

DATE	DESCRIPTION
02/25/22	DEV PLAN SUBMITTAL

PROJECT TEAM
VICINITY MAP
LAND USE & SITE DEVELOPMENT
PROJECT SUMMARY TABLE
SHEET INDEX

DEVELOPMENT PLAN
SUBMITTAL

NOT FOR
CONSTRUCTION

12 JUN 2025

William J. Rangitsch
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steamboat springs, co. 80477
STEAMBOAT
ARCHITECTURAL
ASSOCIATES

A Townhouse Development at
Walton Cr Rd/ Village Dr
1805 Walton Creek Road, Steamboat Springs,
Colorado 80487

DP.00
19-37

A Townhouse Development at Walton Creek Rd and Village Dr

1805 Walton Creek Road, Steamboat Springs, Colorado

DEVELOPMENT PLAN SET for
.65A TR IN NW4NW4SW4 27-6-84
also known as
VILLAGE DRIVE TOWNHOMES



PROJECT TEAM

Applicant:
Steamboat Architectural Associates
Bill Rangitsch
P.O. Box 772910
Steamboat Springs, CO 80477
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wj@steamboatarchitectural.com

Civil Engineer:
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410 South Lincoln Avenue, Suite #15
P.O. Box 775966
Steamboat Springs, CO 80477
970.819.1161
walterm@fourpointsc.com

Property Owner:
Sunslope, LLC
Sorour (Sunny) Partovi
P.O. Box 881082
Steamboat Springs, CO 80488
sunny.partovi@gmail.com

Landscape Architect:
Hickory Flats Landscape Design
Andy Benjamin
P.O. Box 773161
Steamboat Springs, CO 80477
970.846.0117
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Architect:
Steamboat Architectural Associates
Bill Rangitsch
P.O. Box 772910
Steamboat Springs, CO 80477
970.879.0819
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Electrical Engineer:
Wilder Engineering LLC
Andy Wilder
1170 Blue Sage Drive
Steamboat Springs, CO 80487
970.819.7848
Wilder Engineering LLC

Geotechnical Engineering:
Northwest Colorado Consultants, INC.
Erika Hill
2580 Copper Ridge Drive
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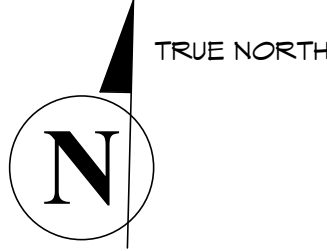
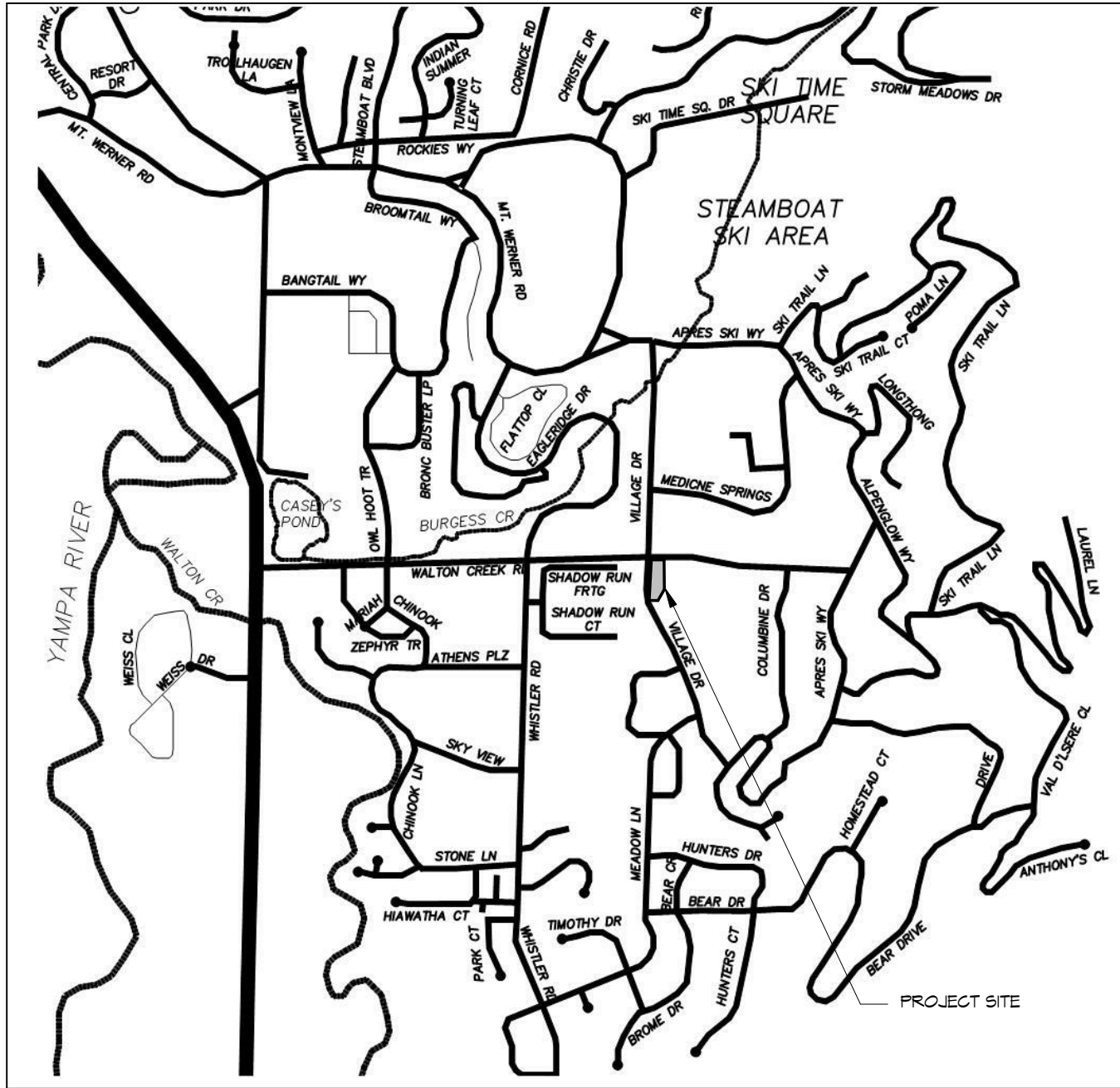
LAND USE & SITE DEVELOPMENT PROJECT SUMMARY TABLE

