



WALTON CREEK - SUBSTANTIAL CONFORMANCE

2075 WALTON CREEK ROAD
STEAMBOAT SPRINGS, COLORADO 80487

DRAWING LIST

- G100 COVER SHEET
- A300 ELEVATIONS - OVERLAY ANALYSES
- A301 ELEVATIONS - OVERLAY ANALYSES
- A300 BDLG 1 ELEVATIONS - PERMIT SET
- A301 BDLG 1 ELEVATIONS - PERMIT SET
- A302 BDLG 2 ELEVATIONS - PERMIT SET
- A303 BDLG 2 ELEVATIONS - PERMIT SET
- A300 BUILDING 1 ELEVATIONS - DEV SUBMISSION
- A301 BUILDING 2 ELEVATIONS - DEV SUBMISSION
- X001 RAIL DETAIL ANALYSIS

APPROVAL STAMPS:

City of Steamboat Springs
Planning Department
Approved Plan Set
06/24/2025 jbrown

No.	Date	Description
5	4/30/2025	Substantial Conformance
4	12/3/2024	Development Plan Re-Submittal
3	9/25/2024	Development Plan Re-Submittal
2	8/22/2024	Development Plan Re-Submittal
1	4/8/2024	Development Plan Submittal

SUBMISSIONS & REVISIONS

OWNER
May Riegler Properties
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PO Box 881330
Steamboat Springs, CO 80488

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GENERAL CONTRACTOR

PROJECT LOCATION
Walton Creek Townhomes
2075 Walton Creek Rd
Steamboat Springs, CO

DRAWING TITLE

COVER SHEET

SEAL	DATE: 03/27/20
	DRAWN BY:
	CHECKED BY:
	PROJECT NO:

DRAWING NO:
G100

OWNER

MAY RIEGLER PROPERTIES
2201 WISCONSIN AVENUE NW SUITE 200
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PO BOX 881330
STEAMBOAT SPRINGS, CO 80488

PROJECT SUMMARY TABLE

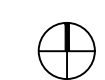
GROSS FLOOR AREA:	11,933 GSF (NOT INCLUDING BASEMENTS)		
NET FLOOR AREA:	10,562 NSF (NOT INCLUDING BASEMENTS)		
UNIT SIZE:	1,492 SF AVERAGE		
NUMBER OF UNITS:	8		
ZONING:	MF-3		
FRONTAGE:	WALTON CREEK RD: 248'	APRES SKI WAY: 82'	
USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	RESIDENTIAL	11,933 FAR SF	8

STANDARDS	ZONE DISTRICT REQMTS	PROPOSED	VARIANCE? (Y/N)
LOT AREA	12,000 SF MIN / NO MAX	28,998 SF(22,865 EFF.)	N
LOT COVERAGE	45% MAX	32.1% (7,333 SF FTFRNT)	N
FLOOR AREA RATIO	50% MAX	50.00% FAR	N
OVERALL BLDG HT	63' MAX (W/ UNDRGRND PRKG)	33'-0"	N
AVERAGE PLATE HT	41' MAX (W/ UNDRGRND PRKG)	20'-4"	N
FRONTAGE AREA HT	N/A		N
FRONT SETBACK	15 FT MIN	COMPLIES	N
SIDE SETBACK	10 FT MIN	COMPLIES	N
REAR SETBACK	10 FT MIN	COMPLIES	N
SECOND STORY INTENSITY	N/A		N
PARKING	15 SPACES MIN	16 SPACES	N
SNOW STORAGE	2,936 SF	3,023 SF	N

BUILDING CODE INFORMATION - 2018 INTERNATIONAL RESIDENTIAL CODE (NON-SPRINKLERED)

R101.2 SCOPE	IRC APPLIES. TOWNHOUSES, NOT MORE THAN 3 STORIES ABOVE GRADE.
TABLE 302.1 EXTERIOR WALLS	FIRE-RESISTANCE RATED WALLS TO BE 1 HOUR
R302.2.1 DOUBLE WALLS	EACH TH SEPARATED BY (2) 1-HOUR RATED WALL ASSEMBLY.
302.2.2 COMMON WALLS	WHEN NO FIRE SPRINKLER IS PROVIDED, COMMON WALL TO BE 2-HR RATED
R302.2.6 STRUCT. IND.	EACH INDIVIDUAL TOWNHOUSE SHALL BE STRUCTURALLY INDEPENDENT.

