



# INSPECTION REPORT

**Report Issued:** Jul 10, 2024

**Inspection Result:** **FAILED**

**Permit Number:** SPRNR230582

**Issuance Date:** Jun 29, 2023

**Property Address:** 1716 COPPER RIDGE SPUR, UNIT:C1;

**Applicant:** Richey Construction

**Contractor:** Richey Construction PO Box 775272 Steamboat Springs, CO 80477 (970) 846-1168

**To construct:** New Duplex style Live Work Unit 1

See SPRNR230776 for Unit 2

On this day we have inspected your construction for **Final Planning Department Site Improvement** and we find the following result of the inspection. If there are any questions, please call the inspector at the address below.

**Comments:**

**Corrections:**

- 1 See Document Markups
- 2 Critical improvements are incomplete, see conditions on PL20220235

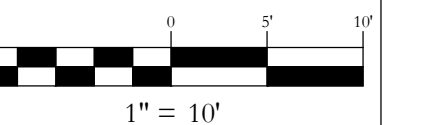
Sincerely,

Toby Stauffer, AICP  
Senior Planner  
tstauffer@steamboatsprings.net

No.	DATE	REVISIONS	
		INT	MDM
1	8/29/2023	DIRT REVIEW & RESPONSE	
2	10/30/2023	DIRT REVIEW & RESPONSE	

**RICHEY CONSTRUCTION  
LIVE/WORK  
1716 COPPER RIDGE SPUR  
STEAMBOAT SPRINGS, CO 80487**

**Horizontal Scale**



Contour Interval = 2 ft

DATE: 6-21-2022  
JOB #: 1647-007  
DRAWN BY: MDM  
DESIGN BY: MDM  
REVIEW BY: FPSE

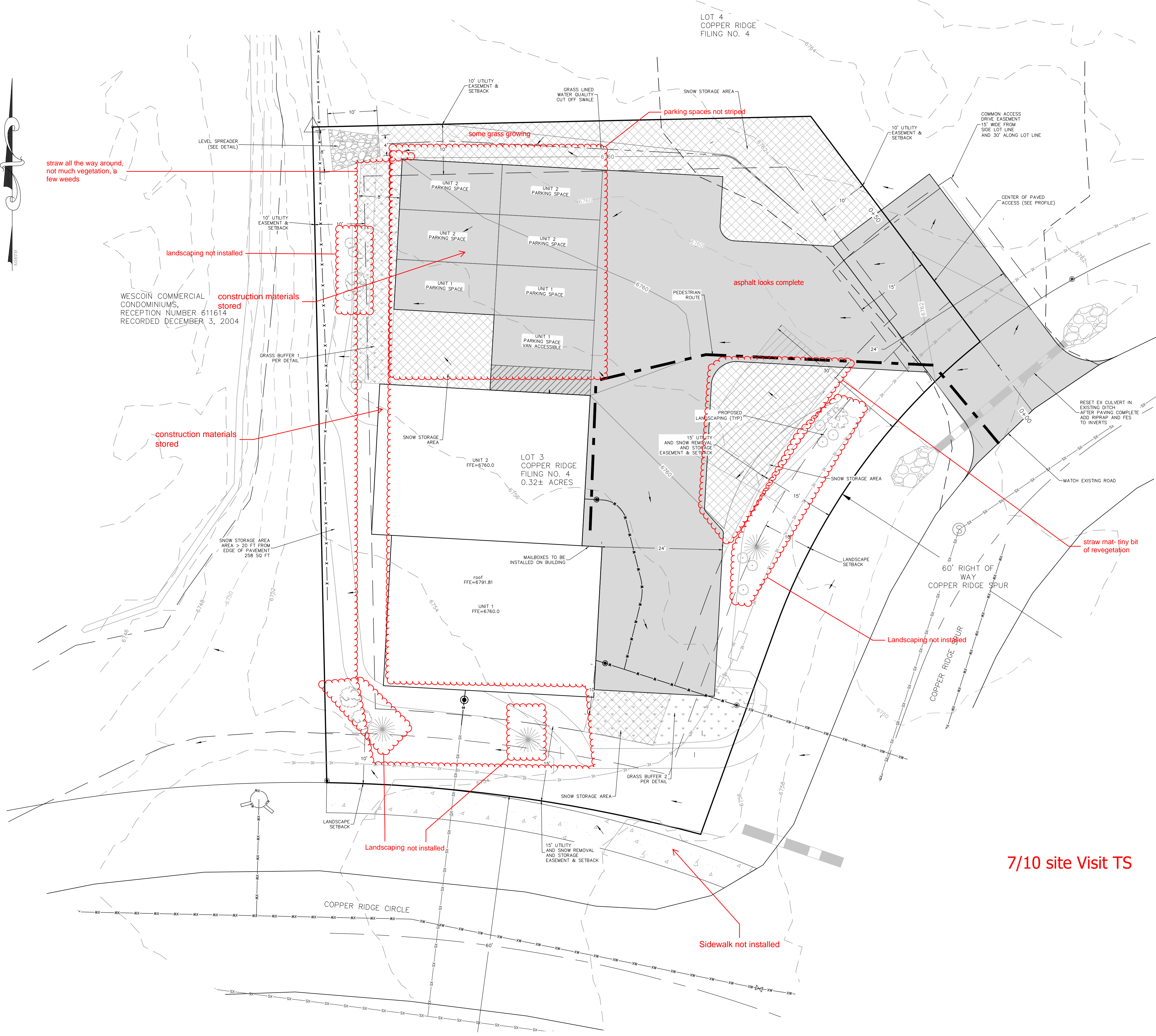
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