PROJECT SUMMARY TABLE			
GROSS FLOOR AREA	18,151 SF		
NET FLOOR AREA	14,245 SF		
UNIT SIZE	2,593 GROSS SF AVERAGE		
NUMBER OF UNITS	7		
ZONING	MF-3		
USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	MULTIPLE FAMILY RESIDENTIAL		7
STANDARDS	ZONE DISTRICT REQMTS	PROPOSED	VARIANCE?
LOT WIDTH	40' MIN, NO MAX	100'	NO
LOT DEPTH	NO MIN	290'	NO
LOT AREA	12,000 SF MIN, NO MAX	27,131 SF	NO
LOT COVERAGE	45% MAX	31%	NO
FLOOR AREA RATIO	50% MAX	67%	YES
DWELLING UNITS PER LOT	NO MAX	7	NO
OVERALL BUILDING HEIGHT	57' MAX	39'-11 3/4"	NO
AVERAGE PLATE HEIGHT	35' MAX	26'-4" AVG	NO
FRONT SETBACK (PRINCIPLE BLDG)	15' MIN	16'	NO
FRONT SETBACK (PORCH)	10' MIN	10'	NO
FRONT SETBACK (3RD STORY&ABOVE)	20' MIN	16'	YES (MINOR)
SIDE SETBACK	10' MIN	10'	NO
REAR SETBACK	10' MIN	10'	NO
PARKING	2 PER DU	2 PER DU	NO
SNOW STORAGE	1 SF PER 2 SF OF PAVED AREA	N/A (SNOWMELT)	NO

SHEET INDEX

SHEET #	DESCRIPTION
DP.00	COVER SHEET
DP.01	CODE ANALYSIS
C1	EXISTING CONDITIONS PLAN
C1.1	EASEMENT EXHIBIT
C2	SITE PLAN AND REVISION EXHIBIT
C3	GRADING AND DRAINAGE PLAN
C5A	SANITARY SEWER PLAN AND PROFILE
C5B	SEWER PROFILE
L1.0	LANDSCAPE MASTER PLAN
DP.10	ARCHITECTURAL SITE PLAN AND SITE SECTIONS
DP.20	NORTH BUILDING FIRST AND SECOND FLOOR PLANS
DP.21	NORTH BUILDING THIRD AND TERRACE FLOOR PLANS
DP.22	NORTH BUILDING ROOF PLAN
DP.23	SOUTH BUILDING FIRST, SECOND, TERRACE FLOOR PLANS, ROOF PLANS
DP.30	NORTH BUILDING ELEVATIONS
DP.31	SOUTH BUILDING ELEVATIONS
DP.32	3D VIEW AND COLOR BOARD- NORTH BUILDING
DP.33	3D VIEW AND COLOR BOARD- NORTH BUILDING
DP.34	3D VIEW AND COLOR BOARD- SOUTH BUILDING
DP.35	3D VIEW AND COLOR BOARD- SOUTH BUILDING
DP.40	BUILDING SECTIONS
E.1	LIGHTING PLAN

