

ZONE MAP AMENDMENT
FOR
A PORTION OF LOT 1

LOCATED ON A PORTION OF LOT 1, STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM, AS
RECORDED UNDER RECEPTION NO. 533318 IN THE ROUTT COUNTY RECORDS; LOCATED IN THE
NE1/4 SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY
OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO

CONTACT INFORMATION

PROJECT TEAM:

APPLICANT
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ATTN: MIKE SCHMIDT

CIVIL ENGINEER
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141 9TH STREET
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(970) 871-9494
ATTN: ERIK GRIEPENTROG, P.E.

BASE MAPPING SURVEYOR
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STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: JEFF GUSTAFSON, P.L.S.

UTILITY CONTACT LIST:

UTILITY COMPANY	CONTACT	PHONE NUMBER
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CITY OF STEAMBOAT SPRINGS UTILITIES	MICHELLE CARR, P.E.	(970) 871.8207
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YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871.2282
ATMOS ENERGY	DON CRANE	(970) 879.3223
CENTURY LINK	JASON SHARPE	(970) 328.8290
COMCAST	ANDY NEWBY	(303) 547.4584
UTILITY NOTIFICATION CTR. OF CO	N/A	(800) 922.1987

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SHEET INDEX

C.001 - Cover Sheet
C.003 - Existing Conditions Exhibit
C.100 - Site Plan

PROPERTY DESCRIPTION (2 PAGES)



G-1 Gondola - One

§ 215

215 ZONE DISTRICT: GONDOLA - ONE

215.A Purpose
The Gondola zone districts are mixed-use districts intended to provide areas for resort-oriented, high-intensity commercial uses and high-density residential and lodging uses that are complementary to and supportive of the Base Area. These zone districts allow for design flexibility and creativity and emphasize pedestrian-oriented, interconnected development that creates active public spaces with density and intensity increasing closer to the Base Area.

215.B Dimensional Standards (See below.)

Building Placement	Building Form
Lot Line Setbacks	Building Height ¹
Front	Overall Height ²
Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors.	F 75' max.
Side	Parking Lot Placement
Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors.	Lot Line Setbacks
Rear	Front
Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors.	0' min.
Other Standards	Building Intensity
Building Intensity	Lot Coverage
Lot Coverage	60% max.
Floor Area Ratio	no max.
Density	Dwelling Units per Lot
no max.	
¹ The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to Section 801 for rules of measurement.	
² Significant variation in building height, including differences of multiple stories, is required. Refer to Section 440 for Base Area design standards.	
Lot Size	
Width ¹	5' min.
no max.	
Depth ¹	no min.
no max.	
Area	no max.
Residential	6,000 sf min.
Commercial or Mixed Use	3,000 sf min.



Community Development Code
Steamboat Springs Municipal Code Chapter 26

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RR-1 Resort Residential - One

§ 209

209 ZONE DISTRICT: RESORT RESIDENTIAL - ONE

209.A Purpose
The Resort Residential zone districts are intended to provide areas for high-intensity residential and lodging uses and development with a mountain resort character that is complementary to and supportive of the Base Area in terms of intensity, density, uses, and connectivity. These zone districts accommodate development that serves as a gateway to the mountain resort area with density and intensity increasing closer to the Base Area.

209.B Dimensional Standards (See below.)

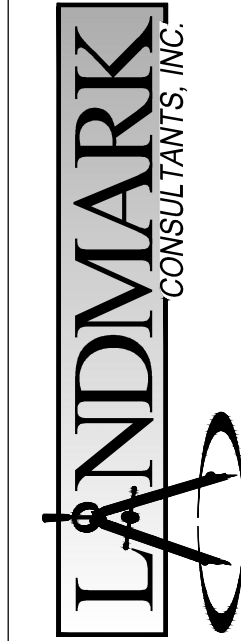
Building Placement	Building Form
Lot Line Setbacks	Building Height ¹
Front	Overall Height
Principal Building	0' min.
Porch	15' min.
3rd Story and Above	5' min.
Accessory Building	5' min.
Side	Parking Lot Placement
Principal Building	15' min.
Accessory Building	15' min.
Rear	Lot Line Setbacks
Principal Building	15' min.
Accessory Building	15' min.
Other Standards	Building Intensity
Building Intensity	Lot Coverage
Lot Coverage	50% max.
Floor Area Ratio	no max.
Density ²	Dwelling Units per Lot
no max.	
¹ The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to Section 801 for rules of measurement.	
² Manufactured homes are prohibited.	
Lot Size	
Width ¹	5' min.
no max.	
Depth ¹	no min.
no max.	
Area	6,000 sf min.
no max.	



Community Development Code
Steamboat Springs Municipal Code Chapter 26

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DESCRIPTION
REVIEW SET
NOT FOR CONSTRUCTION
10/12/22

PROJECT: 257-001
DATE: 10/12/22
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Zone Map Amendment

Cover Sheet

SHEET
C.001