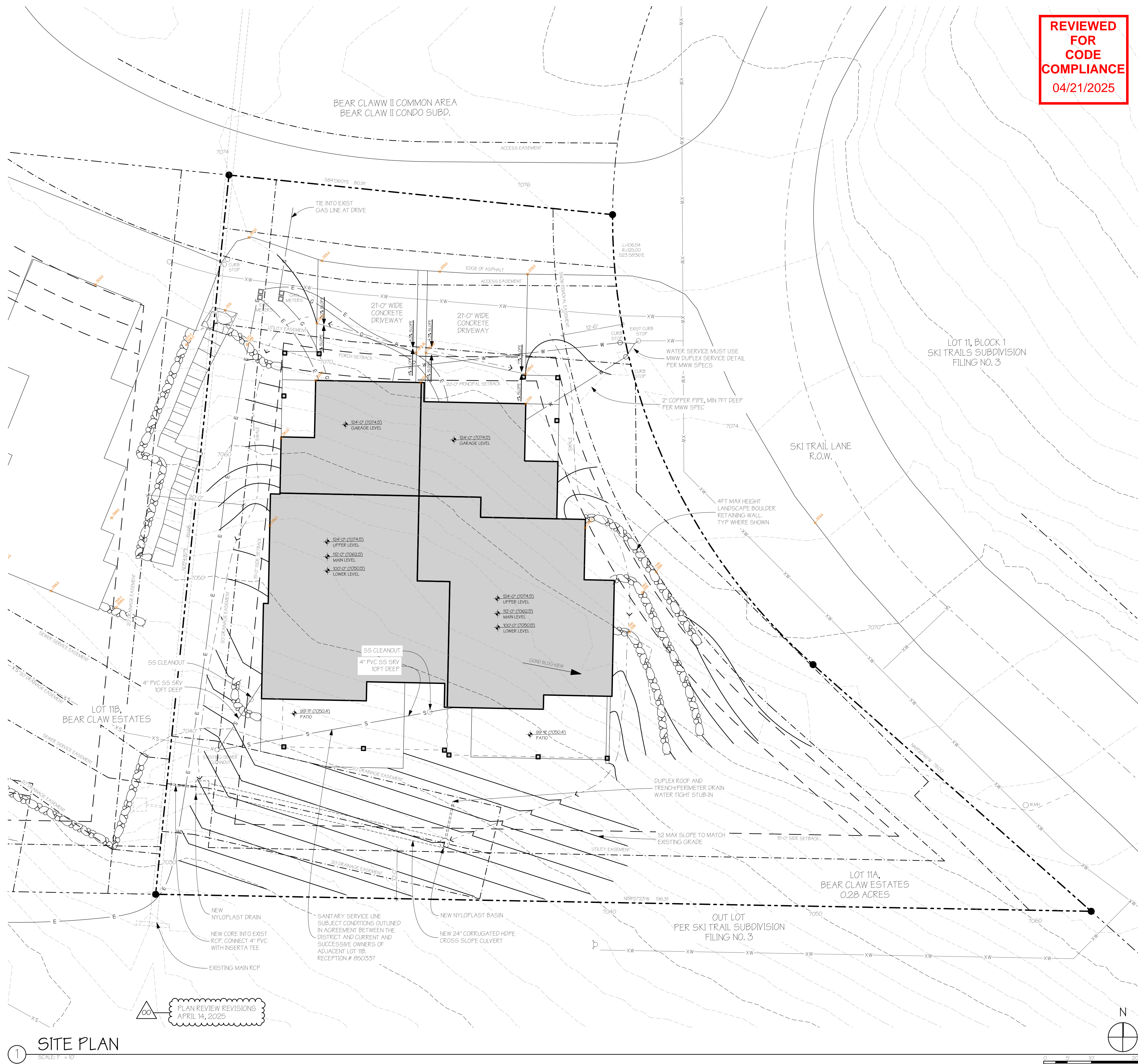


ZONE DISTRICT DIMENSIONAL STANDARDS			
PROJECT SUMMARY TABLE			
ZONING	RR-2		
NUMBER OF UNITS	2		
STANDARDS	REQUIREMENT	PROPOSED	VARIANCE
LOT AREA	MIN - NONE	17,857 SF ±	
LOT WIDTH	MIN - 25'-0"	80'-11" ±	
LOT COVERAGE	MAX - 65%	22.6 % (4,039 SF)	
FLOOR AREA RATIO	MAX - NONE	n/a	
BUILDING HEIGHT	MAX - 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	

## 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 UNO.
- 3.) STAKE NEW FOUNDATION LOCATIONS FOR OWNER APPROVAL PRIOR TO ANY WORK. CONTRACTOR RESPONSIBLE FOR ACCURATE PLACEMENT OF ALL CONSTRUCTION ON THE SITE.





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

**REVISIONS:**  
 CURRENT REVISION: 00

ISSUE	DATE	CHANGE

**ISSUE DATE:** 02/12/2025  
 PERMIT SET

**PROJECT NO:** 24019

**SHEET TITLE:**  
 SITE PLAN

**SHEET NO:**

**A1.1**  
 Sheet 4 of 35