VICINITY MAP

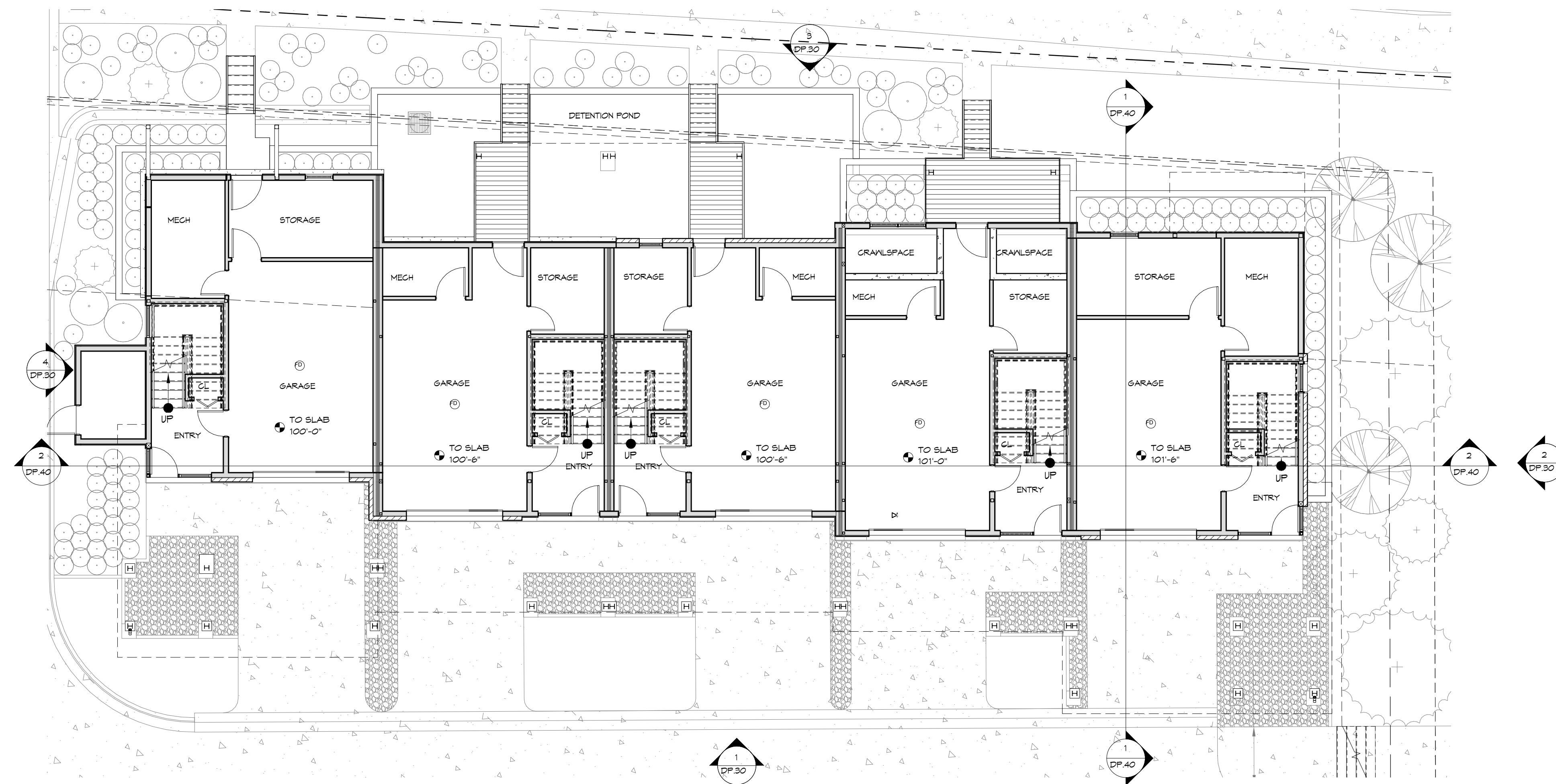


1 ARCHITECTURAL SITE PLAN

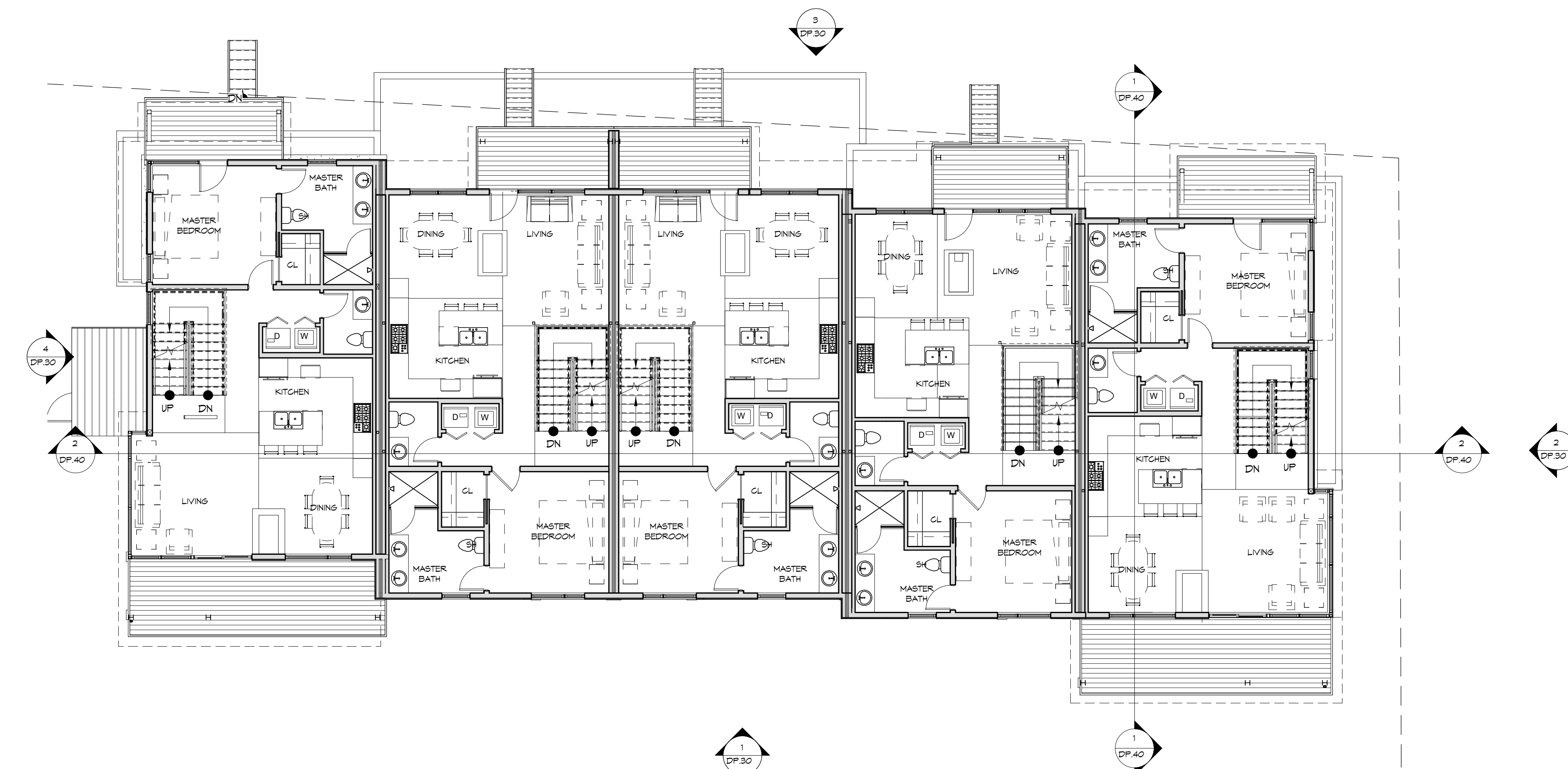
2 N-S SITE SECTION

3 E-W SITE SECTION N BLDG



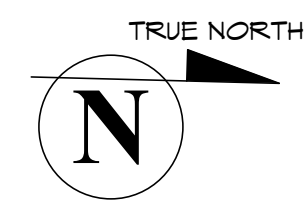
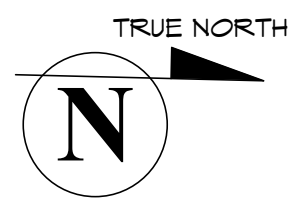


TRUE NORTH
N
1 NORTH BLDG- LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



TRUE NORTH
N
2 NORTH BLDG- LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

[illegible]


