

August 8, 2025

Partner Assessment Corporation
Allie Herring, Zoning Assistant
100 E California Avenue, Suite 400
Oklahoma City, OK 73104
Direct Office: (405) 400-2176
Fax: (732) 510-5487
aherring@partneresi.com

Property Name: Astrid
Property Address: 2410 Ski Trail Lane
Steamboat Springs Colorado 80487
Additional Addresses: 2412, 2414, 2416, 2418 Chutes Lane
Year Built: N/A – Vacant Land
Parcel Number: 289400001, 156302002, 156399201
Project Number: 25-512374.1

To Whom It May Concern:

In response to your request for information regarding the above-mentioned property, we have researched our files and present the following:

1. **The current zoning designation for the Subject property is** _____.
2. **Adjacent property zoning designation:** North: _____
South: _____
East: _____
West: _____
3. **Is the current property located in a special, restrictive, or overlay district?** _____.
4. **Is the property located in a Planned Unit Development? Please provide a copy of the Development Plan and Ordinance, specifically the conditions of approval/any entitlements approved for use, minimum lot area, minimum off-street parking, minimum/maximum setbacks, minimum/maximum permitted height, and minimum/maximum permitted unit density.**

5. **According to the zoning ordinances and regulations of this district, the use of the subject property is a:**

Current Use: _____

- ☐ Permitted Use by Right
- ☐ Permitted Use by Special/Specific Use Permit (see comments or attached approval documentation)
- ☐ Permitted Use by Conditional Use Permit (see comments or attached approval documentation)
- ☐ Legal Non-Conforming Use (use was existing prior to the adoption of the zoning ordinance/code)
- ☐ Non-Permitted Use

6. Conformance: Per the current Zoning Ordinances and regulations applicable to the subject property, the current structure(s) is:

- ☐ Legal Conforming (complies with, or is otherwise exempt from, applicable zoning regulations, including parking)
- ☐ Legal Non-Conforming (does not meet the current zoning requirements due to amendments, re-zoning, variance granted, or other changes. See comments.)
- ☐ Grandfathered (developed prior to the adoption of the zoning code/ordinance)
- ☐ Non-Conforming (see comments)

Comment: _____

7. Rebuild: In the event of a casualty, in whole or in part, the structure located on the Subject property:

- ☐ May be rebuilt in its current footprint (i.e., no loss of square footage, same number of dwelling units, same footprint with drive-through(s) if applicable).
- ☐ May not be rebuilt in its current footprint, except upon satisfaction of certain conditions, limitations, or requirements. Please see Section _____ of the current Zoning Ordinance for details.

Is there a damage threshold, that would trigger the requirement for a new Use Permit, Variances, or other approvals to be granted for the Subject property? If so, does the threshold apply to a single structure or the development, as a whole?

8. Have any variances, special permits/exceptions, ordinances, or conditions been granted/approved for the Subject property:

- ☐ No, there do not appear to be any variances, special permits/exceptions, ordinances, or conditions that apply to the subject property.
- ☐ Yes, the following apply to the subject property:
(Documentation/copies attached)
- ☐ Variances
- ☐ Special Permits/Conditional Use Permits/Exceptions
- ☐ Ordinances
- ☐ Conditions of Approval

Comment: _____

9. Site Plan Information:

- ☐ The Subject property was developed in accordance with an approved Site Plan. A copy of the plan and/or conditions of approval are attached.
- ☐ The Subject property was developed in accordance with an approved Site Plan; however, a copy is no longer available, or cannot be made available due to copyright limitations.
- ☐ The Subject property was not required to undergo Site Plan review.
- ☐ Other, (as noted here):

Comment: _____

10. Code Violations Information:

- ☐ There do **NOT** appear to be any current outstanding/open zoning code violations that exist within our files for the Subject property.
- ☐ The following outstanding/open zoning code violations exist for the Subject property. Please include details in the below Comment section:

Comment: _____

Additional comments regarding the subject property: _____

MUNICIPAL AUTHORITY:

Signature: _____

Municipality: _____

Title: _____

Department: _____

Printed Name: _____

Phone: _____

Date: _____