

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

**Architect:**  
Steenbom Architectural Associates  
Bill Rangelbach  
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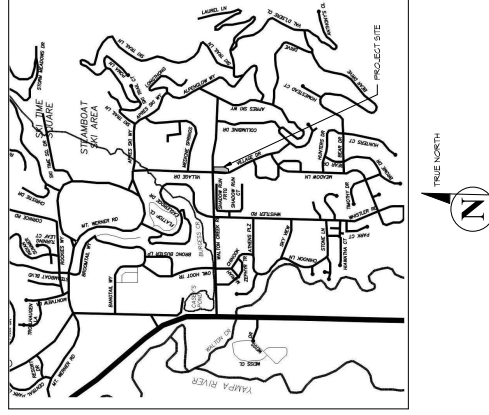
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## LAND USE & SITE DEVELOPMENT PROJECT SUMMARY TABLE

| 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                      | 230'           | 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'-11.34"     | 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                    |                | NO          |  |
| SNOW STORAGE                    | 1 SF PER 2 SF OF PAVED AREA | N/A (SNOWMELT) | NO          |  |

## VICINITY MAP



# SHEET INDEX

| SHEET # | DESCRIPTION                                                   |
|---------|---------------------------------------------------------------|
| DP*00   | COVER SHEET                                                   |
| DP*01   | CODE ANALYSIS                                                 |
| C1      | EXISTING CONDITIONS PLAN                                      |
| CL*1    | EASEMENT EXHIBIT                                              |
| C2      | SITE PLAN AND REVISION EXHIBIT                                |
| C3      | GRADING AND DRAINAGE PLAN                                     |
| PH*1    | RETAINING WALL PHOTOGRAPHS                                    |
| L1*0    | LANDSCAPE MASTER PLAN                                         |
| L1*0    | LANDSCAPE PHOTOGRAPHS                                         |
| L1*1    | LANDSCAPE ENLARGEMENT                                         |
| L1*2    | OPEN SPACE Delineation 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                                                 |