$$1/8^{\circ} = 1'-0''$$

$$1/8^{\circ} = 1'-0''$$

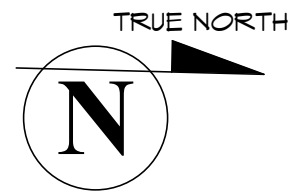
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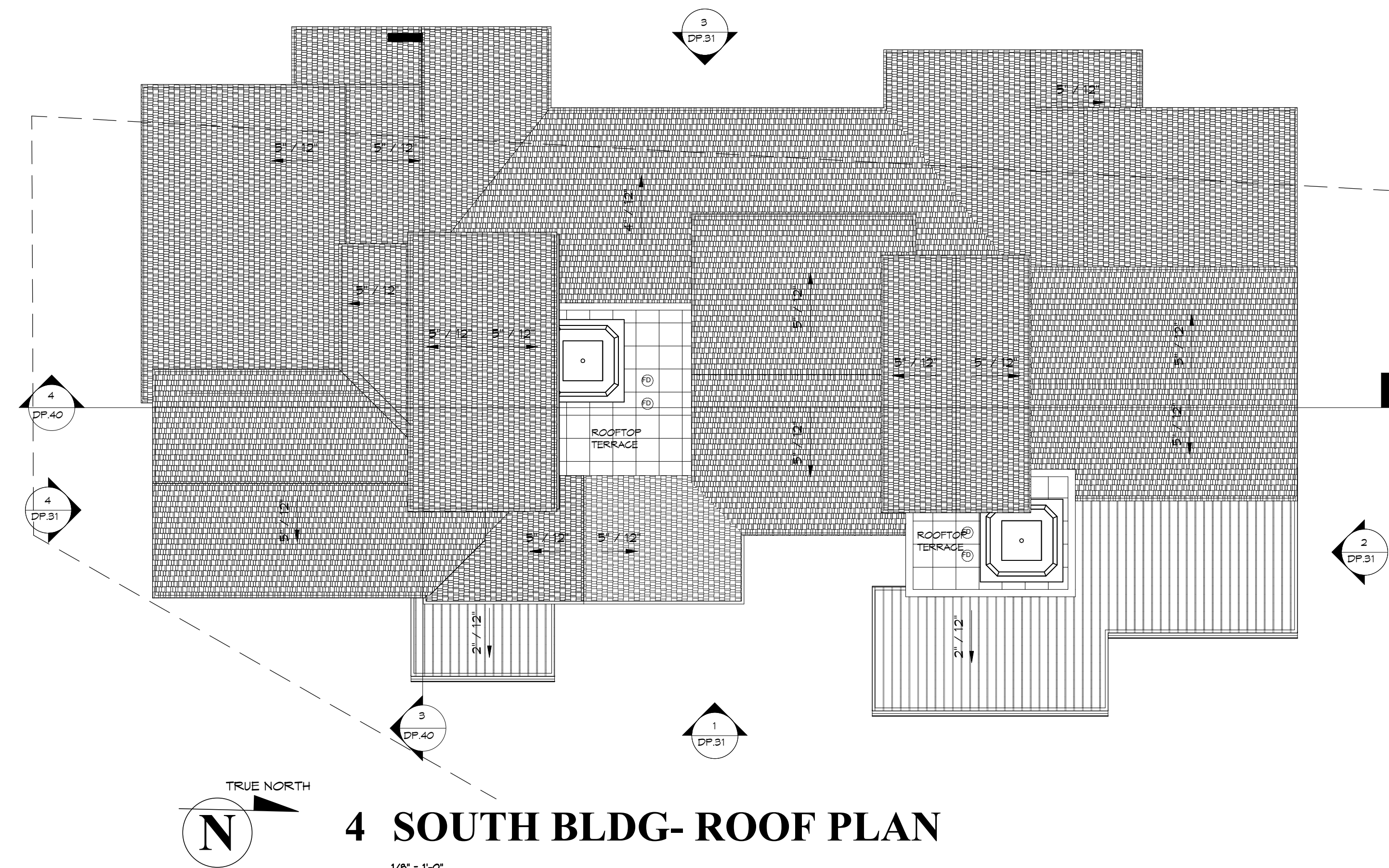
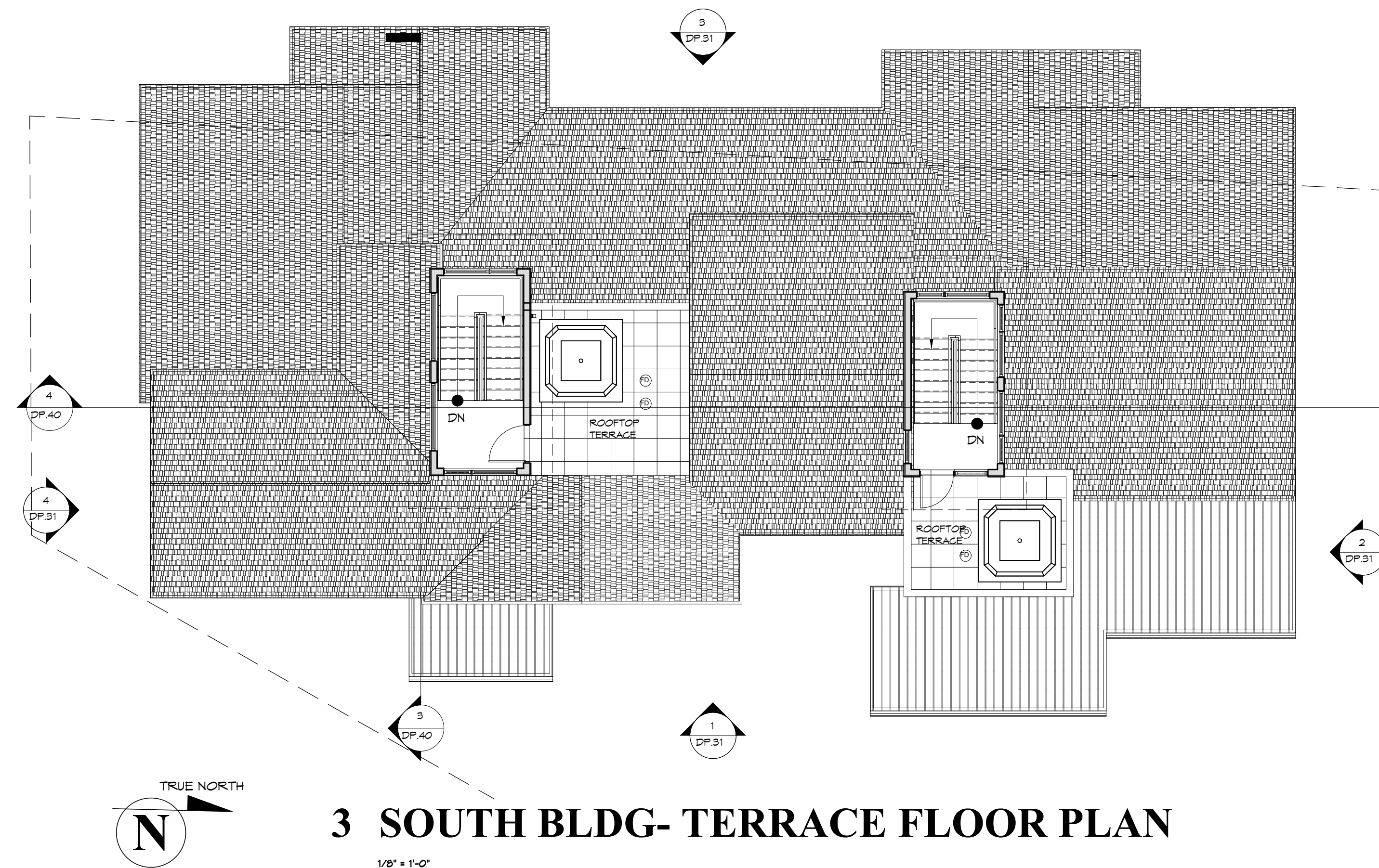
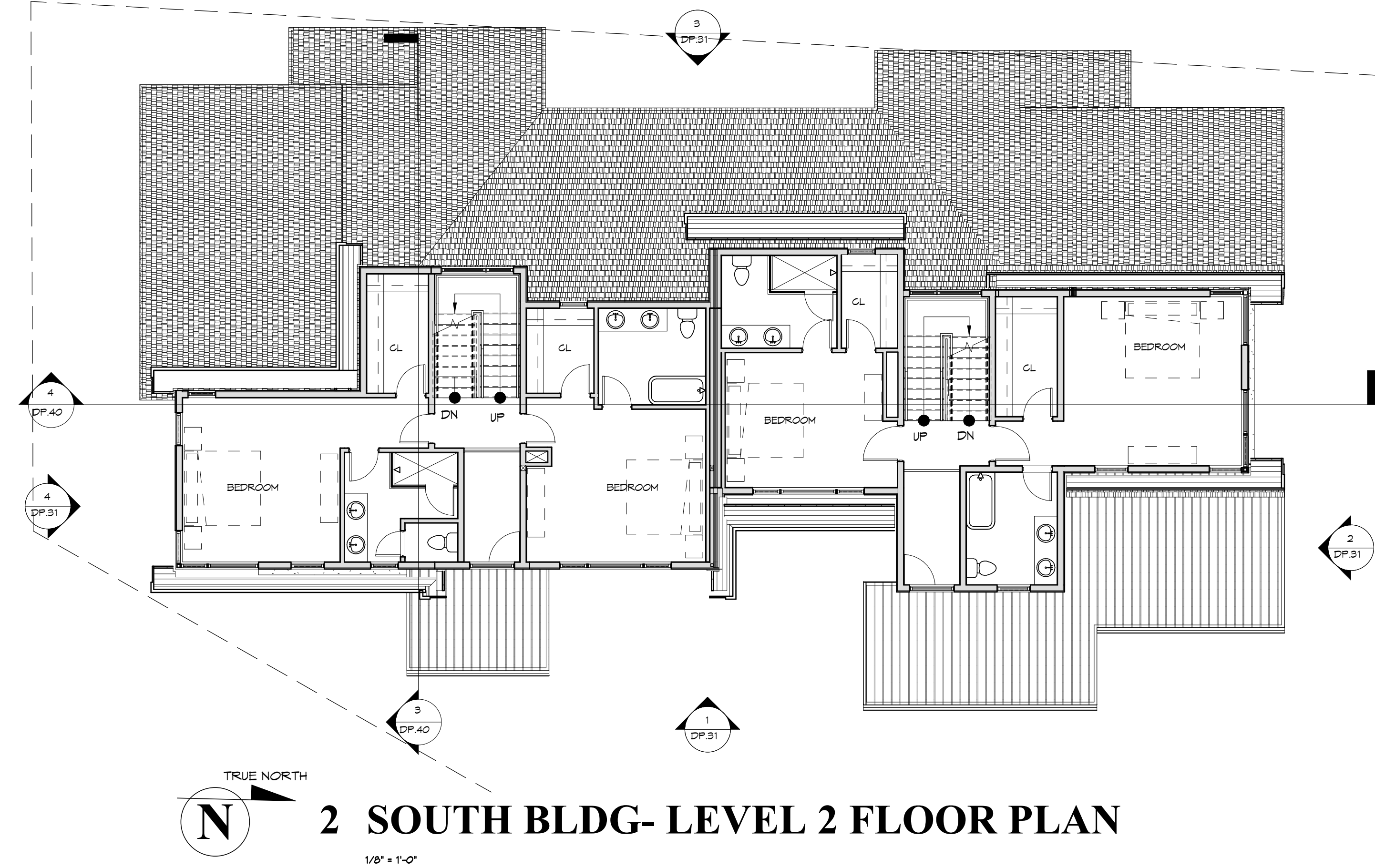