VICINITY MAP



PROJECT TEAM

OWNER

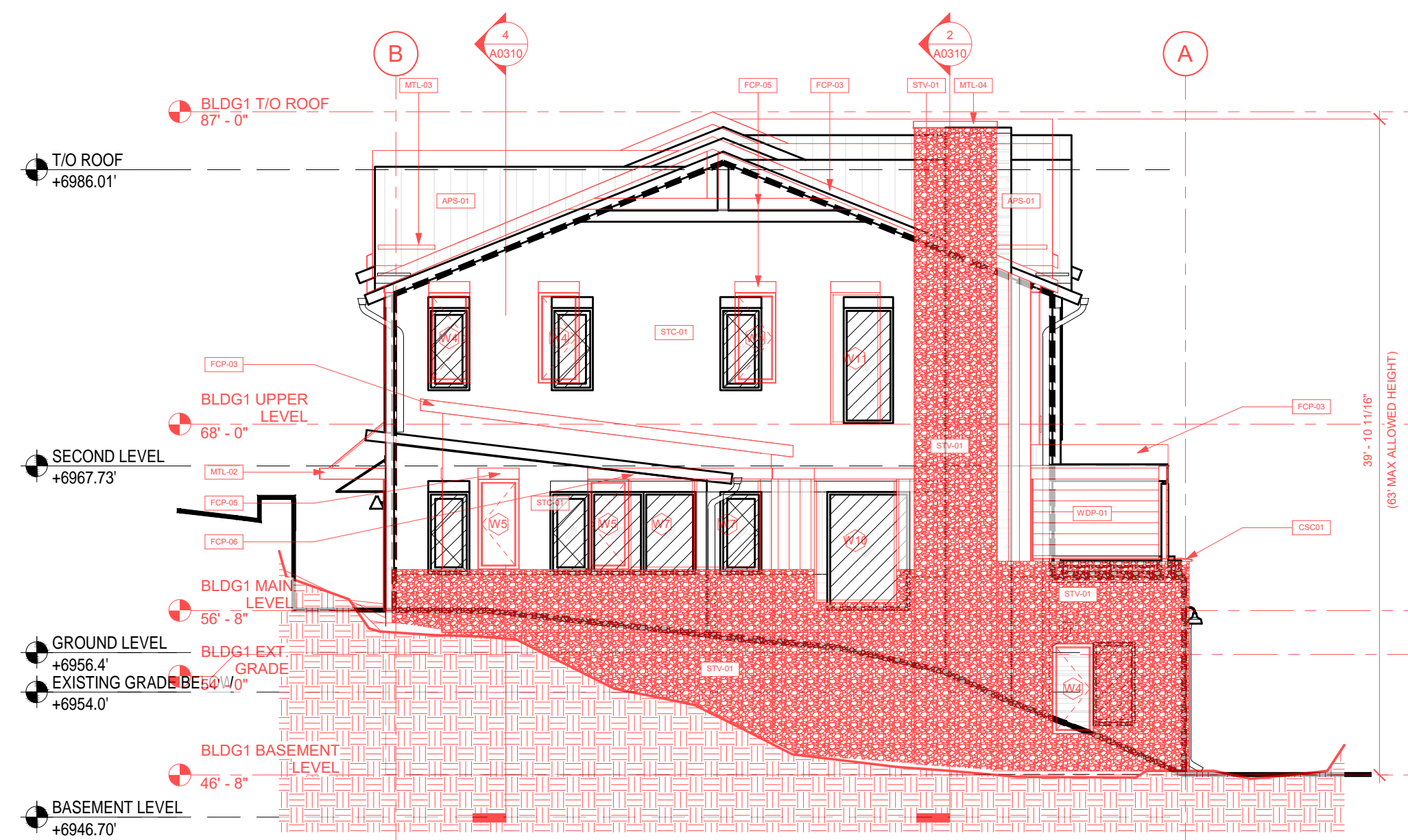
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NEW YORK, NY 10018

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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Building 1 North:
Previous Glazing: 20.95%
New:
Glazing: 187.7 SF
Facade: 1118.0 SF
Percentage: 16.77%
Change: -4.18%

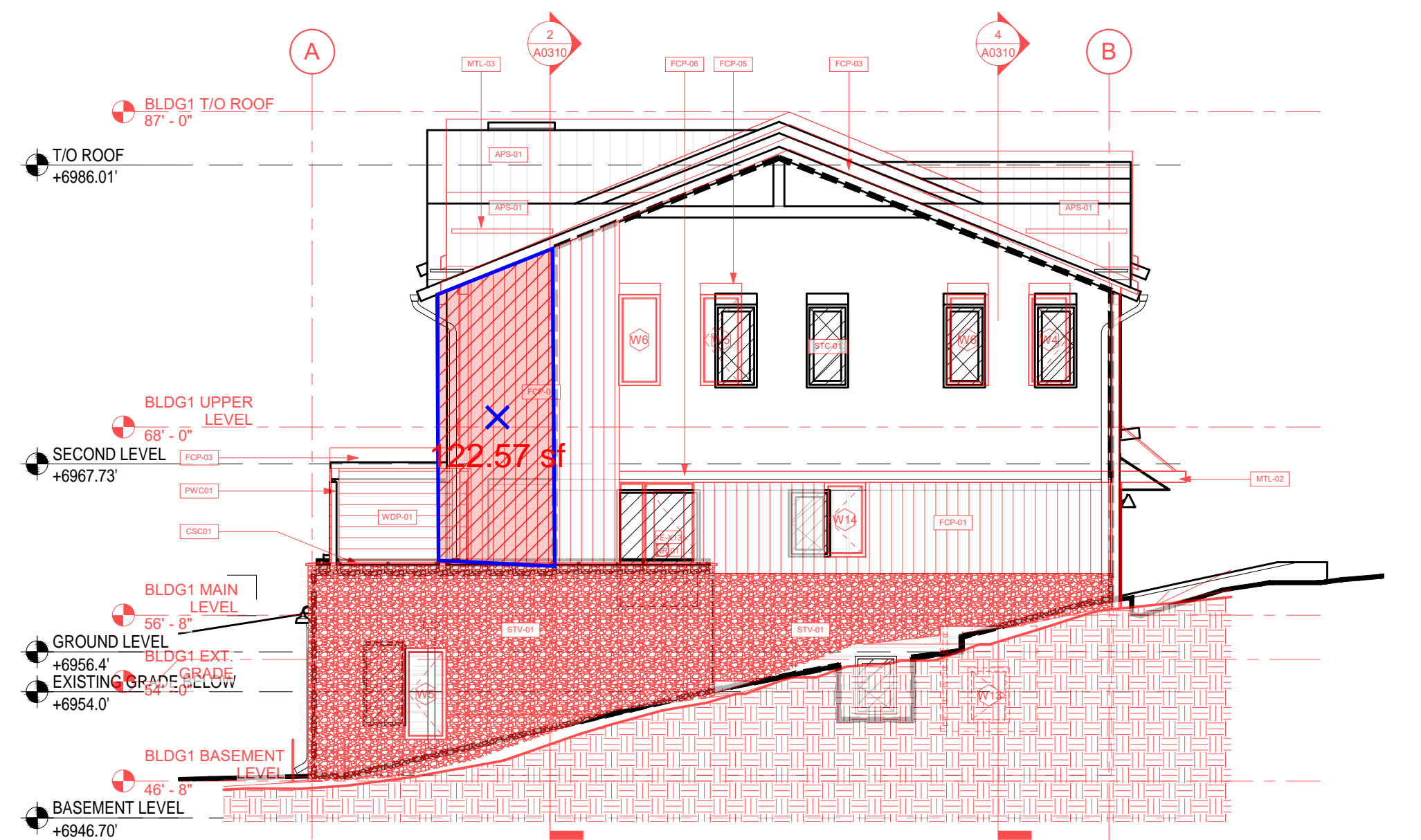
Summary:
-Removed 1 window in volume shift
-Grade modification
-Bldg height increase



