



January 16, 2025

Tiffany Breitbarth
tbreitbarth@c3-re.com
Via Email

Subject: Zoning and Land Use Verification
3707 Cleveland Ave.
Wellington, Colorado

Dear Ms. Breitbarth;

Thank you for your interest in the Town of Wellington. This zoning and land use verification letter is provided to satisfy a recent request for information related to the subject property identified as 3707 Cleveland Ave. (State Parcel # 8933409005) in the Town of Wellington.

The zone district for the subject property is the C-2 – Downtown Core Commercial District. The intent of the C-2 District is noted below in accordance with the Town Municipal Code Section 15-3-30(b):

(1) *Intent.* The Downtown Core Commercial District is intended to preserve the character of the original downtown and to provide for a mixture of uses that will strengthen and expand the core community. As the Town's primary activity center, these areas are intended to be highly connected to an efficient network of motorized and non-motorized connections. Its character is based on historic and civic buildings, ample and landscaped sidewalks, groomed and activated alleys, public art, and gathering spaces - all designed with a pedestrian scale perspective that gives the Downtown a unique sense of place and contributes to community pride. As property owners choose to reinvest in the Downtown, Main Street uses should encourage 'select' infill of vacant residential and commercial areas and slightly increase the height of existing buildings to support upper level residential uses.

The following land uses are permitted within the **C-2 – Downtown Core Commercial District**:

✓ Mixed-Use Dwelling (2-story)	✓ Convenience Store
✓ Hotel/Motel (conditional use)	✓ Financial Institution (conditional use)
✓ Brew Pub, Distillery Pub, Limited Winery	✓ Health & Membership Club (conditional use)
✓ Grocery Store (conditional use)	✓ Personal Services
✓ Restaurant, sit-down	✓ Retail Store
✓ Art Studio	✓ Professional Office



✓ Bar/Tavern	✓ College (conditional use)
✓ Club/Lodge (conditional use)	✓ Technical School (conditional use)
✓ Tourist Facilities	✓ Public Facilities (conditional use)
✓ Child-Care Center	✓ Off-Street Parking Facility
✓ Civic Space	✓ Accessory Use
✓ Medical Office (conditional use)	✓
✓ Brewery, Distillery, or Winery (conditional use)	✓
✓ Workshop (conditional use)	✓

Not all uses can be listed in the Town’s Land Use Code Table of Allowable Uses. For Unlisted Uses, the Land Use Code provides guidance for determining if a use is permitted or not permitted [Section 15-4-10(b)(2)]. Town Planning Dept. staff can be contacted for assistance with Unlisted Uses.

The property is affected by one or more of the following:

Variance	Yes / No	Case #:
Conditional Use	Yes / No	Case #:
Special Use	Yes / No	Case #:
Approved Site Plan	Yes / No	Case #:
Legal Nonconforming Use	Yes / No	Case #: <i>Not Researched at this Time</i>
Overlay Zone District	Yes / No	
Floodplain District	Yes / No	
Other	Yes / No	<i>Not Researched at this Time</i>

The property does have a ¾ inch water tap, but does not have a sewer tap. Please note that the property consists of 3 adjoining lots (3707,3709, and 3711 Cleveland Ave). There is a fourth empty lot adjacent to the other two, 3505 Cleveland Ave, on the west side adjacent to Knaack Automotive. That property is under different ownership.

Additional regulations and development standards for the above referenced zoning district(s) are more fully described in the Town’s Land Use Code available on the Town of Wellington website at www.wellingtoncolorado.gov.

This Zoning and Land Use Verification Letter is not intended to address whether existing development on the subject property conforms to current development standards. To determine if the site complies



with all applicable development standards, an application for Site Plan Review can be submitted along with an as-built survey.

Zoning and land use verification is provided as a public service. The Town of Wellington, Colorado assumes no liability for errors or omissions associated with a zoning verification. All information used for zoning verification purposes is obtained from public records and are available upon receipt and payment of a Public Records Request.

This zoning land use verification is made as of the date of this letter and does not constitute any representation or assurance the property will remain in the same zoning classification for any specified period of time, nor that this verification may be relied upon for the issuance of any permits or other official documents that may be subject to review.

Respectfully,
Town of Wellington, Colorado

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