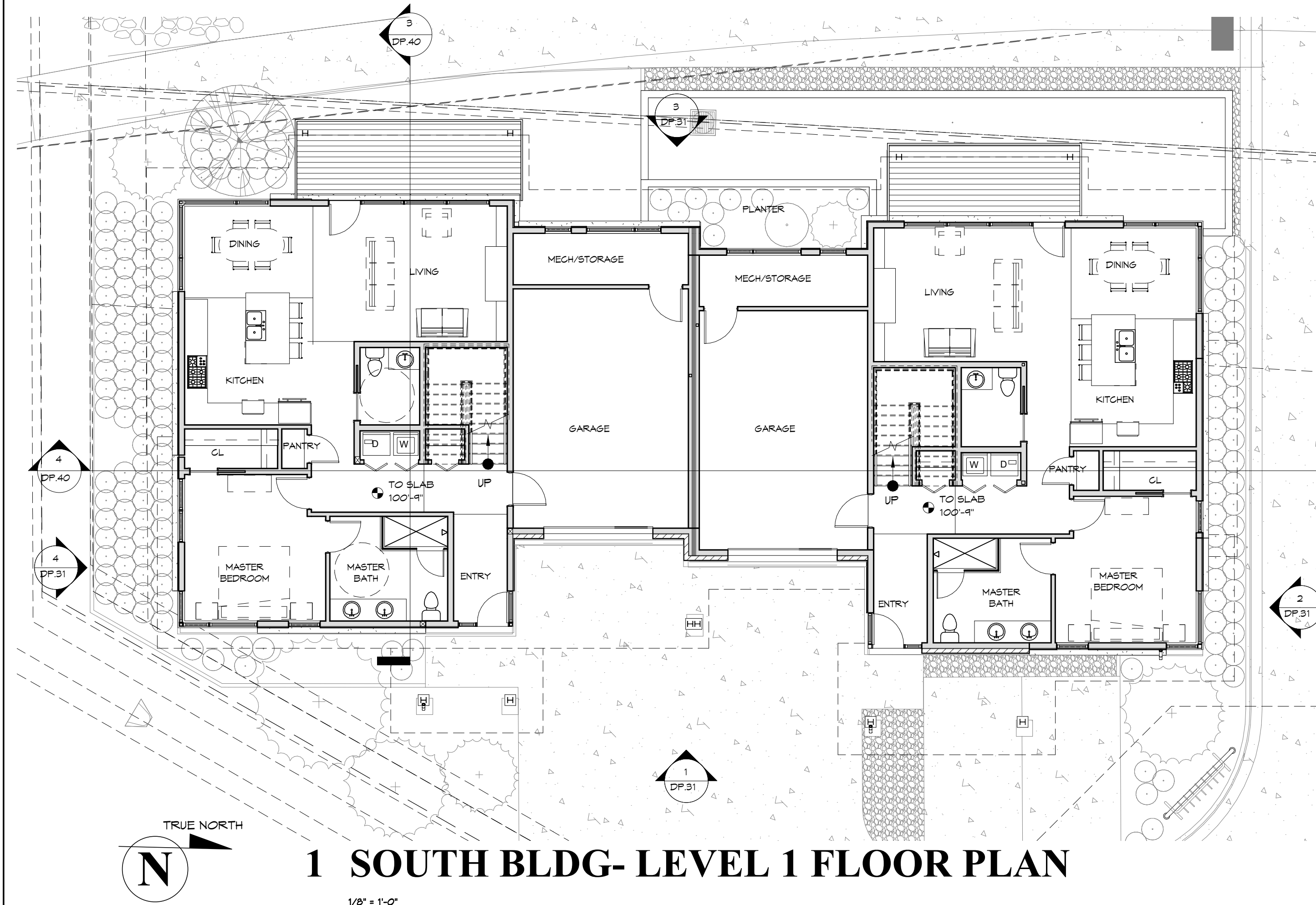
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$$1/8'' = 1'-0''$$
[illegible]