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Building 1 East:
Previous Glazing: 21.95%
New:
Glazing: 418.4 SF
Facade: 2213.0 SF
Percentage: 18.91%
Change: -3.05%

Summary:
-Windows changed from full height to partial height in areas noted.
-Bldg height increase



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Building 1 South:
Previous Glazing: 13.53% (14.92%)
New:
Glazing: 123.8 SF
Facade: 1226.0 SF
Percentage: 10.10%
Change: -3.43%

Summary:
- Mistakenly pulled old dimension to wrong spot in overall facade area
- Bldg height increase
- This facade faces neighbor to South



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Building 1 West:
Previous Glazing: 20.89%
New:
Glazing: 849.9 SF
Facade: 3419.0 SF
Percentage: 24.86%
Change: +3.97%

Summary:
-Window sizes in primary Bedroom & Living Room increased
- New basement window calculated
- Bldg height increase

DRAWINGS IN BLACK REPRESENT LATEST DEVELOPMENT RE-SUBMITTAL DATED 12/3/2024
DRAWINGS IN RED REPRESENT CURRENT ELEVATIONS

APPROVAL STAMPS:

No.	Date	Description
5	4/30/2025	Substantial Conformance
3	12/3/2024	Development Plan Re-Submittal
2	8/22/2024	Development Plan Re-Submittal
1	4/8/2024	Development Plan Submittal

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GENERAL CONTRACTOR

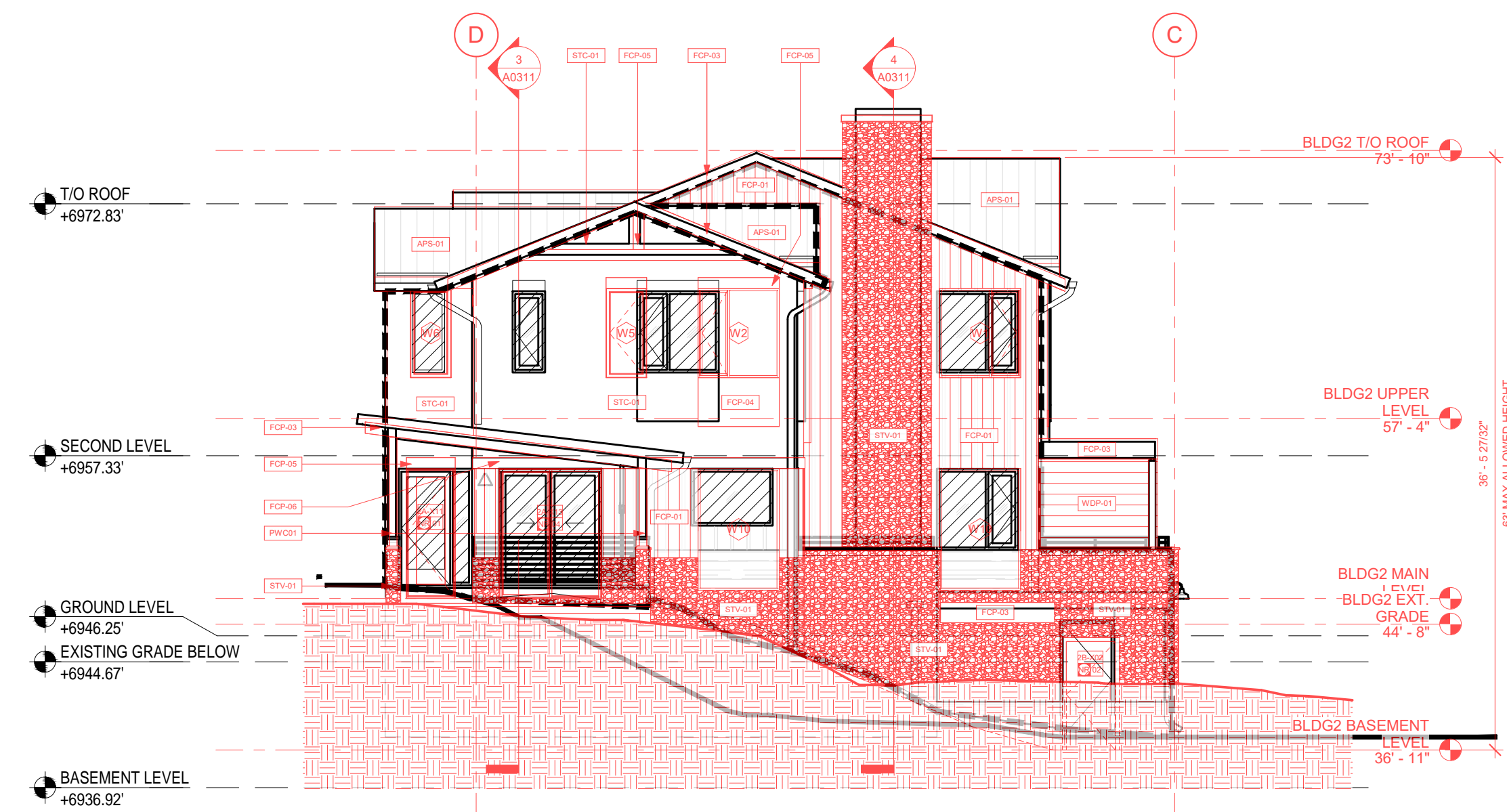
PROJECT LOCATION
Walton Creek Townhomes
2075 Walton Creek Rd
Steamboat Springs, CO

