

# MEMO

May 23, 2023

**To:** City Council  
**From:** Marlin Eckhoff, Building Official *M.E.*  
**Subject:** Conditional Use Permit for David Teeter at 400 Mack Ln.

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## **BACKGROUND / DISCUSSION**

David Teeter has submitted an application for a Conditional Use Permit for the following: Create a live/work unit within their existing shop. The existing building is a commercial building that is 10,500 sq. ft. They would be converting 2,418 sq. ft into a single-family residential unit. The remaining 8,082 sq. ft. would remain commercial.

The zone district is Community Commercial (C-2), historically mixed-use buildings with living quarters have been allowed in a C-2 zone as a principal use, but only if they are on an upper story. This project requires a Conditional Use Permit since the residential use will be on the main floor.

The living quarters will be on the north end of the building, there is plenty of off-street parking as the entire north end is already paved.

The building will be required to meet all building codes for fire separation between the residential and commercial uses, along with egress and smoke/co alarm requirements.

Letters were sent out to all property owners within 150', as of May 10, I have only received one comment from the Yampa Valley Bank President David Fleming. His email stated that he had no objection to the proposed use. If I receive any further comments/concerns I will present them at the meeting.

I have included the following for your review:

1. A satellite image showing the property in yellow.
2. A satellite image showing the portion of the building that will be converted to living space.
3. A floor plan for the residential area which will be 3-bedroom, 2 bath.
4. Our Land Use Code criteria for approving a Conditional Use Permit.

## **PLANNING AND ZONING RECOMMENDATION**

On May 15, 2023 the Planning and Zoning Commission voted 4 to 0 to recommend Council to approve the Conditional Use Permit for a live/work unit at 400 Mack Ln as presented.