

## PROPOSED LAND USE PLAN

OF RIVERFRONT PARK FILINGS NO. 1, 2, AND 3 LOCATED IN THE NW  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, **ROUTT COUNTY, COLORADO** 

- 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).

	LEGEND
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	CENTER LINE OF DITCH
xwxw	EXISTING WATER LINE
—xs——xs——xs—	EXISTING SEWER LINE
XEXEXE	EXISTING UNDERGROUND ELECTRICAL
——хт———хт——	EXISTING UNDERGROUND TELEPHONE
xx	EXISTING WOOD FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDINGS

CURRENT LAND USES:

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 THE COMMERCIAL SPACE IN THIS BUILDING IS MAINLY OFFICE SPACE AND LIMITED

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: 7,300 SQUARE FEET RESIDENTIAL

THE COMMERCIAL SPACE IN THIS BUILDING IS PRIMARILY WAREHOUSE SPACE WITH MINIMAL OFFICE SPACE.

BUILDING 1 (1955 BRIDGE LANE)

OVERALL BUILDING: 28,714 SQUARE FEET OF COMMERCIAL SPACE. THIS BUILDING HAS OFFICE SPACE, DANCE STUDIO, GYMNASTICS STUDIO, AND WAREHOUSE SPACE.

FUTURE LAND USES:

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

THE COMMERCIAL SPACE IN THIS BUILDING WILL REMAIN MAINLY OFFICE SPACE AND LIMITED WAREHOUSE SPACES

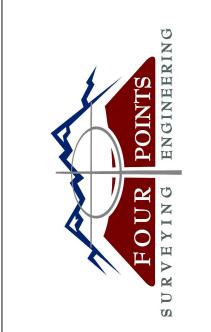
BUILDING 4 (1920 BRIDGE LANE)

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: 7,300 SQUARE FEET RESIDENTIAL OVERALL BUILDING: 20,289 SQUARE FEET (16,422 SF RESIDENTIAL, 3,867 SF

THE COMMERCIAL SPACE IN THIS BUILDING WILL REMAIN WAREHOUSE SPACE WITH MINIMAL OFFICE SPACE.

BUILDING 1 (1955 BRIDGE LANE)

OVERALL BUILDING: 28,714 SQUARE FEET OF COMMERCIAL SPACE. THIS BUILDING WILL REMAIN OFFICE SPACE, DANCE STUDIO, GYMNASTICS STUDIO, AND WAREHOUSE SPACE.



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1940 ABOA

**Horizontal Scale** 

Contour Interval = 2 ft DATE: 2-1-2024

JOB #: 2349-001 DRAWN BY: MDM DESIGN BY: WNM

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

> ED PL OS]

SHEET#