[illegible]



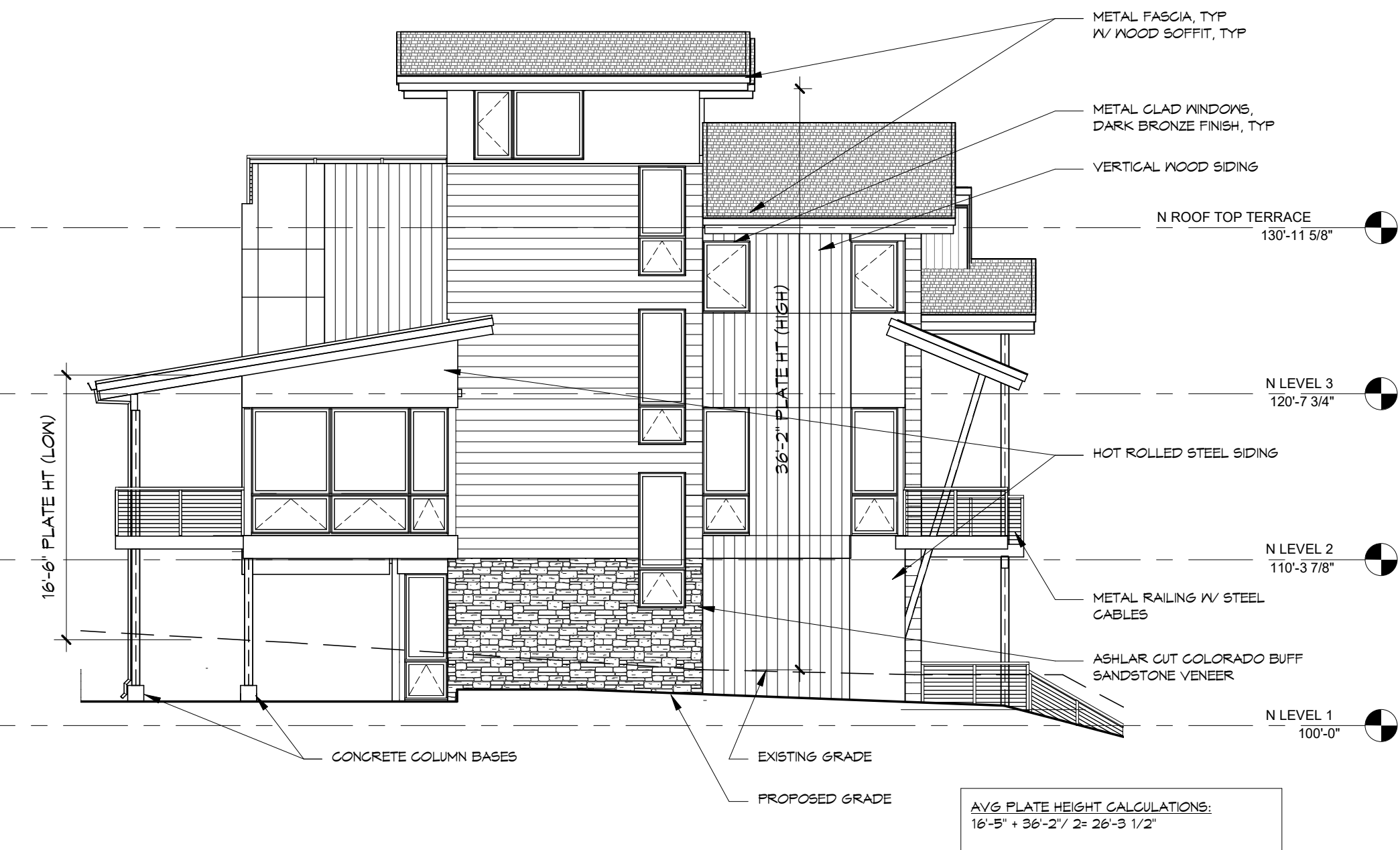
1 NORTH BLDG- EAST ELEV

1/8" = 1'-0"



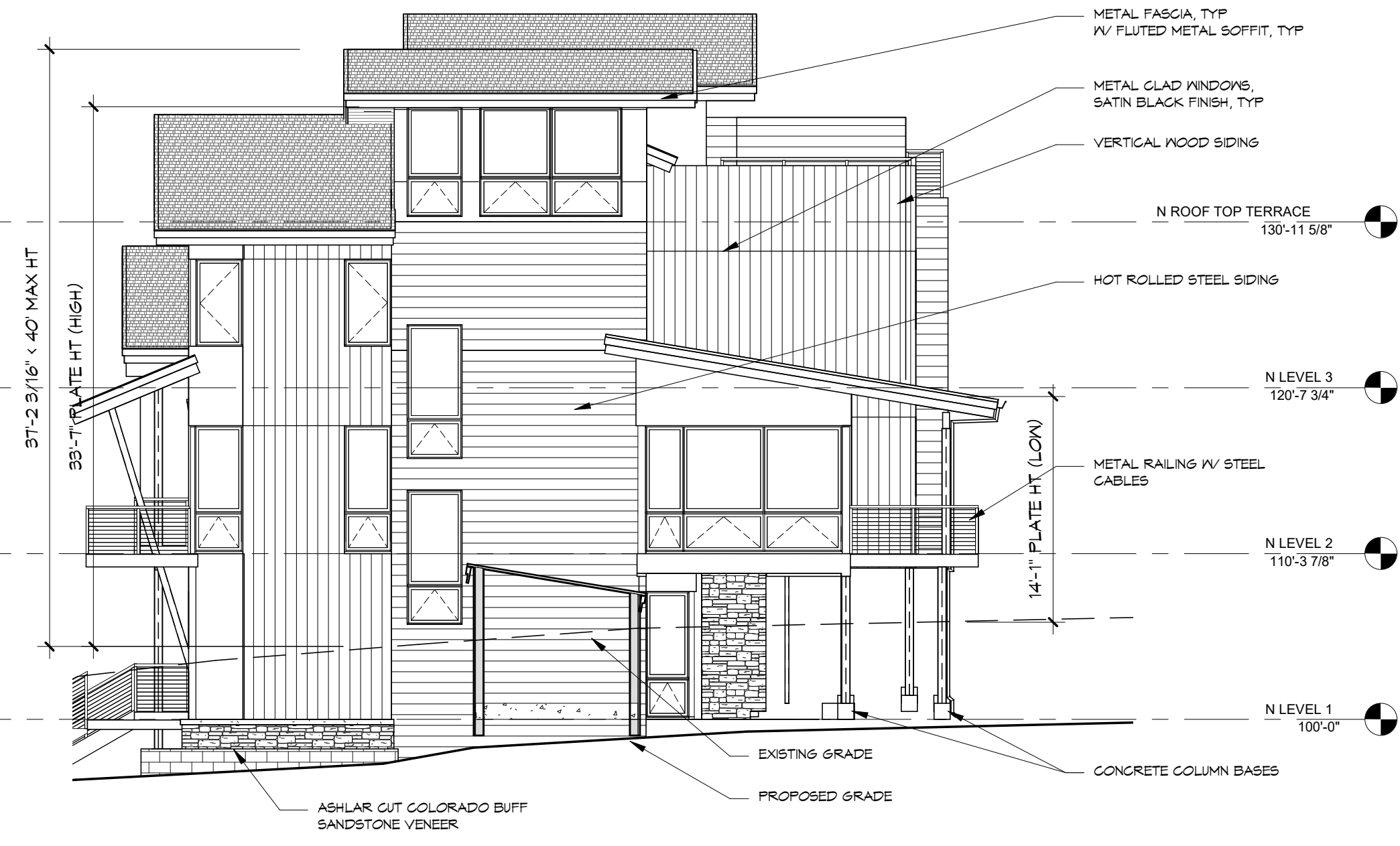
3 NORTH BLDG- WEST ELEV

1/8" = 1'-0"



2 NORTH BLDG- NORTH ELEV

1/8" = 1'-0"



4 NORTH BLDG- SOUTH ELEV

1/8" = 1'-0"

DATE	DESCRIPTION
02/25/22	DEV PLAN SUBMITTAL

NORTH BUILDING EAST ELEVATION

NORTH BUILDING NORTH ELEVATION

NORTH BUILDING WEST ELEVATION

NORTH BUILDING SOUTH ELEVATION

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DP.30

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