

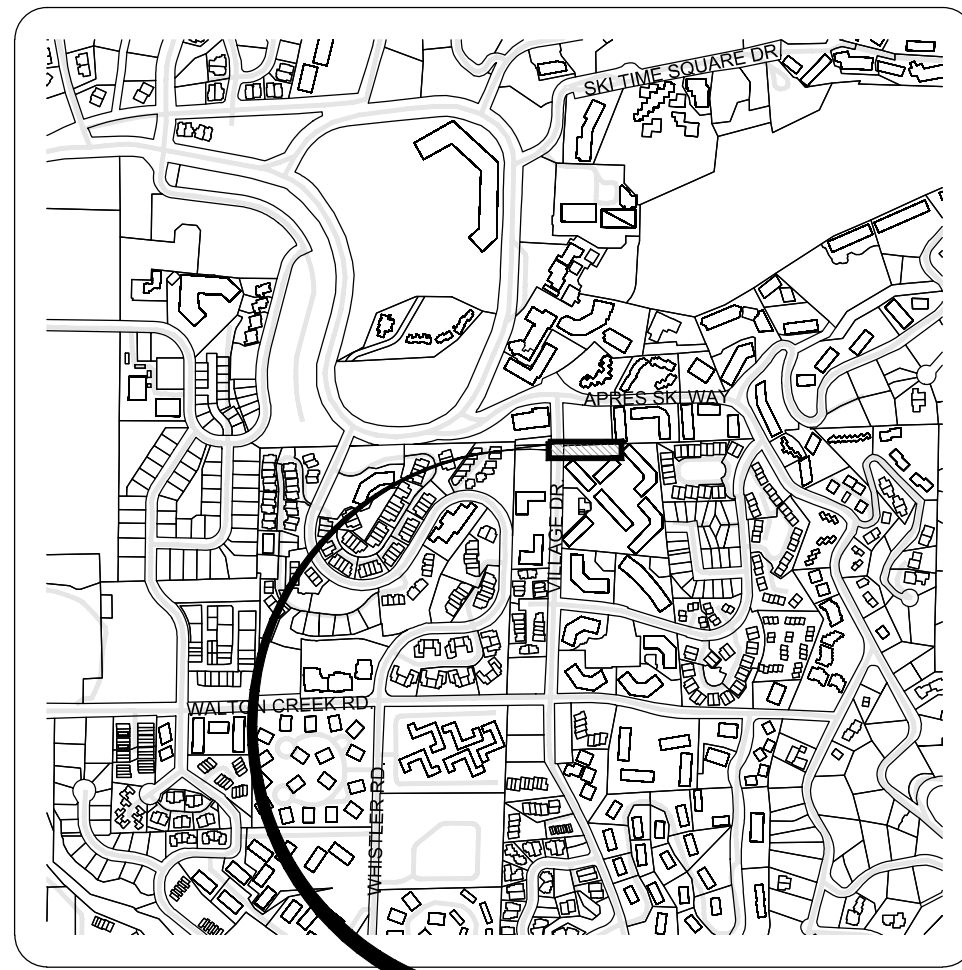
DEVELOPMENT PLAN - MINOR EXTERIOR MODIFICATION

FOR

MOUNT WERNER WATER VILLAGE DRIVE BOOSTER STATION

LODGE AT STEAMBOAT CONDOS COMMON AREA, LODGE AT STEAMBOAT CONDO, STEAMBOAT SPRINGS, COLORADO

LOCATED IN THE SW 1/4 OF S27 T6N R84W OF THE SIXTH PRINCIPAL MERIDIAN



PROJECT LOCATION



VICINITY MAP

1" = 1000'

PROJECT TEAM



OWNER
MOUNT WERNER WATER & SANITATION
3310 CLEARWATER TRAIL
STEAMBOAT SPRINGS, CO 80487
(970) 879-2424
ATTN: TYLER GILMAN



CIVIL ENGINEER
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: RYAN SPAUSTAT, 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 PROVIDER	CONTACT	PHONE NUMBER
CITY OF STEAMBOAT SPRINGS PUBLIC WORKS	JON SNYDER, P.E.	(970) 871.8293
MT. WERNER WATER & SANITATION DISTRICT	FRANK ALFONE	(970) 879.2424
YAMPA VALLEY ELECTRIC ASSOCIATION	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 CENTER OF COLORADO	N/A	(800) 922.1987

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SHEET INDEX

- C.001 - COVER SHEET
- C.003 - OVERALL EXISTING CONDITIONS EXHIBIT WITH AERIAL
- C.004 - DETAILED EXISTING CONDITIONS EXHIBIT
- C.005 - DETAILED EXISTING CONDITIONS EXHIBIT WITH AERIAL
- C.100 - SITE PLAN
- C.101 - SITE PLAN WITH AERIAL
- C.210 - WATER PLAN & PROFILE - LOW PRESSURE
- C.211 - WATER PLAN & PROFILE - HIGH PRESSURE
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- C.310 - DRAIN LINE PLAN & PROFILE
- C.500 - DETAILS
- C.501 - SITE PERSPECTIVE & FIRE CODE
- C.502 - LANDSCAPE PLAN

