

Re: Master Plan Conformance Statement for Conditional Use Permit Renewal
Property Address: 31 River Overlook Ct, Keystone, CO 80435

Dear Community Development Department,

I am writing to provide a Master Plan Conformance Statement as part of the renewal application for the Conditional Use Permit (CUP) for the short-term rental (STR) located at 31 River Overlook Ct, Keystone, CO. This statement outlines how the continued use of the property as an STR aligns with the goals and policies set forth in the Snake River Master Plan.

Compliance with the Snake River Master Plan

1. Alignment with Tourism Goals

The Snake River Master Plan emphasizes the importance of fostering tourism as a key component of the local economy. The operation of the STR at 31 River Overlook Ct directly supports this goal by providing high-quality accommodations that attract visitors to Keystone. By offering a luxury rental experience, the property enhances the attractiveness of the area as a destination, contributing to the overall tourism strategy of the Snake River Basin.

2. Economic Development

The STR at 31 River Overlook Ct plays a role in local economic development by driving spending in the area. Guests who stay at the property contribute to the local economy by dining at restaurants, shopping at local stores, and participating in recreational activities. The STR also supports local employment, including housekeeping, maintenance, and property management services provided by Hosting from the Heart (HFTH). This continued economic contribution aligns with the Master Plan's goals for sustainable and balanced economic growth.

3. Property Upkeep and Maintenance

The Snake River Master Plan prioritizes the upkeep and maintenance of properties within the area to preserve the natural beauty and environmental integrity of the region. HFTH ensures that the STR is meticulously maintained, with regular upkeep that not only meets but exceeds local standards. This includes landscaping, exterior maintenance, and adherence to environmental guidelines, such as proper waste management and water conservation practices. The commitment to maintaining the property aligns with the Master Plan's objectives to protect the character and quality of the Snake River Basin.

4. Community Impact

The operation of the STR has been conducted with consideration for the surrounding community. HFTH has implemented strict guest policies that minimize any potential disruptions to neighbors, including guidelines on noise levels and occupancy limits. The STR has operated for five years without incident, demonstrating compliance with community standards and respect for the residential nature of the neighborhood. This careful management supports the Master Plan's vision of maintaining a harmonious balance between residential living and tourism-related activities.

Conclusion

The continued operation of the short-term rental at 31 River Overlook Ct is consistent with the goals and policies of the Snake River Master Plan. By supporting tourism, contributing to economic development, ensuring property upkeep, and minimizing community impact, the STR aligns with the broader objectives of the Keystone community. We respectfully request that the Conditional Use Permit be renewed so that this property can continue to contribute positively to the area.

Please review this conformance statement and provide any feedback or additional requirements necessary for the completion of this application. We appreciate your consideration and are committed to continuing our responsible stewardship of the property in line with the community's values.

Sincerely,

Thomas Barry

Hosting from the Heart (HFTH)