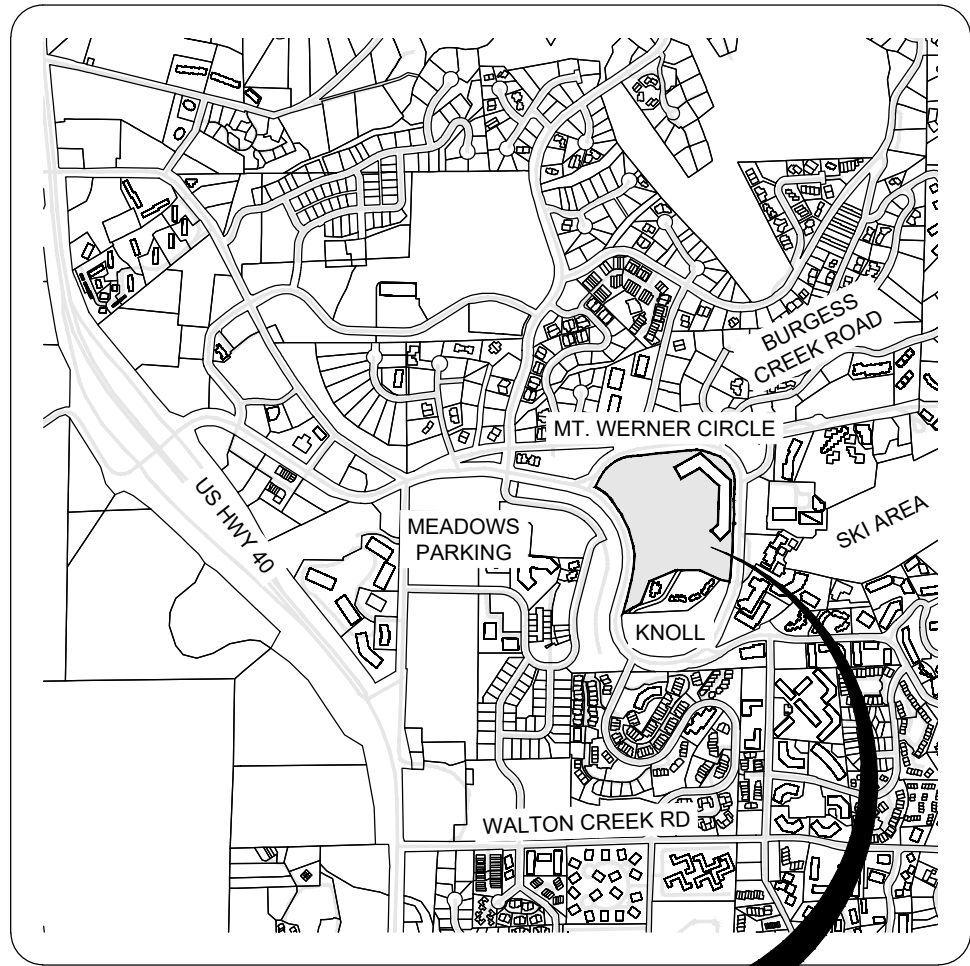


PRELIMINARY PLAT  
FOR  
FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM  
LOCATED IN THE SE1/4 SECTION 21 AND IN THE NE1/4 SECTION 28, T6N, R84W, 6TH P.M.;  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO  
CONTAINING A CALCULATED AREA OF 19.96 ACRES



PROJECT  
LOCATION  
VICINITY MAP  
1" = 1500'

CONTACT INFORMATION

PROJECT TEAM:

APPLICANT  
STEAMBOAT RESORT DEVELOPMENT COMPANY  
3501 WAZEE STREET  
DENVER, COLORADO 80215  
MSCHMIDT@ALTERRAMTNC.COM  
ATTN: MIKE SCHMIDT



CIVIL ENGINEER  
LANDMARK CONSULTANTS, INC.  
141 9TH STREET  
STEAMBOAT SPRINGS, CO 80487  
(970) 871-9494  
ATTN: ERIK GRIEPENTROG, P.E.

BASE MAPPING SURVEYOR  
LANDMARK CONSULTANTS, INC.  
141 9TH STREET  
STEAMBOAT SPRINGS, CO 80487  
(970) 871-9494  
ATTN: JEFF GUSTAFSON, P.L.S.