ZONE DISTRICT REQUIREMENTS			
PROJECT SUMMARY TABLE			
GROSS SITE AREA	N/A		
% OF SITE IN R.O.W.	N/A		
NUMBER OF LOTS	N/A		
EXISTING ZONING	RR-1		
EXISTING GROSS FLOOR AREA	642 SF		
NEW GROSS FLOOR AREA	546 SF		
TOTAL GROSS FLOOR AREA	546 SF		
UNIT SIZE GROSS SF	N/A		
NUMBER OF UNITS PER LOT	N/A		
USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
EXISTING PRINCIPAL USE	RESORT RESIDENTIAL	15,655 SF	N/A
EXISTING ACCESSORY USE	N/A	N/A	N/A
STANDARDS	ZONE REQUIREMENTS	PROPOSED	VARIANCE Y/N
LOT AREA	6,000 SF MIN	N/A	NO
LOT COVERAGE	50% MAX	N/A	NO
FLOOR AREA RATIO	NO MAX	N/A	NO
OVERALL BUILDING HEIGHT	63' MAX	13'	NO
FRONTAGE AREA HEIGHT	N/A	N/A	NO
AVERAGE PLATE HEIGHT	N/A	N/A	NO
FRONT SETBACK-ACCESSORY	25' MIN	63'	NO
SIDE SETBACK-ACCESSORY	15' MIN	10'	YES
UPPER STORY SETBACK	25' MIN	N/A	NO
REAR SETBACK ACCESSORY	15' MIN	106'	NO
SECOND STORY INTENSITY	N/A	N/A	NO
DWELLING UNITS PER LOT	NO MAX	N/A	NO
PARKING	N/A	N/A	NO
EXISTING PAVED AREA	N/A	N/A	NO
NEW PAVED AREA	N/A	N/A	NO
EXISTING SNOW STORAGE	N/A	N/A	NO
NEW SNOW STORAGE	N/A	N/A	NO
RETAINING WALL	N/A	N/A	NO
GLAZING CD	N/A	N/A	NO
AVERAGE LOT SIZE	N/A	N/A	NO
LOT WIDTH	25' MIN, NO MAX	210'	NO
LOT DEPTH	NO MIN	VARIES	NO
USABLE LOT AREA	N/A	N/A	NO
AVERAGE SLOPE	N/A	N/A	NO
INDIVIDUAL LOT FRONTAGE	N/A	N/A	NO
PROJECT FRONTAGE	N/A	N/A	NO
OPEN SPACE SQUARE FOOTAGE	N/A	N/A	NO

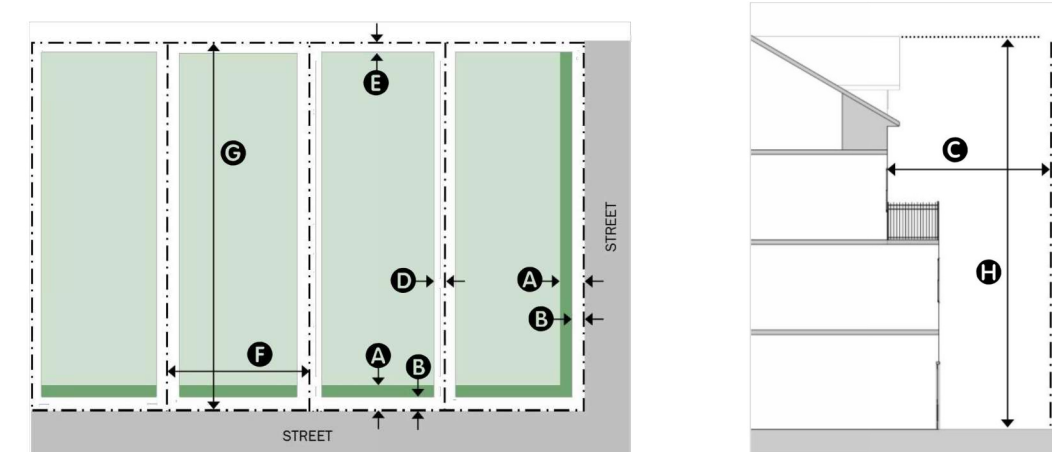
RR-1 Resort Residential - One

§ 209

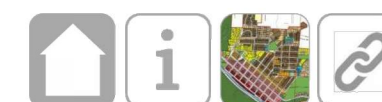
209 ZONE DISTRICT: RESORT RESIDENTIAL - ONE

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 ¹	
Front		Overall Height	63' max.
Principal Building	20' min.	Parking Lot Placement	
Porch	15' min.	Lot Line Setbacks	
3rd Story and Above	25' min.	Front	25' min.
Accessory Building	25' min.	Other Standards	
Side		Building Intensity	
Principal Building	15' min.	Lot Coverage	50% max.
Accessory Building	15' min.	Floor Area Ratio	no max.
Rear		Density ²	
Principal Building	15' min.	Dwelling Units per Lot	no max.
Accessory Building	15' min.	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 Size		² Manufactured homes are prohibited.	
Width	25' min.		
Depth	no max.		
Area	6,000 sf min.		
	no max.		



Community Development Code
Steamboat Springs Municipal Code Chapter 26

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These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION

PROJECT: 1406-009
DATE: 06/24/2024
CONTACT: RYAN SPAUSTAT
EMAIL: RYAN@LANDMARK-CC.COM

VILLAGE DRIVE BOOSTER STATION
DEVELOPMENT PLAN
COVER SHEET

SHEET
C.001