

[illegible]

Horizontal Scale

0 15' 30'

1" = 30'

Contour Interval = 2 ft

E: 9-5-2023

#: 2349-001

AWN BY: MDM

SIGN BY: WNM

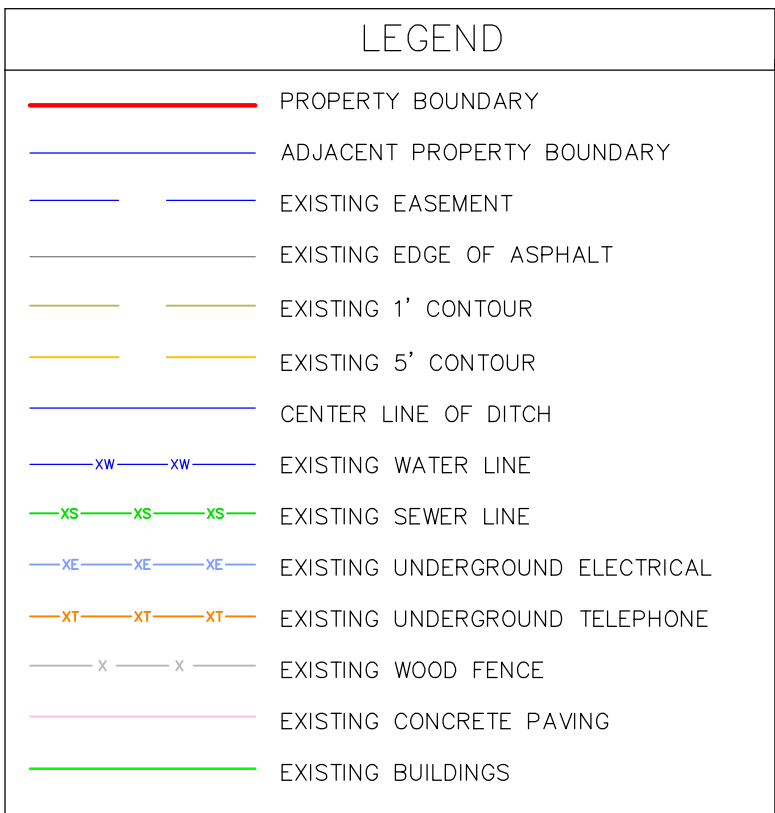
VIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

PROPOSED LAND USE PLAN

SHEET #

1



1. PROPOSED LAND USE PLAN FOR RIVERFRONT PARK, STEAMBOAT SPRINGS, COLORADO.
2. THERE IS NO NEW DEVELOPMENT PROPOSED ON THIS PROPERTY. THE APPLICATION IS TO CHANGE THE USE OF THE EXISTING BUILDINGS SHOWN IN THIS PROPOSED LAND USE PLAN ARE APPLYING TO CHANGE THE USE FROM LIVE/WORK TO MIXED USE RESIDENTIAL.
3. THE PROPERTY WILL MAKE APPLICATION FOR A PLANNED UNIT DEVELOPMENT (PUD) UNDER RIVERFRONT PARK.
4. LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO MOVING FORWARD WITH ADDITIONAL SITE PLANNING.
5. STREET ADDRESS: 1900, 1920, 1940, 1955, AND 1960 BRIDGE LANE, STEAMBOAT SPRINGS.
6. THE LOT IS CURRENTLY INDUSTRIAL (I).

BUILDING 3 (1900 BRIDGE LANE)
1ST FLOOR: 11,955 SQUARE FEET (1,120 SF RESIDENTIAL, 10,835 SF COMMERCIAL)
2ND FLOOR: 4,695 SQUARE FEET (2,222 SF RESIDENTIAL, 2,473 SF COMMERCIAL)
3RD FLOOR: 9,150 SQUARE FEET RESIDENTIAL
OVERALL BUILDING: 25,800 SQUARE FEET (12,492 SF RESIDENTIAL, 13,308 SF COMMERCIAL)
THE COMMERCIAL SPACE IN THIS BUILDING IS MAINLY OFFICE SPACE AND SOME WAREHOUSE SPACES

1ST FLOOR: 9,002 SQUARE FEET (6,039 SF RESIDENTIAL, 2,963 SF COMMERCIAL)
 2ND FLOOR: 3,987 SQUARE FEET (3,083 SF RESIDENTIAL, 904 SF COMMERCIAL)
 3RD FLOOR: 7,300 SQUARE FEET (RESIDENTIAL)
 OVERALL BUILDING: 20,289 SQUARE FEET (16,422 SF RESIDENTIAL, 3,867 SF COMMERCIAL)
 THE COMMERCIAL SPACE IN THIS BUILDING IS MAINLY WAREHOUSE SPACE WITH SOME OFFICE SPACE IN IT AS WELL.
 PARKING SPACES: 14 IN FRONT OF BUILDING

BUILDING 1 (1955 BRIDGE LANE)
OVERALL BUILDING: 28,714 SQUARE FEET OF COMMERCIAL SPACE.
THIS BUILDING HAS OFFICE SPACE, DANCE STUDIO, GYMNASICS STUDIO, AND
WAREHOUSE SPACE IN IT.
PARKING SPACES: 14 IN FRONT OF BUILDING

ADDITIONAL ON SITE PARKING: 56 SPACES

BUILDING 3 (1900 BRIDGE LANE)
1ST FLOOR: 11,955 SQUARE FEET (1,120 SF RESIDENTIAL, 10,835 SF COMMERCIAL)
2ND FLOOR: 4,695 SQUARE FEET (2,222 SF RESIDENTIAL, 2,473 SF COMMERCIAL)
3RD FLOOR: 9,150 SQUARE FEET RESIDENTIAL
OVERALL BUILDING: 25,800 SQUARE FEET (12,492 SF RESIDENTIAL, 13,308 SF COMMERCIAL)
THE COMMERCIAL SPACE IN THIS BUILDING IS MAINLY OFFICE SPACE AND SOME WAREHOUSE SPACES

BUILDING 4 (1920 BRIDGE LANE)
1ST FLOOR: 9,002 SQUARE FEET (6,039 SF RESIDENTIAL, 2,963 SF COMMERCIAL)
2ND FLOOR: 3,987 SQUARE FEET (3,083 SF RESIDENTIAL, 904 SF COMMERCIAL)
3RD FLOOR: 7,307 SQUARE FEET RESIDENTIAL
OVERALL BUILDING: 20,289 SQUARE FEET (16,422 SF RESIDENTIAL, 3,867 SF COMMERCIAL)
THE COMMERCIAL SPACE IN THIS BUILDING IS MAINLY WAREHOUSE SPACE WITH SOME OFFICE SPACE IN IT AS WELL.

BUILDING 1 (1955 BRIDGE LANE)
OVERALL BUILDING: 28,714 SQUARE FEET OF COMMERCIAL SPACE.
THIS BUILDING HAS OFFICE SPACE, DANCE STUDIO, GYMNASICS STUDIO, AND
WAREHOUSE SPACE IN IT.