UTILITY CONTACT LIST:

UTILITY COMPANY	CONTACT	PHONE NUMBER
CITY PUBLIC WORKS	JON SNYDER	(970) 871.8207
CITY OF STEAMBOAT SPRINGS UTILITIES	MICHELLE CARR, P.E.	(970) 871.8204
MT. WERNER WATER	FRANK ALFONE	(970) 879.2424
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

THIS LIST IS PROVIDED AS A COURTESY REFERENCE ONLY. LANDMARK CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS LIST. IN NO WAY SHALL THIS LIST RELINQUISH THE CONTRACTOR'S RESPONSIBILITY FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. PLEASE CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 FOR ADDITIONAL INFORMATION

SHEET INDEX

- C.001 - COVER SHEET  
C.003 - EXISTING CONDITIONS MAP  
C.004 - EXISTING CONDITIONS OVERLAY EXHIBIT  
C.100 - OVERALL CIVIL SITE PLAN  
C.200 - CIVIL UTILITY PLAN  
C.300 - GRADING & DRAINAGE PLAN  
C.410 - ROADWAY PLAN & PROFILE  
C.420 - ROADWAY CROSS-SECTIONS 0+50 - 2+50  
C.421 - ROADWAY CROSS-SECTIONS 3+00 - 5+50  
C.422 - ROADWAY CROSS-SECTIONS 6+00 - 8+50  
C.430 - EMERGENCY ACCESS CROSS-SECTIONS

- DRAFT FINAL PLAT  
1 - FINAL PLAT COVER  
2 - FINAL PLAT

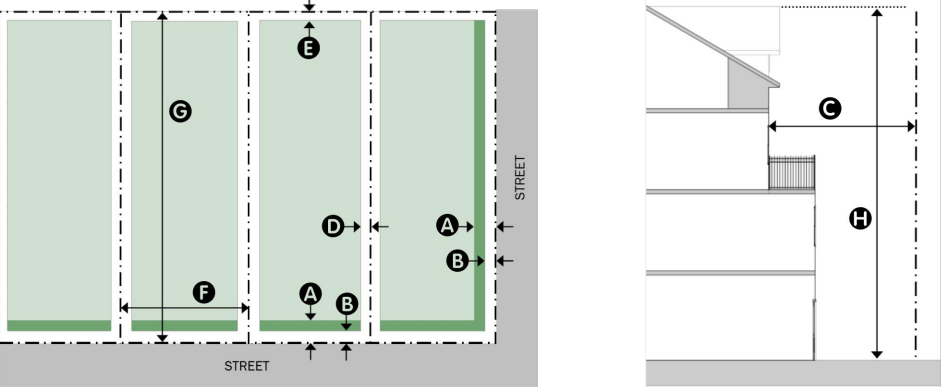
RR-1 Resort Residential - One

§ 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.)



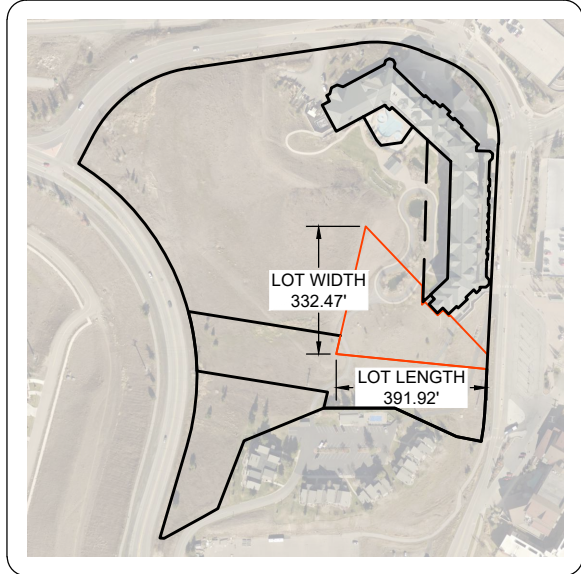
Building Placement	Building Form
Lot Line Setbacks	Building Height <sup>1</sup>
Front	Overall Height 63' max. <sup>1</sup>
Principal Building 20' min. <sup>A</sup>	Parking Lot Placement
Porch 15' min. <sup>B</sup>	Lot Line Setbacks
3rd Story and Above 25' min. <sup>C</sup>	Front 25' min.
Accessory Building 25' min.	Other Standards
Side	Building Intensity
Principal Building 15' min. <sup>D</sup>	Lot Coverage 50% max.
Accessory Building 15' min.	Floor Area Ratio no max.
Rear	Density <sup>2</sup>
Principal Building 15' min. <sup>E</sup>	Dwelling Units per Lot no max.
Accessory Building 15' min.	<sup>1</sup> The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to Section 901 for rules of measurement.
Lot Size	<sup>2</sup> Manufactured homes are prohibited.
Width <sup>1</sup> 25' min. <sup>F</sup>	
no max.	
Depth <sup>1</sup> no min. <sup>G</sup>	
Area 6,000 sf min. <sup>H</sup>	
no max.	