DRAWING TITLE
BUILDING 1 - ELEVATIONS OVERLAY ANALYSIS

SEAL: DATE: 03/27/20
DRAWN BY:
CHECKED BY:
PROJECT NO:

DRAWING NO: **A300**

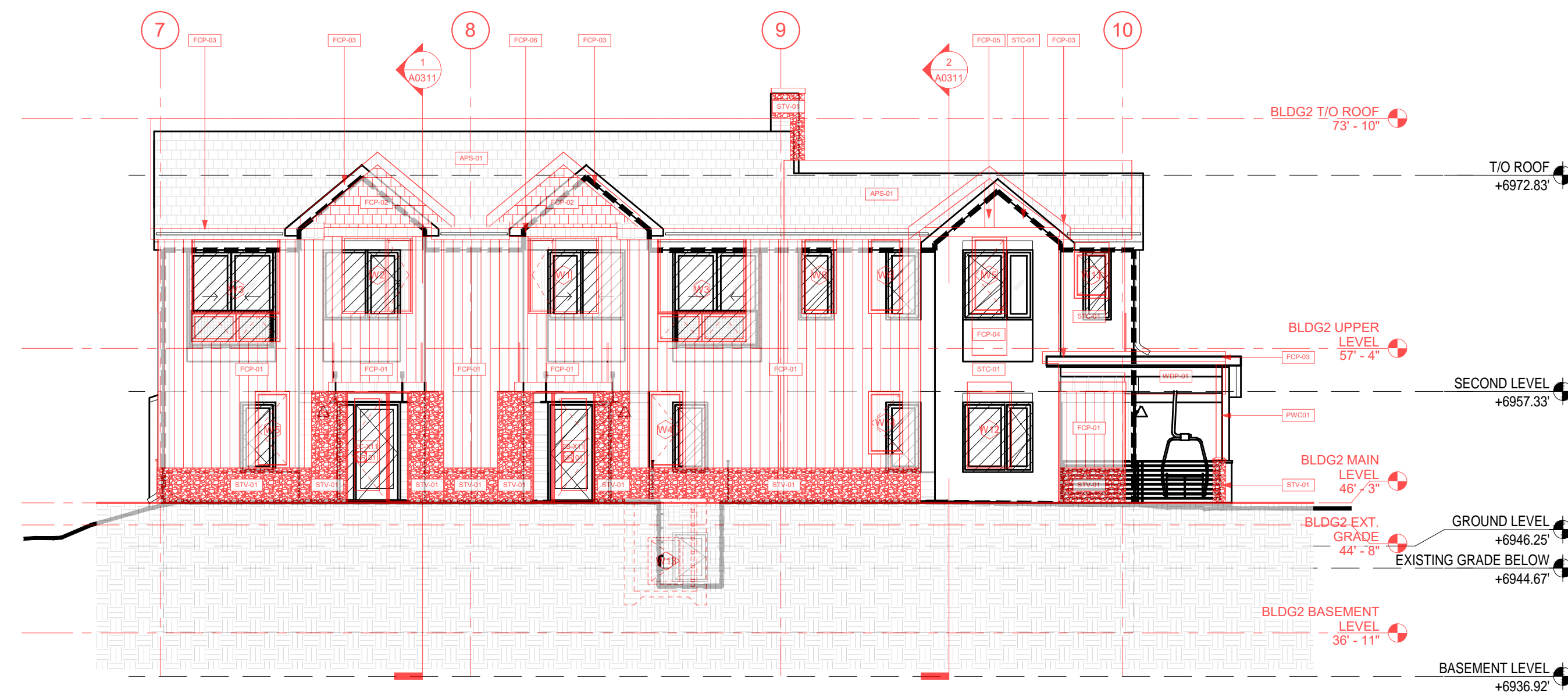
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Building 2 North:
 Previous Glazing: 15.48%
 New:
 Glazing: 218.77 SF
 Facade: 1113 SF
 Percentage: 19.66%
 Change: +4.18%

