



INSPECTION REPORT

Report Issued: Aug 20, 2024

Inspection Result: PARTIAL PASS

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.

Corrections:

- 1 See Document Markups
- 2 Critical improvements are incomplete, see conditions on PL20220235
- 3 Improvements Agreement can be applied for to secure the remaining improvements, allow time for them to be completed, and allow the CO to be issued. Contact the Planning Department to inquire about the Improvements Agreement process.

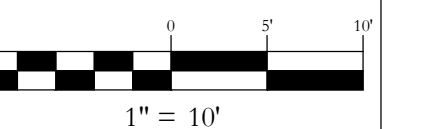
Sincerely,

Toby Stauffer, AICP
Senior Planner
tstauffer@steamboatsprings.net

No.	DATE	REVISIONS	
		DESCRIPTION	BY
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

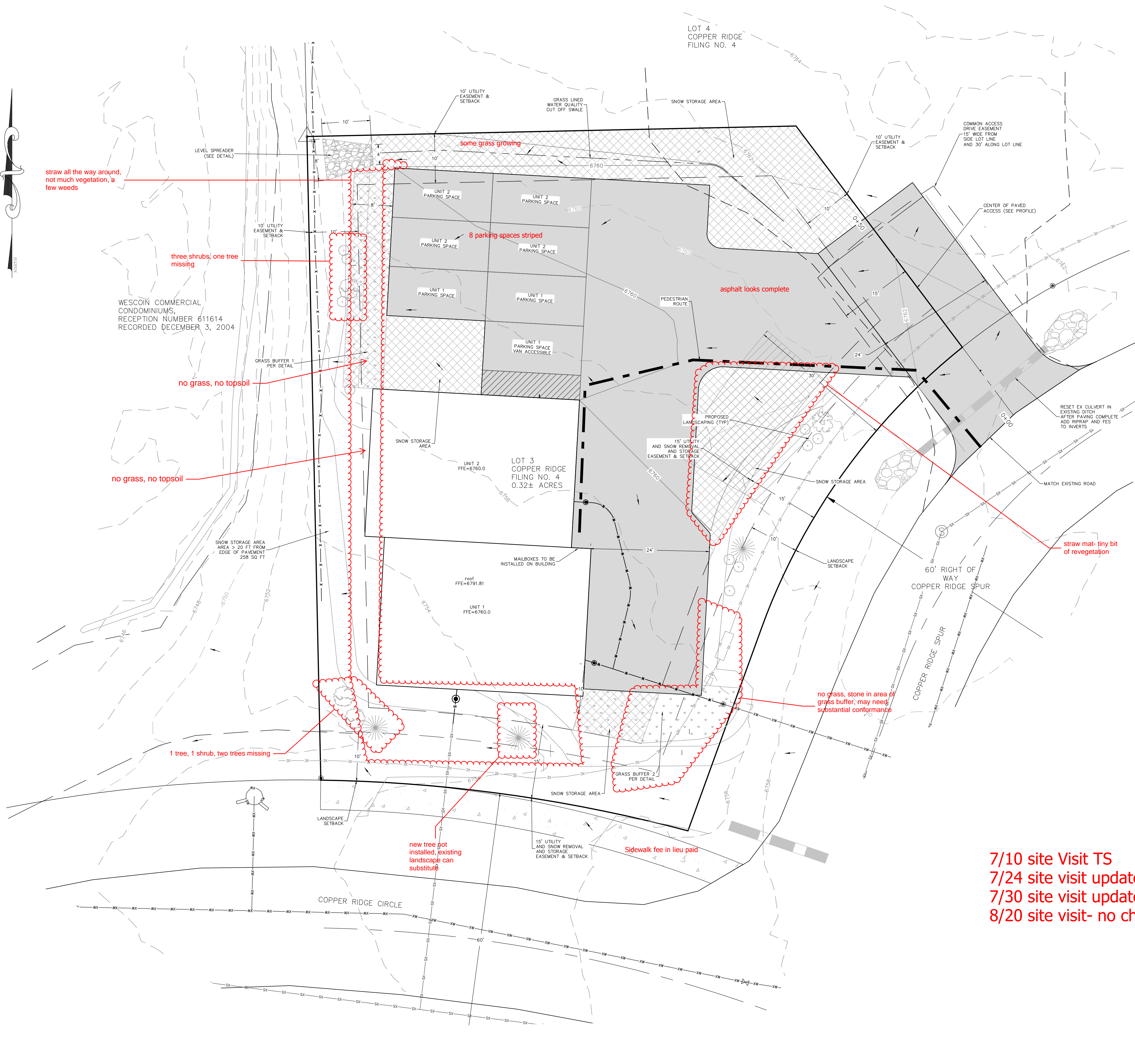
DATE: 6-21-2022
JOB #: 1647-007
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

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

DRAWING:
SITE PLAN

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

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
7/24 site visit update
7/30 site visit update
8/20 site visit- no changes

straw all the way around, not much vegetation, a few weeds

three shrubs, one tree missing

no grass, no topsoil

no grass, no topsoil

1 tree, 1 shrub, two trees missing

new tree not installed, existing landscape can substitute

no grass, stone in area of grass buffer, may need substantial conformance

straw mat- tiny bit of revegetation

Sidewalk fee in lieu paid

WESCOIN COMMERCIAL CONDOMINIUMS
RECEPTION NUMBER 611614
RECORDED DECEMBER 3, 2004

LOT 3
COPPER RIDGE
FILING NO. 4
0.32± ACRES

LOT 4
COPPER RIDGE
FILING NO. 4