Community Development Code  
Steamboat Springs Municipal Code Chapter 26

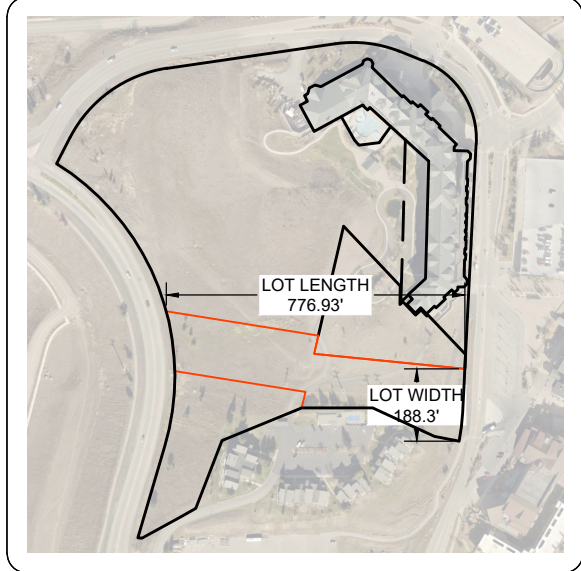
1	Purpose & Administration
2	Zone Districts
3	User Definitions & Standards
4	Development & Design Standards
5	Signs
6	Subdivision Standards
7	Development Process
8	Rules & Definitions

2-15



LOT 1 SUMMARY TABLE DIAGRAM

1" = 500'



TRAM LOT SUMMARY TABLE DIAGRAM

1" = 500'

SUBDIVISION PROJECT SUMMARY TABLE

LOT 1 PROJECT SUMMARY TABLE			
GROSS SITE AREA	1.63 ACRES		
% OF SITE AREA IN ROW	0		
NUMBER OF LOTS	1		
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? (YES/NO)
AVERAGE LOT SIZE	6000 S.F. MIN. / NO MAX.	1.63 ACRES	NO
LOT WIDTH	25' MIN. NO MAX.	332 FEET	NO
LOT LENGTH	NO MIN.	392 FEET	NO
LOT COVERAGE	50% MAX.	50% MAX.	NO
USABLE LOT AREA	NO MAX.	1.15 ACRES	NO
AVERAGE SLOPE	N/A	+/-15%	NO
BLOCK LENGTHS	N/A	N/A	NO
INDIVIDUAL LOT FRONTAGE	N/A	38 FEET	NO
PROJECT FRONTAGE	N/A	227 FEET	NO
OPEN SPACE SQUARE FOOTAGE <sup>1</sup>	15% MIN. (0.65 AC.)	9.64 AC. (PREVIOUSLY PROVIDED)	NO

SUBDIVISION PROJECT SUMMARY TABLE

TRAM LOT PROJECT SUMMARY TABLE			
GROSS SITE AREA	2.68 ACRES		
% OF SITE AREA IN ROW	0		
NUMBER OF LOTS	1		
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? (YES/NO)
AVERAGE LOT SIZE	6000 S.F. MIN. / NO MAX.	2.68 ACRES	NO
LOT WIDTH	25' MIN. / NO MAX.	188 FEET	NO
LOT LENGTH	NO MIN.	777 FEET	NO
LOT COVERAGE	50% MAX.	PER ZONING	NO
USABLE LOT AREA	NO MAX.	0 ACRES	NO
AVERAGE SLOPE	N/A	+/- 13%	NO
BLOCK LENGTHS	N/A	N/A	NO
INDIVIDUAL LOT FRONTAGE	N/A	157' WEST/189' EAST	NO
PROJECT FRONTAGE	N/A	157' WEST/227' EAST	NO
OPEN SPACE SQUARE FOOTAGE	15% MIN. (0.65 AC.)	9.64 AC. (PREVIOUSLY PROVIDED)	NO

CIVIL ENGINEERS | SURVEYORS  
141 9th Street -- P.O. Box 774943  
Steamboat Springs, Colorado 80477  
(970) 871-9494  
www.LANDMARK-CO.com



THESE PLANNING AND ENGINEERING SERVICES PROVIDED BY LANDMARK CONSULTANTS, INC. ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF LANDMARK CONSULTANTS, INC. UNLESS SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER OR SURVEYOR EMPLOYED BY LANDMARK CONSULTANTS, INC.

DESCRIPTION  
Addressed DPT Comments  
1 2/7/28  
2 4/14/23  
REVIEW SET  
NOT FOR CONSTRUCTION  
2/7/2023

PROJECT: 2571-001  
DATE: 2/7/2023  
CONTACT: Erik Griepentrog  
EMAIL: ErikG@landmark-co.com

Fifth Supplement To GRHC Plat  
Cover Sheet

SHEET  
C.001