Summary:
 - 2 Window sizes increased
 - Bldg height increase

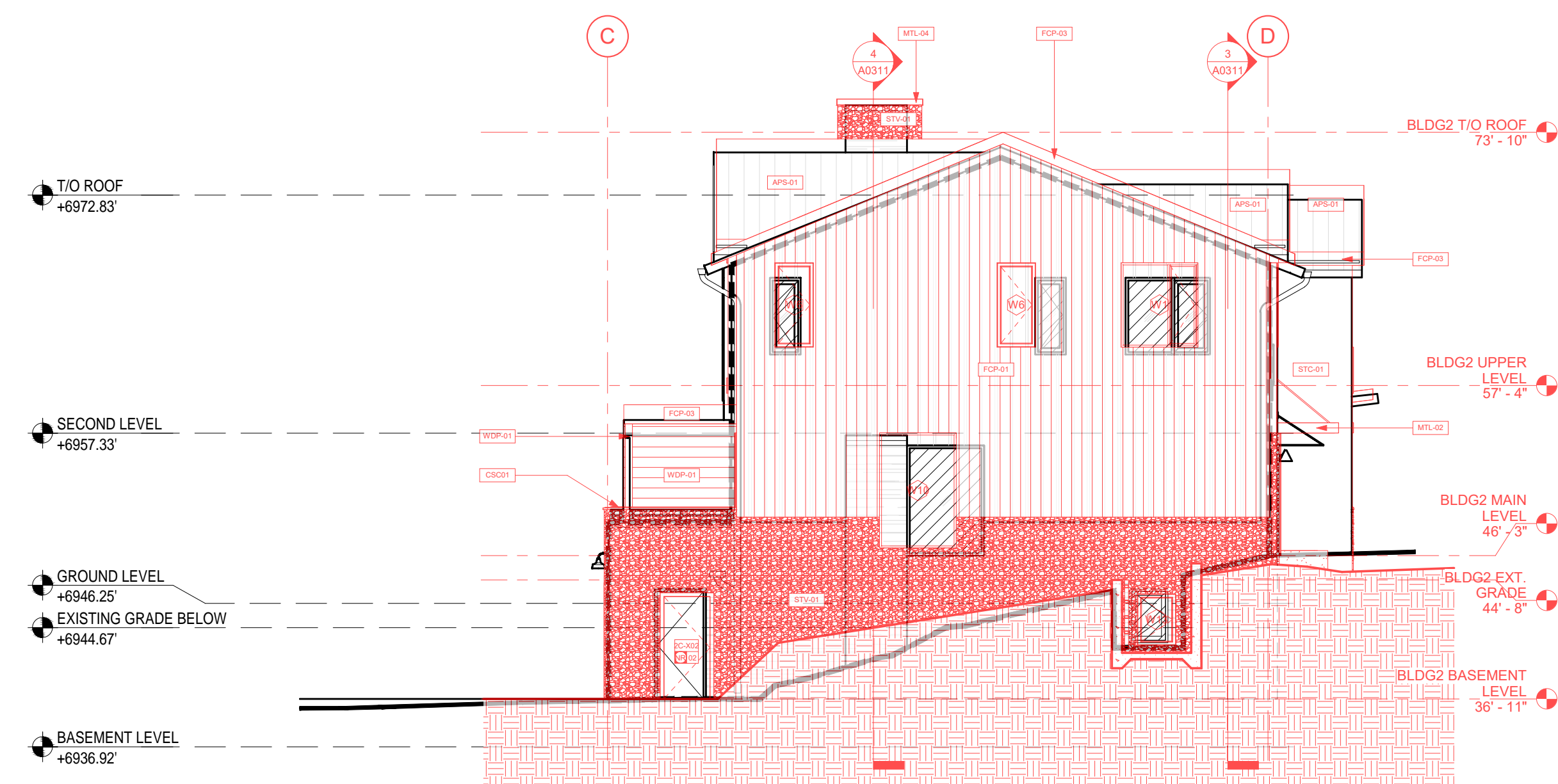
1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



Building 2 East:
 Previous Glazing: 22.04%
 New:
 Glazing: 310.3 SF
 Facade: 1425 SF
 Percentage: 21.77%
 Change: -0.27%

Summary:
 - Small shifts in window selection
 - Bldg height increase

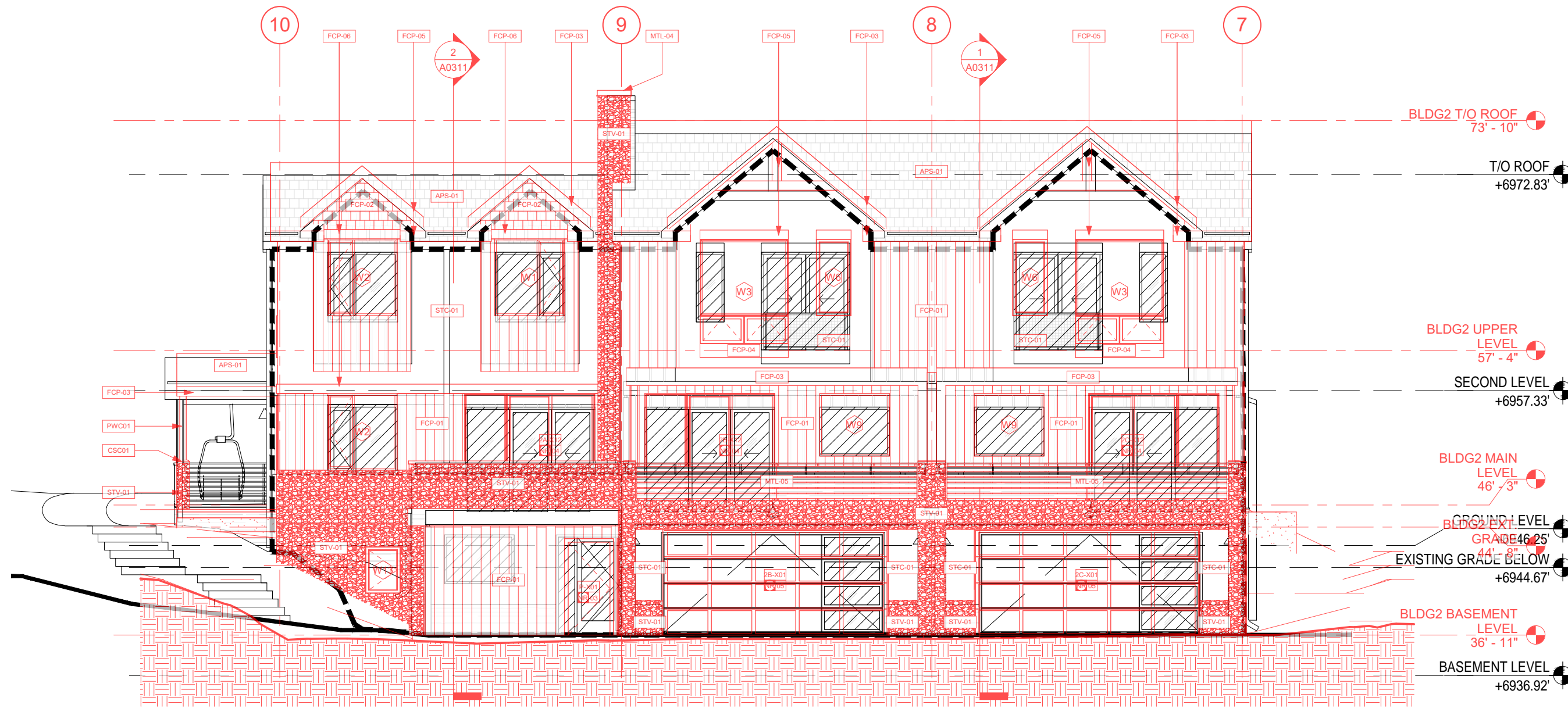
2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



