

FORMERLY KNOWN AS
THE THUNDERHEAD PARCELS AND
LOT 2, SKI HILL SUBDIVISION, REPLAT OF PARCEL D
LOCATED IN THE SECTION 22, T6N, R84W, 6TH P.M.;
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO

UTILITY CONTACT LIST:

SHEET INDEX



VICINITY MAP

1" = 1000'



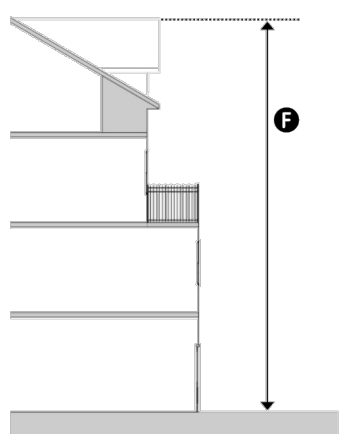
BASE MAPPING SURVEYOR
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: JEFF GUSTAFSON, P.L.S.

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§ 216

216.A Purpose
The Gondola zone districts are mixed-use districts intended to provide areas for resort-oriented, high-intensity commercial uses and high-density residential and lodging uses that are complementary to and supportive of the Base Area. These zone districts allow for design flexibility and creativity and emphasize pedestrian-oriented, interconnected development that creates active public spaces with density and intensity increasing closer to the Base Area.

216.B Dimensional Standards (See below.)



- - - Property Line
 Building Envelope

Building Placement		
Lot Line Setbacks		
Front	Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors.	A
Side	Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors.	B
Rear	Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors.	C
Lot Size		
Width ¹	25' min. no max.	D
Depth ¹	no min.	E
Area	no min. no max.	

Building Form	
Building Height ¹	
Overall Height	105' max. F
Other Standards	
Building Intensity	
Lot Coverage	65% max.
Floor Area Ratio	no max.
Density	
Dwelling Units per Lot	no max.

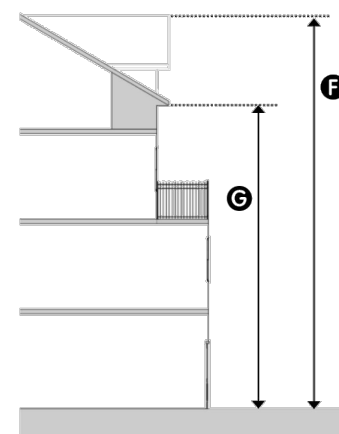
¹ The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to [Section 801](#) for rules of measurement.

² Significant variation in building height, including differences of multiple stories, is required. Refer to [Section 440](#) for Base Area design standards.

§ 20

201.A Purpose
The Open Space and Recreation zone district is intended to provide areas for public or private recreational uses, open space preservation, and other similar uses. This zone district accommodates recreation uses, such as parks, athletic fields, ski areas, and community gathering spaces, and may also provide for development buffers and protection of environmentally sensitive areas.

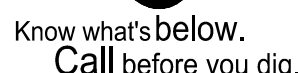
201.B Dimensional Standards (See below.)



- - - Property Line
 Building Envelope

Building Placement			Building Form		
Lot Line Setbacks			Building Height ¹		
Front			Institutional Uses		
Principal Building	25' min.	A	Overall Height	44' max.	F
Accessory Building	25' min.		Average Plate Height	32' max.	G
Side			Outdoor Recreational Uses		
Principal Building	25' min.	B	Overall Height	34' max.	F
Accessory Building	15' min.		Average Plate Height	22' max.	G
Rear			Amenity Structure		
Principal Building	20' min.	C	Overall Height	20' max.	F
Accessory Building	15' min.		Average Plate Height	10' max.	G
Lot Size			Other Standards		
Width ¹			Building Intensity		
	25' min.	D	Lot Coverage		
	no max.		no max.		
Depth ¹			Floor Area Ratio		
	no min.	E	no max.		
Area			Density		
	2,500 sq. min.		Dwelling Units per Lot		
	no max.		no max.		
Parking Lot Placement			¹ The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to Section 801 for rules of measurement.		
Lot Line Setbacks					
Front					
<12 Parking Spaces	10' min.				
≥12 Parking Spaces	20' min.				

CALL UTILITY NOTIFICATION CENTER OF
COLORADO



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

**REVIEW
SET**
NOT FOR CONSTRUCTION

[illegible]

PROJECT:	2633-003
DATE:	3/13/2024
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

Zoning Map Amendment

Thunderhead Beach

Cover Sheet

SHEET

C.001