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ASSOCIATES

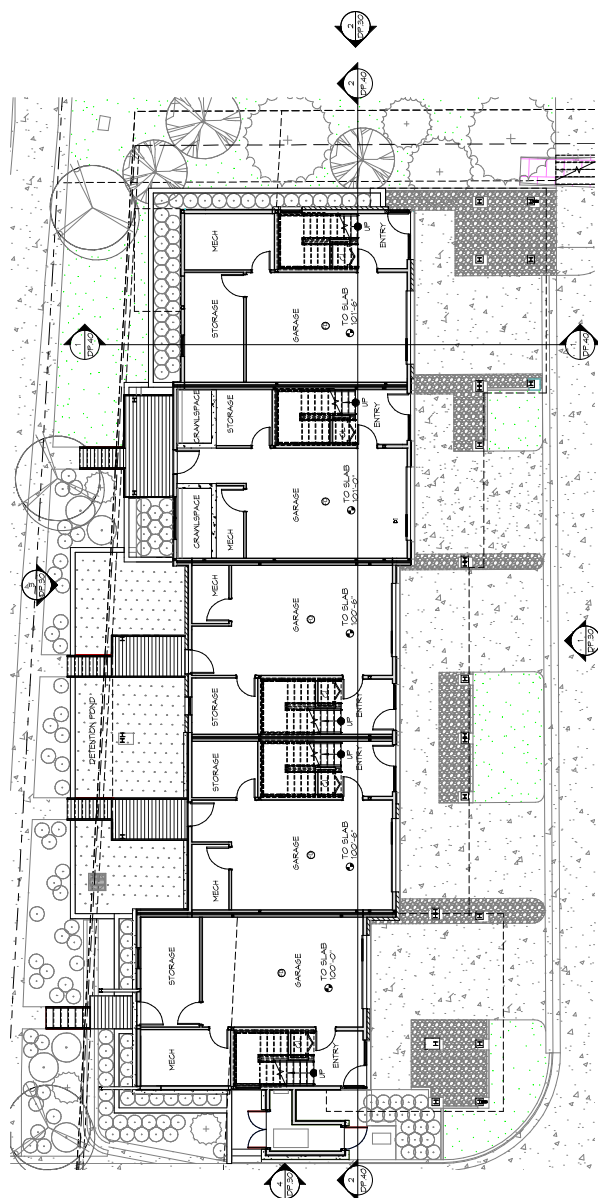
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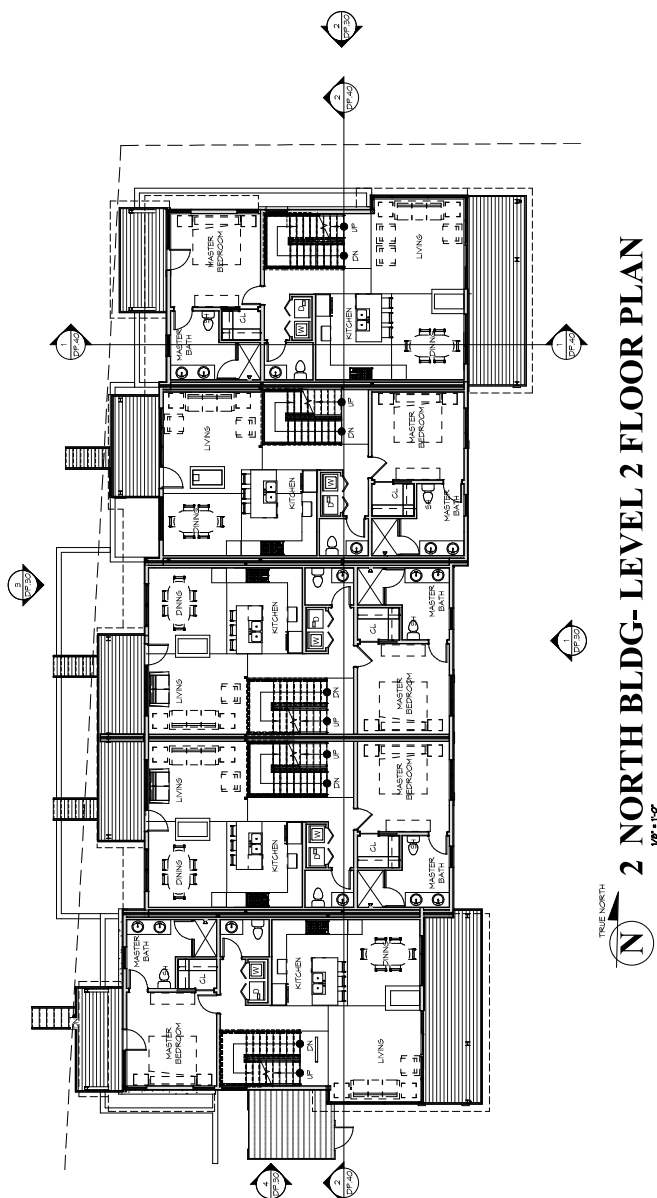
NORTH BUILDING LEVEL 1 FLOOR PLAN

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| DATE | DESCRIPTION |
|------|-------------|
|------|-------------|



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



TRUE NORTH  
N  
1/8" = 1'-0"



