

HOTEL DEVELOPMENT

PHASE II DEVELOPMENT PLANS
LOT 1 INDIAN MEADOWS FILING NO.3



Land Use & Site Development Project Summary Table			
Gross Floor Area	63,527 Sq. Ft. (Hotel A), 52,069 Sq. Ft. (Hotel B)		
Net Floor Area	62,012 Sq. Ft. (Hotel A), 50,834 Sq. Ft. (Hotel B)		
Unit Size	Varies		
Number of Units	90 Guest Rooms (Hotel A), 73 Guest Rooms (Hotel B)		
Number of Units (Dormitory)	9 (Hotel A)		
Zoning (existing and proposed)	CC - Existing/Proposed (Hotel - Conditional Use per Table 300-1)		
Frontage	173.9 Ft. (Hotel A),		
Use Breakdown	Description	Square Footage	# of Units
Principal Use	Hotel A	59,358	90
Dormitory	Inside Hotel A	4,169	9 (21 beds)
Principal Use	Hotel B	52,069	73
Standards	Zone District Requirements	Proposed	Variance? (Y/N)
Lot Area	No Min, No Max	2.007 Acres	N
Lot Coverage	No Max	29,349 Sq. Ft.	N
Floor Area Ratio	No Max	0.34	N
Overall Building Height	63' (Max)	57'-5"	N
Average Plate Height	Ft. (Max)	12'-3"	N
Frontage Area Height	26' (Min)	44'-1"	N
Front Setback	5' (Min), 20' (Max)	114.3'	N (existing easements)
Side Setback	7.5' (Min.)	11.2' (South)	N
Rear Setback	7.5' (Min)	168.5'	N
Second Story Intensity	75% (Min)	97%	N
Parking	163 + 5.25 (1:4 Dormitory Use) = 168.25 Less 10% transit credit = 152	162	N
Snow Storage	16,790 SF Hotel A, 15,330 SF Hotel B	32,120 Sq. Ft.	N

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HOTEL A & HOTEL B
Site Development Package
3400 S. LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487

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DRAWING ISSUE DATES:
2/20/23 Site Development Package

DRAWING REVISION DATES:

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NAP

SHEET TITLE:
SITE
DEVELOPMENT
COVER SHEET

CS

SHEET: 01 OF 37