**SITE PLAN**

DRAWING:

SHEET #

**C3**



**SNOW STORAGE CALCULATIONS**  
ASPHALT & CONCRETE AREA TOTAL = 5,160 SQ FT  
SNOW STORAGE REQUIRED = 2,580 SQ FT  
SNOW STORAGE AREA = 2,585 SQ FT  
NO LANDSCAPE DEDUCTIONS - NO EVERGREENS IN SNOW STORAGE  
TOTAL PROVIDED = 2,585 SQ FT

**PARKING CALCULATIONS - FULL**  
WORK/LIVE, INDUSTRIAL = 2+(1 PER 900 SF OF WORK AREA)  
NUMBER OF UNITS (2) = 4 SPACES  
SF WORK AREA (2,520 SQ FT) = 3 SPACES  
TOTAL SPACES PROVIDED = 7  
NOTE: PARKING DESIGNATION WILL BE PRESENTED WITH THE UNIT NUMBER PAINTED ON THE PARKING SPACE ITSELF.

**LANDSCAPE CALCULATIONS**  
**LANDSCAPE FRONTAGE**  
INDUSTRIAL ZONED NON-EC OVERLAY = 10 FT DEPTH AT CATEGORY A  
FRONTAGE LANDSCAPING AREA AND PARKING LOT SETBACK LANDSCAPING AREA OVERLAP SO 30 FOOT PARKING LOT LANDSCAPE STANDARD WILL BE USED IN FRONT OF THE PARKING LOT.  
1 PLANTING PER 400 SF - CATEGORY A  
10 FT LANDSCAPE FRONTAGE AREA = 1,853 SF  
30 FT PARKING LOT SETBACK AREA = 587 SF  
TOTAL AREA = 2,440 SF  
7 PLANTINGS REQUIRED/PROVIDED  
BREAKDOWN:  
3 EVERGREEN TREES REQUIRED/PROVIDED  
2 DECIDUOUS TREES REQUIRED/PROVIDED  
1 ORNAMENTAL TREES REQUIRED/PROVIDED  
1 SHRUB PLANTINGS REQUIRED/PROVIDED  
1 PLANTING = 3 SHRUBS  
6 SHRUBS PROVIDED/REQUIRED  
INTERIOR PARKING  
INTERIOR PARKING LANDSCAPE STANDARDS  
EVERGREENS PROHIBITED  
200 SF PER 9 PARKING SPACES  
7 PARKING SPACES=200 SF  
1 DECIDUOUS PLANTINGS REQUIRED/PROVIDED  
4 SHRUBS REQUIRED/PROVIDED  
TOTALS:  
3 EVERGREEN TREES REQUIRED/PROVIDED  
3 DECIDUOUS TREES REQUIRED/PROVIDED  
1 ORNAMENTAL TREES REQUIRED/PROVIDED  
10 SHRUBS REQUIRED/PROVIDED

- EVERGREEN TREE (COLORADO SPRUCE)
- DECIDUOUS TREE (QUAKING ASPEN)
- ORNAMENTAL TREE (CRABAPPLE)
- SHRUBS (RED-OSIER DOGWOOD)
- LANDSCAPE PARKING SETBACK AREA

7/10 site Visit TS