A LICENSED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE AND BELIEF, ARE CORRECT.



JEFFRY A GUSTAFSON, LICENSED LAND SURVEYOR
 COLORADO LS NO. 29039
 FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.
 STEAMBOAT SPRINGS, CO 80477

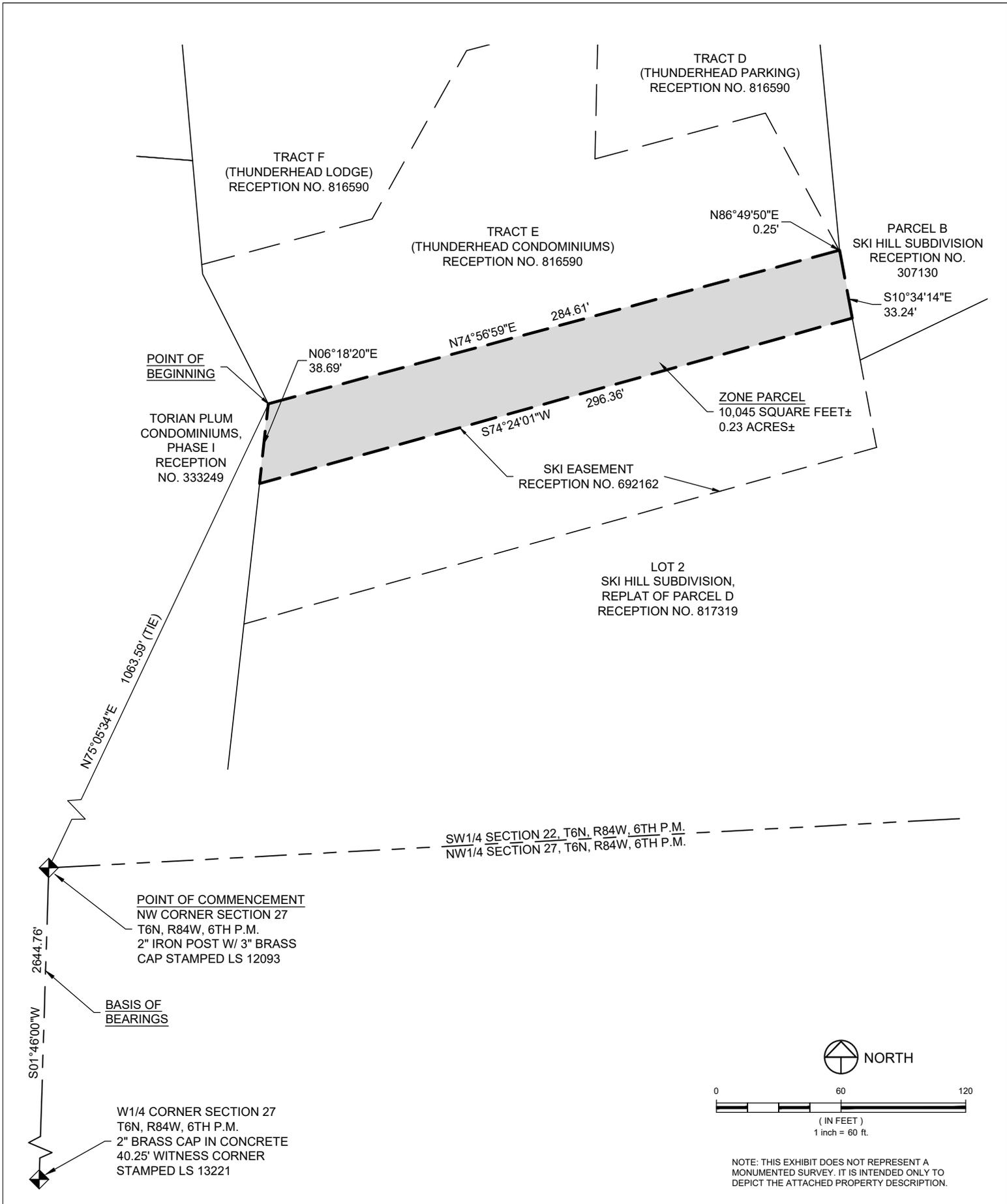


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| PROJECT: | 2633-003 |
| DATE: | 11/21/24 |
| DRAWN BY: | JAG |
| CHECKED BY: | |

EXHIBIT
 ZONE PARCEL
 LOCATED IN LOT 2, SKI HILL SUBDIVISION, REPLAT OF PARCEL D; IN THE SW1/4 SECTION 27, T6N, R84W, 6TH P.M.; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO

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 Of 2 Sheets



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