



Planning & Zoning Department Information Request Letter

Table with 3 columns: To: City of Steamboat Springs, From: Ariana Rodriguez (972.645.7624, arodriquez@aeiconsultants.com), Subject Property: 225 - 465 Anglers Dr, Steamboat Springs, CO 80487 (Parcel: 164900001)

AEI Consultants has been retained to conduct a Zoning Analysis of the above referenced property. Please respond to the following documentation/information requests. Should you have any questions, or should there be any fees associated with same, please direct them to the Project Manager listed above. Thank you in advance for your assistance.

- 1) What is the current zoning classification for the Subject Property? Community Commercial, CC
2) When was this zoning classification adopted & most recently updated? 2001
3) Subject Property Use: According to the zoning ordinances and regulations, the use of the Property is a:
- [x] Permitted Use by Right Conditional Use Permit # PL20230001 for Junior Explorer Club for Large
- [x] Permitted Use by Conditional/Special Use Permit Childcare Center
- [ ] Legal Non-Conforming Use (Use was existing prior to adoption of the current zoning classification)
- [ ] Non-Permitted Use (Does not comply with existing zoning use regulations, no exceptions granted/approved)
4) Subject Property Conformance: As it pertains to the current zoning code, the existing structures on the Property are:
- [x] Legal Conforming (complies with existing zoning regulations)
- [x] Legal Non-Conforming (Does not meet current zoning requirements due to re-zoning, approved variances, amendments OR is considered to be pre-existing due to development prior to zoning ordinance) YES, DK
- [ ] Non-Conforming (does not comply with existing zoning regulations, no exceptions granted/approved)
5) Did the Property require a Site Plan Approval prior to development?
- [ ] No [x] Yes (comments): Subdivision and Development established 1973-1980
6) Are there any Variances, Special/Conditional Use Permits, Ordinances. or Exceptions/Conditions related to the Property? If yes, does the SUP/CUP run with the land or would a new tenant need to re-apply?
- [ ] No [x] Yes (comments): Conditional Use Permit # PL20230001 for Junior Explorer Club for Large Childcare Center
7) Casualty: In the event of a catastrophic loss, can the Property be rebuilt to its current density?
- [ ] No [x] Yes (comments):
8) Are there any outstanding Zoning or Building Code Violations on file for the Property?
- [x] No [ ] Yes (comments): No
9) Does the Property have a valid Certificate of Occupancy on file? (please email copies of all COs on file)
- [ ] No [ ] Yes (comments): Contact the Routt County Building Department for CO records
10) Are there any requirements that are triggered by a change of ownership such as a re-issuance of Zoning Approval?
- [x] No [ ] Yes (Comments):

Printed Name & Title: Darby Kenyon, Planning Technician

Signature: Date: 04-24-2025