

# **Project Narrative for Conditional Use Permit Renewal – 31 River Overlook Ct, Keystone, CO**

## **Property Address:**

31 River Overlook Ct, Keystone, CO 80435

## **Property Owner:**

Zach Lemaster

## **Applicant:**

Thomas Barry , Hosting from the Heart (HFTH)

## **Application Purpose:**

Renewal of the existing Conditional Use Permit for a short-term rental (STR) accommodating 23 guests. This permit renewal seeks to continue the existing operations under the same conditions that have been in place for the past five years, with no changes to guest capacity, property layout, or operational procedures.

## **1. Description of the Development**

The property at 31 River Overlook Ct has been operating as a short-term rental (STR) accommodating up to 23 guests under a Conditional Use Permit issued five years ago. This application seeks to renew the permit with no changes to the current operation, guest capacity, or physical layout of the property. The STR has consistently met all local regulations, providing a high standard of hospitality while maintaining the character and integrity of the surrounding neighborhood.

## **2. Development Goals**

The primary goal of this renewal is to maintain the current use of the property as an STR without making any alterations to the existing guest capacity or property layout. The property has been successfully operating as an STR, contributing positively to the local economy and providing guests with a luxurious and comfortable stay in Keystone. Hosting from the Heart (HFTH) will continue to manage the property with the same level of excellence and attention to detail.

## **3. Total Development Area**

The total development area remains unchanged from the previous application. The property comprises one residential unit used solely for short-term rental purposes. The total area of the property and the STR unit is consistent with the original application, and no additional development or land use changes are proposed.

#### **4. Land Use**

The land use of the property will continue as a short-term rental (STR). No additional land uses are proposed, and the property will remain in its current residential use, consistent with local zoning and land use regulations. The property will continue to serve as a high-end rental accommodating up to 23 guests.

#### **5. Residential Units**

The property contains one residential unit, which is used for short-term rental purposes. There are no changes proposed to the number of residential units on the property. The unit has been designed and maintained to provide maximum comfort and amenities for guests, in line with the standards expected of a luxury rental.

#### **6. Floor Area**

There are no changes to the floor area of the residential unit from the previous application. The property's layout and floor area remain consistent, with no expansions, modifications, or additional construction proposed.

#### **7. Open Space & Trails**

The commitments to open space and trails made in the previous application remain in place. The property continues to preserve the natural features of the surrounding area, contributing to the aesthetic and environmental integrity of Keystone. No changes to the open space or trails are proposed in this renewal application.

#### **8. Methods of Operation**

Hosting from the Heart (HFTH) manages the property with a focus on providing exceptional guest experiences while maintaining strict adherence to local regulations and community standards. The methods of operation include:

- **Check-In Process:** Guests are provided with detailed instructions for self-check-in, including a secure code for keyless entry. This allows for flexible check-in times and ensures guest convenience.
- **Guest Communication:** HFTH maintains a 24/7 guest communication line, ensuring that any issues or questions are promptly addressed. Guests are informed of local regulations, noise ordinances, and neighborhood expectations upon booking and again during check-in.
- **Maintenance Protocols:** The property undergoes regular maintenance checks to ensure all amenities are in perfect working order. A local maintenance team is on standby to address any urgent issues that may arise during a guest's stay. Regular inspections are conducted to maintain the property's high standards.
- **Housekeeping:** Professional cleaning services are employed between guest stays to ensure the property is immaculate and ready for new arrivals. Housekeeping also follows a strict checklist to ensure all safety measures, such as smoke detectors and fire extinguishers, are functioning properly.
- **Compliance:** The property is managed in compliance with all local regulations, including noise ordinances, occupancy limits, and waste management protocols. HFTH ensures that the property operates in a way that is respectful of the surrounding community and environment.

## 9. Hours of Operation

Guest services are available 24/7 to ensure that any issues or needs are promptly addressed. This round-the-clock availability is a key component of HFTH's commitment to providing excellent hospitality and ensuring a seamless guest experience.

## 10. Impact on Adjacent Properties

The STR at 31 River Overlook Ct has operated without incident for the past five years. There have been no significant impacts on adjacent properties. The property is managed in a way that minimizes noise and disruption, with clear guidelines provided to guests regarding acceptable behavior and noise levels. HFTH has a zero-tolerance

policy for parties or large gatherings that could disturb neighbors, and this policy has been strictly enforced.

### **11. Proposed Time Limits for Use**

The application seeks a five-year renewal of the Conditional Use Permit, allowing the property to continue operating as an STR under the same conditions as the previous permit. This time frame is consistent with the original permit and allows for periodic review to ensure continued compliance with local regulations.

### **12. Confirmation of No Changes**

HFTH confirms that there have been no changes to the operation, guest capacity, or property layout since the previous Conditional Use Permit was issued. The property continues to be managed with the same level of care and attention to detail, ensuring that it remains a positive addition to the Keystone community.