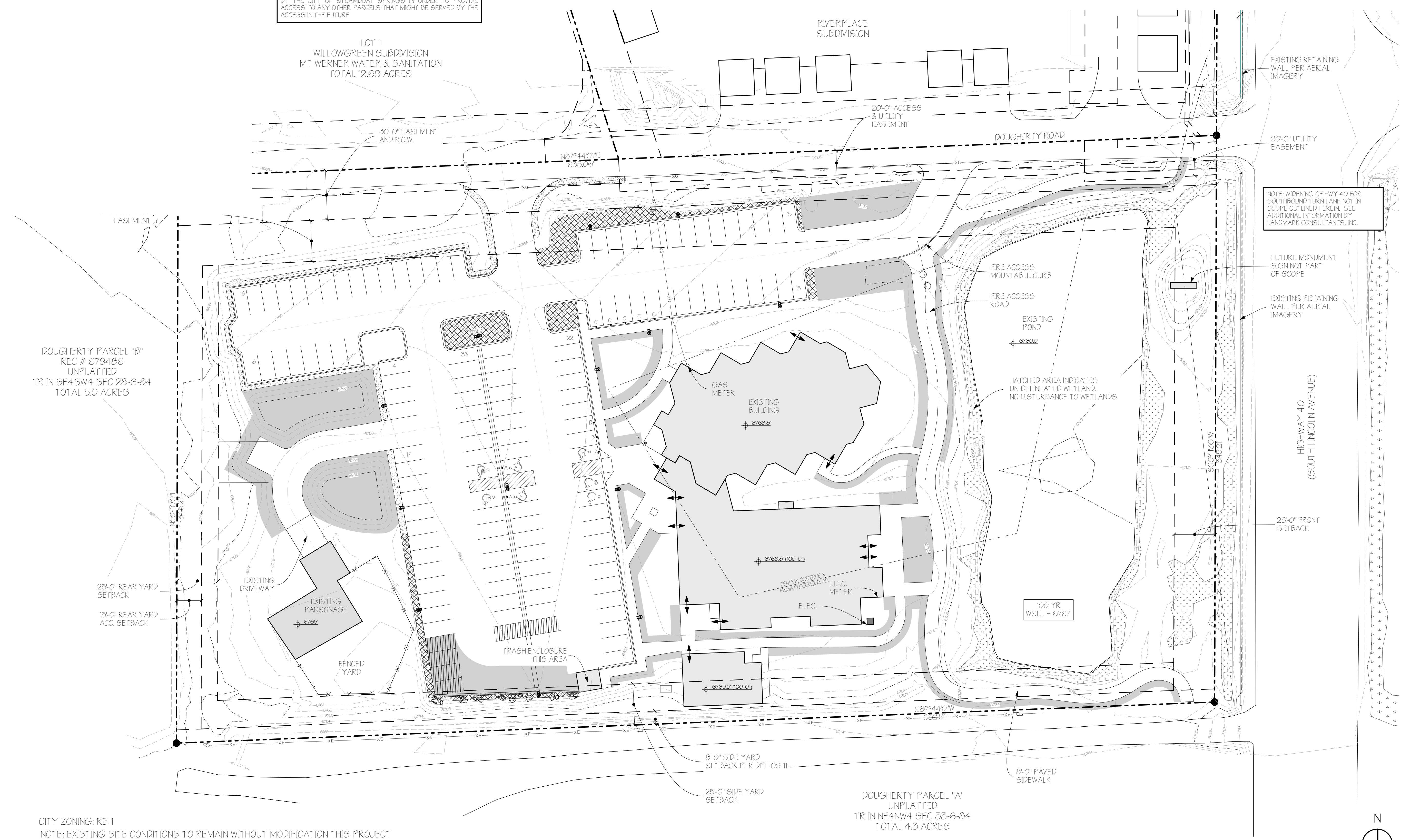


THE PRIVATE ACCESS EASEMENT RECORDED IN BOOK 339, PAGE 192 OF ROUTT COUNTY RECORDS, LOCATED 300' NORTH OF SOUTHERLY PROPERTY LINE OF PARCEL B (A.K.A. DOUGHERTY ROAD) SHALL BE DEDICATED TO THE PUBLIC UPON NOTIFICATION BY THE CITY OF STEAMBOAT SPRINGS IN ORDER TO PROVIDE ACCESS TO ANY OTHER PARCELS THAT MIGHT BE SERVED BY THE ACCESS IN THE FUTURE.



CITY ZONING: RE-1  
 NOTE: EXISTING SITE CONDITIONS TO REMAIN WITHOUT MODIFICATION THIS PROJECT

**EXISTING CONDITIONS PLAN**  
 SCALE: 1" = 30'

NOTE: WIDENING OF HWY 40 FOR SOUTH-BOUND TURN LANE NOT IN SCOPE OUTLINED HEREIN. SEE ADDITIONAL INFORMATION BY LANDMARK CONSULTANTS, INC.

A Remodel for  
**STEAMBOAT CHRISTIAN CENTER**  
 821 DOUGHERTY ROAD  
 TR IN SE4SW4 SEC 28-G-84, TOTAL 5 ACRES  
 STEAMBOAT SPRINGS  
 ROUTT COUNTY, CO

REVISIONS:

| ISSUE | DATE | CHANGE |
|-------|------|--------|
|       |      |        |
|       |      |        |
|       |      |        |
|       |      |        |
|       |      |        |
|       |      |        |
|       |      |        |
|       |      |        |
|       |      |        |
|       |      |        |

ISSUE DATE: 03/23/2023  
 PLANNING  
 PROJECT NO: 21019  
 SHEET TITLE:  
 Existing Conditions Plan -  
 SCA 2023.03.23