

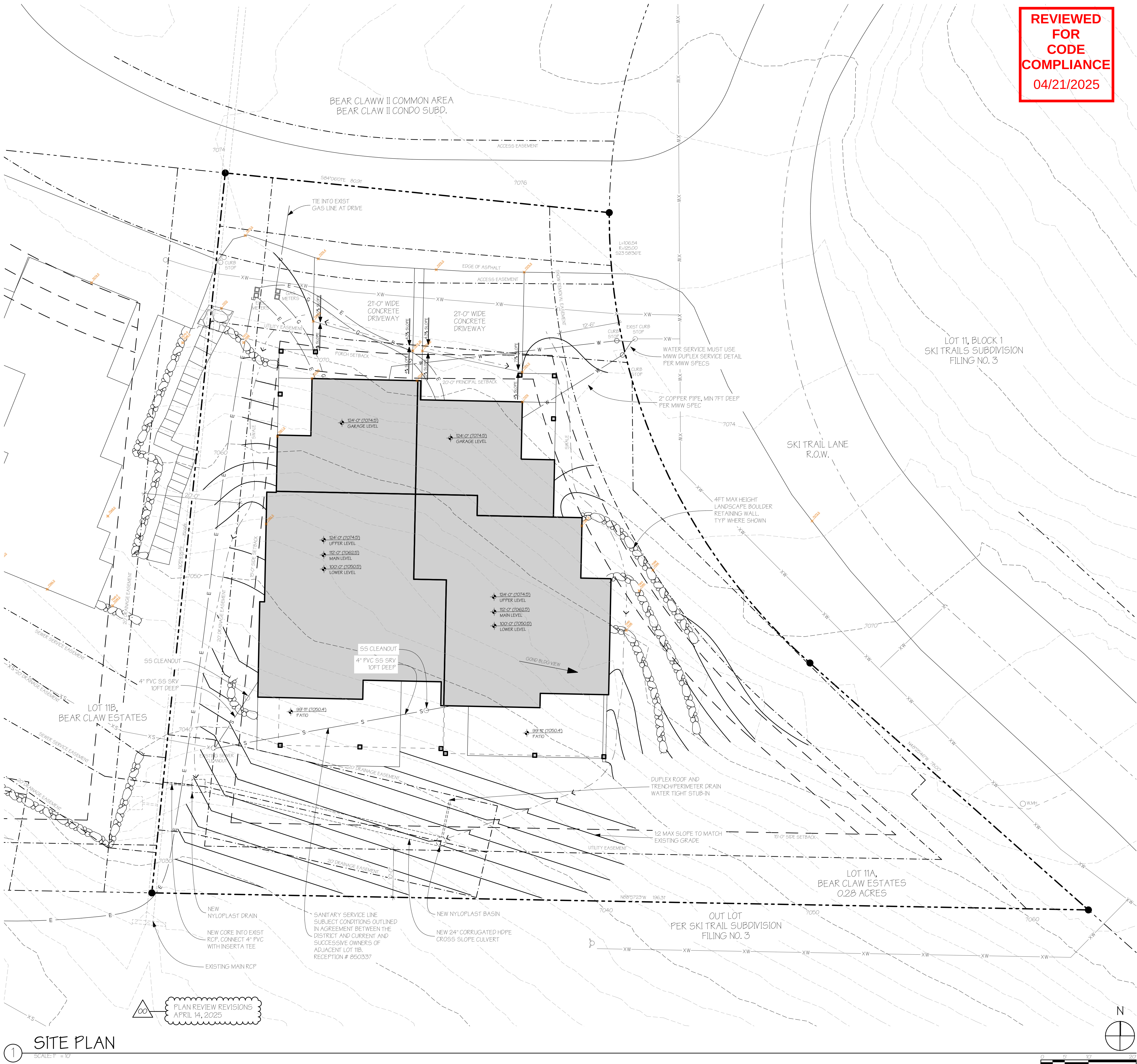
LEGEND	
	PROPERTY LINE
	EASEMENT
	SETBACK
	EXISTING TELEPHONE
	PROPOSED TELEPHONE
	EXISTING CABLE
	PROPOSED CABLE
	EXISTING ELECTRIC
	PROPOSED ELECTRIC
	PROPOSED COMBINED ELECTRIC, TELEPHONE, AND CABLE TRENCH
	PROPOSED COMBINED ELECTRIC AND TELEPHONE TRENCH
	EXISTING SEWER
	PROPOSED SEWER
	EXISTING WATER
	PROPOSED WATER
	EXISTING GAS
	PROPOSED GAS

ZONE DISTRICT DIMENSIONAL STANDARDS			
PROJECT SUMMARY TABLE			
ZONING	RR-2		
NUMBER OF UNITS	2		
STANDARDS	REQUIREMENT	PROPOSED	VARIANCE
LOT AREA	MIN - NONE	17,257 SF ±	
LOT WIDTH	MIN - 25'-0"	80'-11" ±	
LOT COVERAGE	MAX- 65%	22.6 % (4,039 SF)	
FLOOR AREA RATIO	MAX- NONE	n/a	
BUILDING HEIGHT	MAX - 75'-0"	55'-5" ±	
AVERAGE PLATE HEIGHT	MAX - N/A	n/a	
FRONT SETBACK - MIN	P- 20'-0" ACC- 25'-0" PORCH- 15'-0"	20'-6" & 20'-1" ± n/a 15'-7" ±	
SIDE SETBACK - MIN	P- 15'-0" ACC- 10'-0"	15'-5" ± n/a	
REAR SETBACK - MIN	P- 15'-0" ACC- 10'-0"	29'-11" ± n/a	
PARKING	2/DU SINGLE FAMILY	4 SPACES IN GARAGE(S)	
SNOW STORAGE	n/a	n/a	

NOTE:
1. DUPLEX USE ALLOWABLE ON THIS PROPERTY, RESOLUTION 2019-16 FOR APPLICATION CU-18-1L DUPLEX DESIGN STANDARDS APPLY, AND THE DUPLEX IS EXEMPT FROM BASE AREA DESIGN STANDARDS.
2. FRONT SETBACK MEASURED FROM ACCESS EASEMENT ALONG NORTH PROPERTY LINE.

SITE NOTES

- 1.) SURVEY PROVIDED BY: FOUR POINTS SURVEYING AND ENGINEERING, JOB # 1055-032, DATED OCTOBER 31, 2024.
- 2.) VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY INSTALLATION AND LAYOUTS WITH UTILITY COMPANIES. ALL UTILITIES TO BE UNDERGROUND U.N.O.
- 3.) STAKE NEW FOUNDATION LOCATIONS FOR OWNER APPROVAL PRIOR TO ANY WORK. CONTRACTOR RESPONSIBLE FOR ACCURATE PLACEMENT OF ALL CONSTRUCTION ON THE SITE.



REVIEWED
FOR
CODE
COMPLIANCE
04/21/2025

APEX
ARCHITECTURE

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STEAMBOAT SPRINGS, CO 80477
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adams@apex-architect.com

STATE OF COLORADO
BRIAN S. ADAMS
ARC.00403036
02/12/2025
LICENSED ARCHITECT

A New Two-Unit Building for
BEAR CLAW DUPLEX
T.B.D. SKI TRAIL LANE
LOT 11A, BEAR CLAW ESTATES SUBD.
ROUIT COUNTY, COLORADO

REVISIONS:
CURRENT REVISION: 00

CHANGE	DATE	ISSUE

ISSUE DATE: 02/12/2025
PERMIT SET

PROJECT NO: 24010
SHEET TITLE: SITE PLAN

SHEET NO: A.1.1
Sheet 4 of 35