Building 2 South:
 Previous Glazing: 11.09%
 New:
 Glazing: 100.4 SF
 Facade: 1051.0 SF
 Percentage: 9.55%
 Change: -1.53%

Summary:
 - Small shifts in window selection
 - Bldg height increase
 - This facade faces neighbor to South

3 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



Building 2 West:
 Previous Glazing: 20.00%
 New:
 Glazing: 503.0 SF
 Facade: 2096.0 SF
 Percentage: 24.00%
 Change: 4.00%

Summary:
 - Window sizes in primary Bedroom & Living Room increased
 - Bldg height increase

4 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

DRAWINGS IN BLACK REPRESENT LATEST DEVELOPMENT RE-SUBMITTAL DATED 12/3/2024
 DRAWINGS IN RED REPRESENT CURRENT ELEVATIONS

APPROVAL STAMPS:

No.	Date	Description
5	4/30/2025	Substantial Conformance
3	12/3/2024	Development Plan Re-Submittal
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GENERAL CONTRACTOR

PROJECT LOCATION

Walton Creek Townhomes
 2075 Walton Creek Rd
 Steamboat Springs, CO

DRAWING TITLE

BUILDING 2 - ELEVATIONS OVERLAY ANALYSIS

SEAL

DATE:
03/27/20

DRAWN BY:

CHECKED BY:

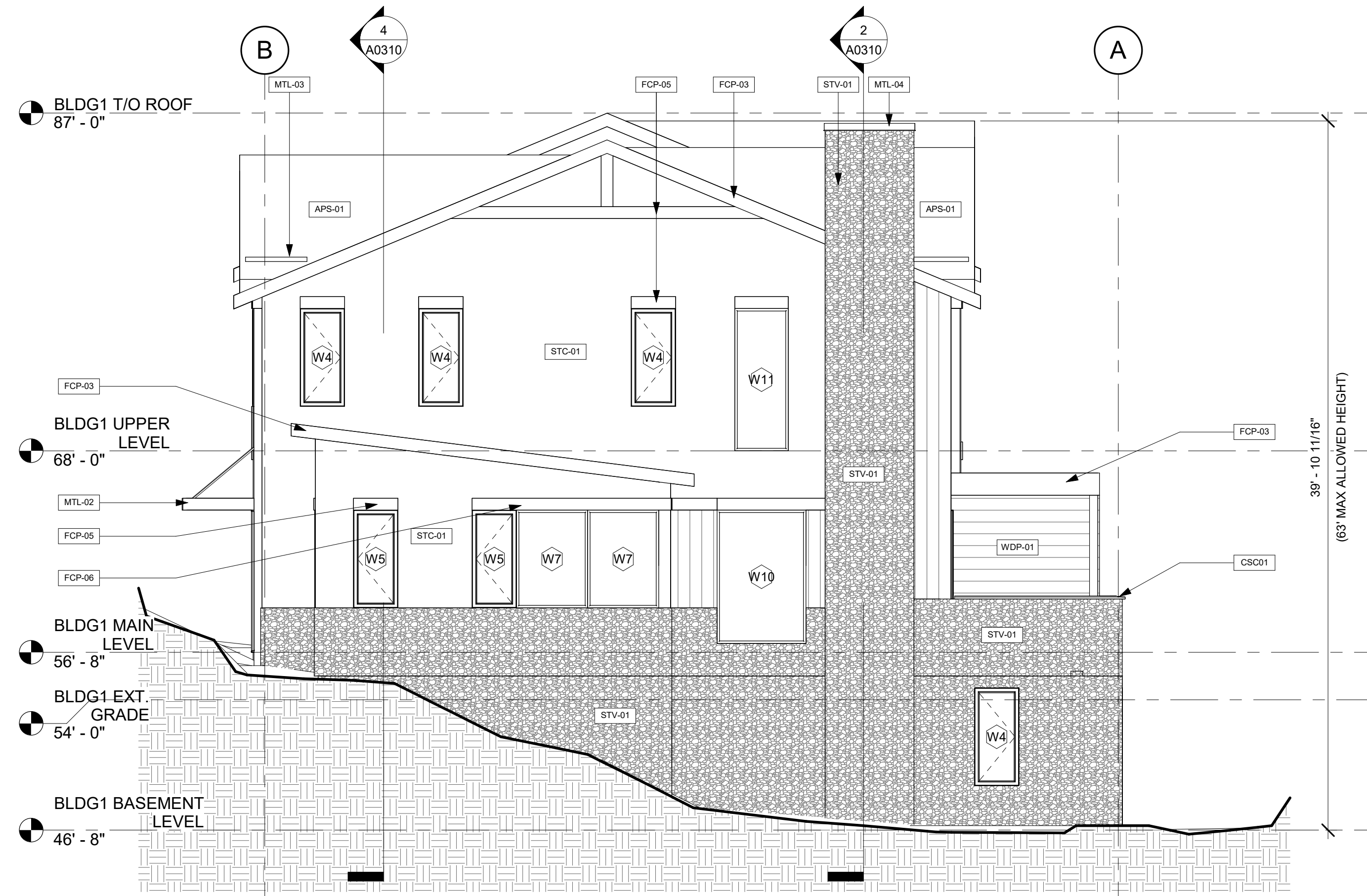
PROJECT NO.:

DRAWING NO.:
A301

APPROVAL STAMP:



2 BLDG 1 EAST ELEVATION
A0200A0300 3/16" = 1'-0"



1 BLDG 1 NORTH ELEVATION
A0200A0300 3/16" = 1'-0"

APPROVAL STAMPS:

No.	Date	Description
5	4/30/2025	Substantial Conformance
1	03.24.25	ISSUED FOR PERMIT

SUBMISSIONS & REVISIONS

OWNER

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STEAMBOAT SPRINGS, CO 80477

ELECTRICAL ENGINEERS

WILDER ENGINEERING LLC
1170 BLUE SAGE DRIVE
STEAMBOAT SPRINGS, CO 80487

INTERIOR DESIGNER:

PROJECT LOCATION

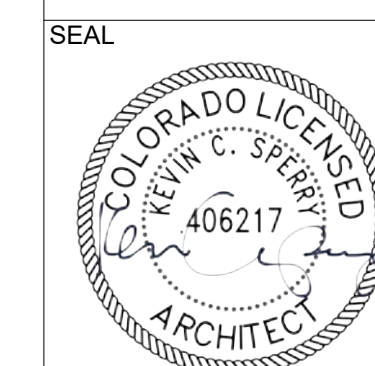
WALTON CREEK TOWNHOMES

2075 WALTON CREEK RD
STEAMBOAT SPRINGS, CO

DRAWING TITLE

BLDG 1 ELEVATIONS PERMIT SET

SEAL



DATE:

01/28/25

DRAWN BY:

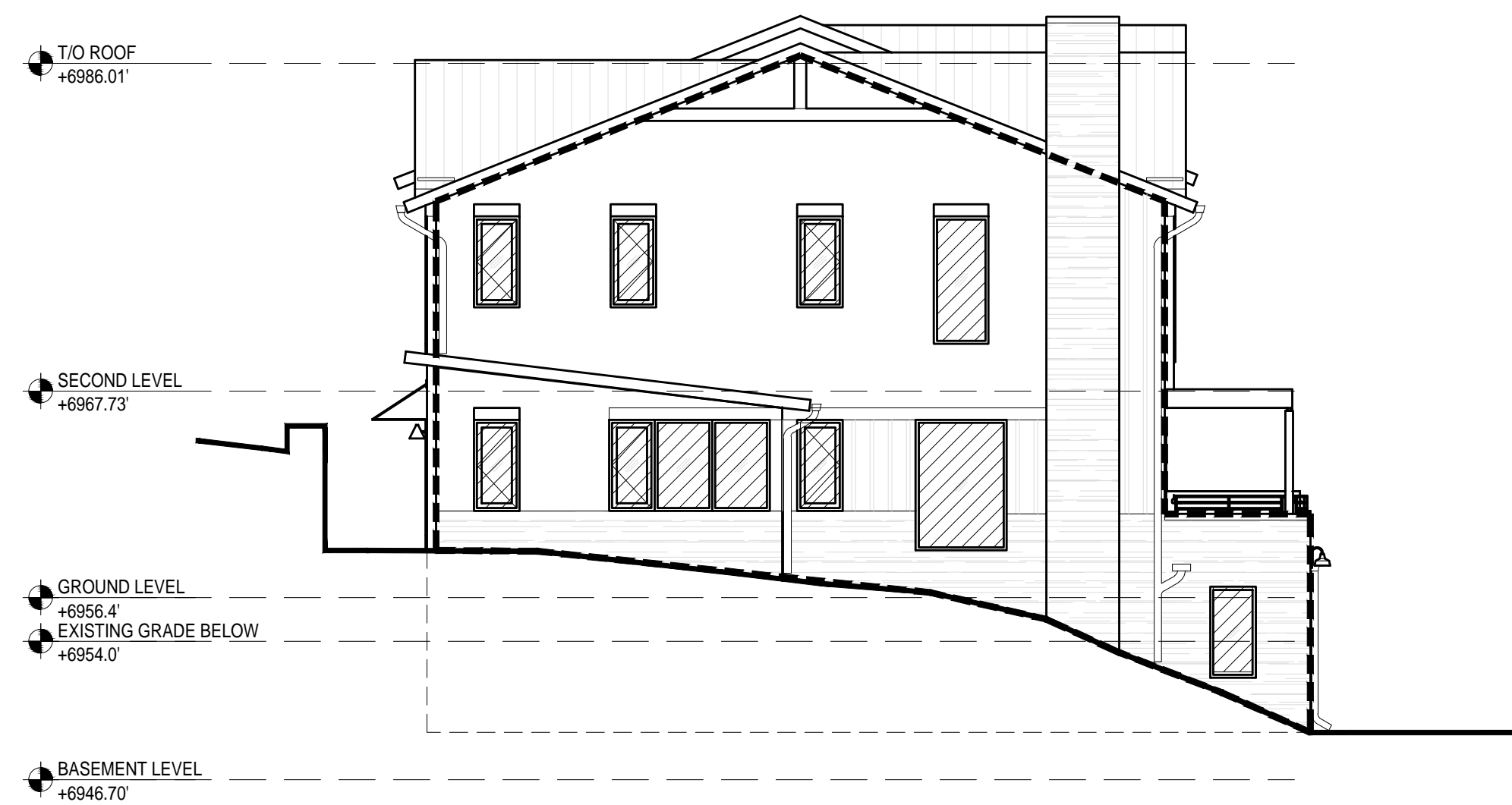
CHECKED BY:

PROJECT NO:

DRAWING NO:

A0300

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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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2075 Walton Creek Rd
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DRAWING TITLE
BUILDING 1 - ELEVATIONS DEV. SUBMISSION

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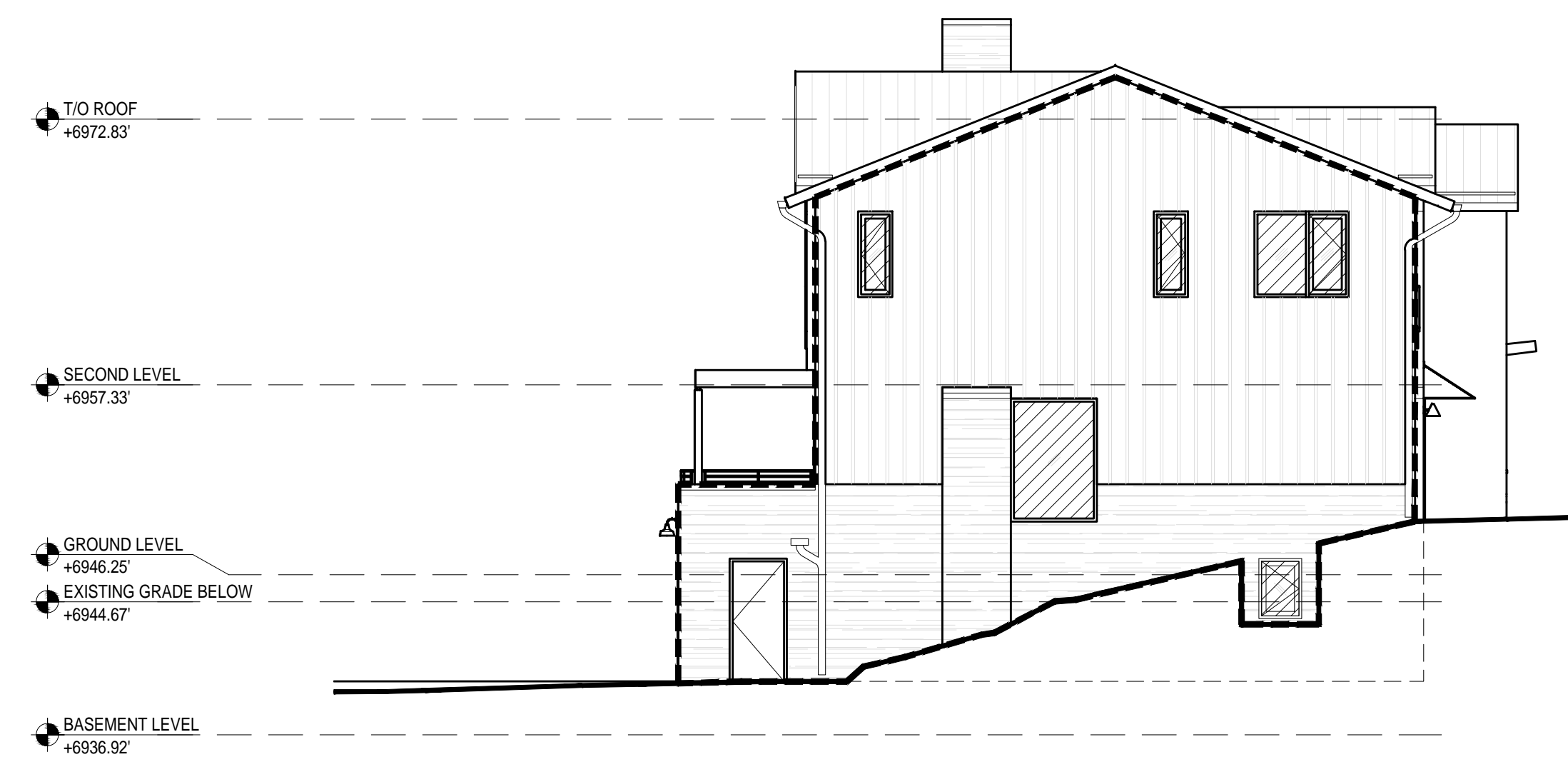
DRAWING NO:
A300



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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