**Walton Cr Rd/ Village Dr**  
A Townhouse Development at  
1805 Walton Creek Road, Steamboat Springs,  
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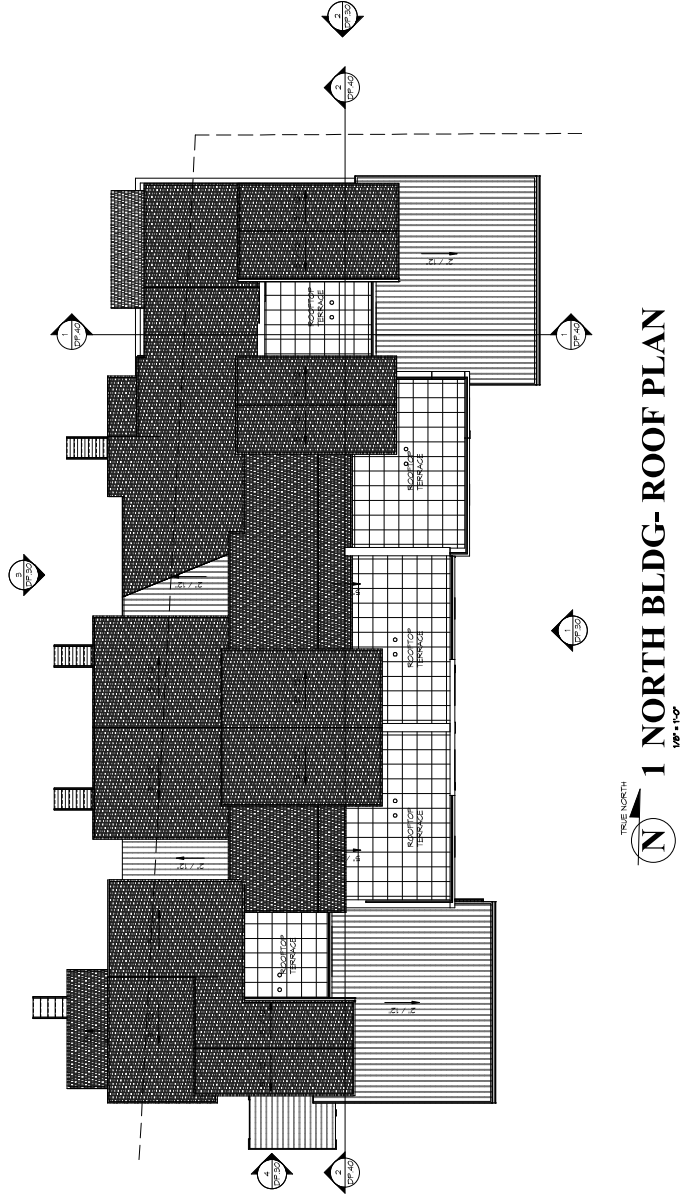
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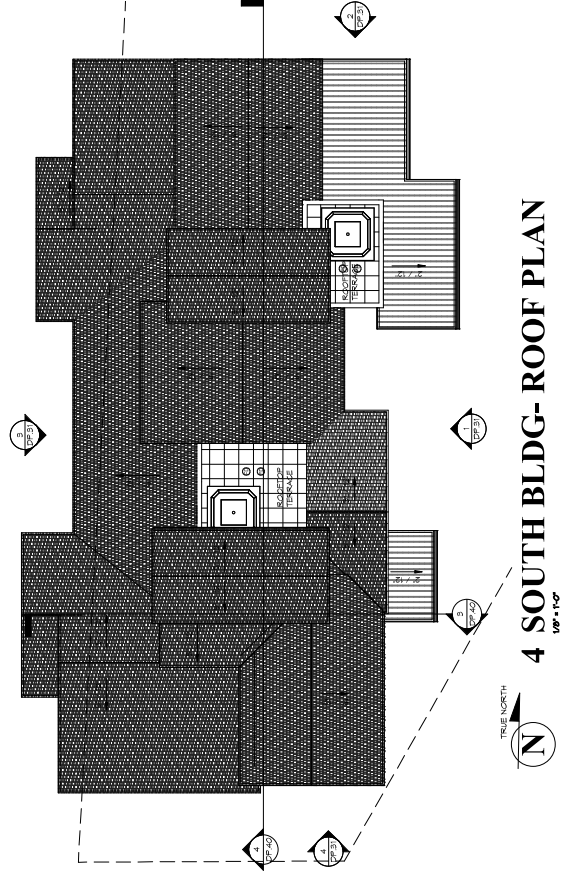
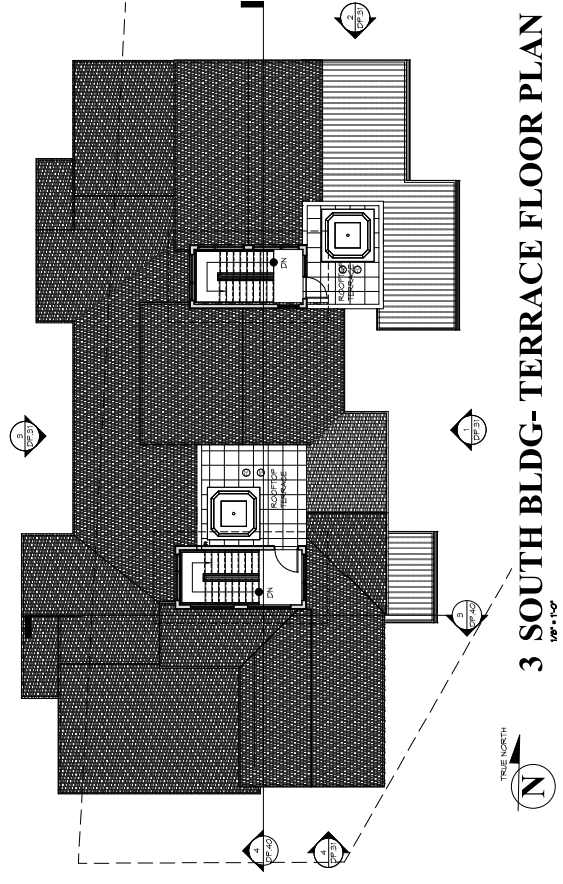
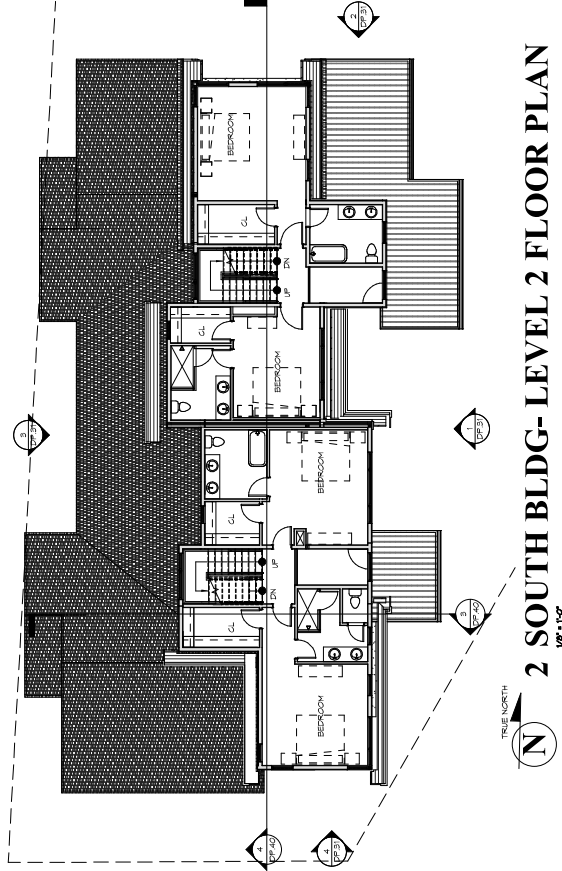
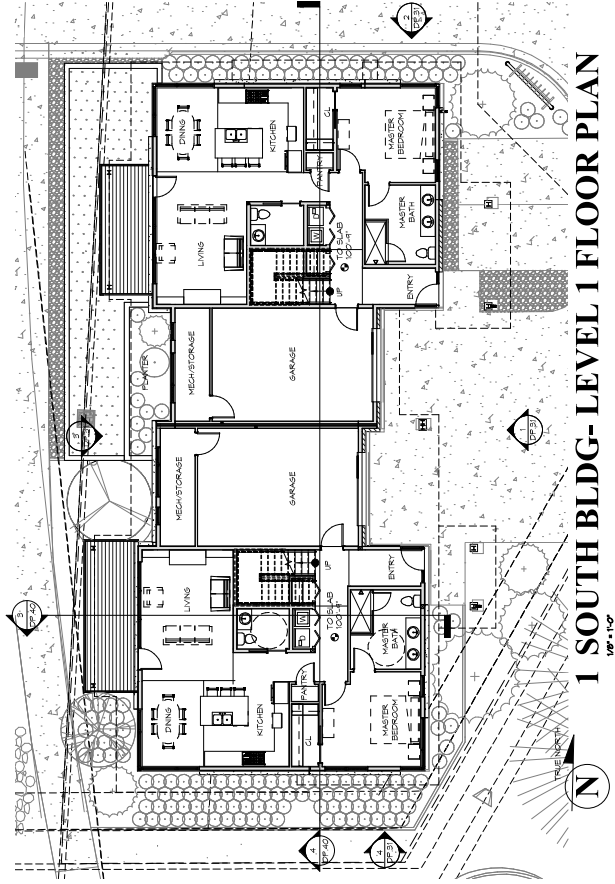
DEVELOPMENT PLAN  
SUBMITTAL

NORTH BUILDING ROOF PLAN

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| DATE | DESCRIPTION |
|------|-------------|
|------|-------------|







1 SOUTH BLDG- EAST ELEV

10'0" x 14'0"

40' MAX HEIGHT

METAL FASCIA TYP

W/ WOOD SOFFIT TYP

VERTICAL WOOD SIDING

HORIZONTAL WOOD SIDING

3" ROOF TOP TERRACE

12" PLATE HT (LOW)

PAINTED STEEL W/ SECTION

WOOD RAILING W/ STEEL CABLES

ASHLAR CUT COLORADO BUFF SANDSTONE VENER

CONCRETE COLUMN BASES

METAL OVERHEAD DOOR

EXISTING GRADE

PROPOSED GRADE

Avg. PLATE HEIGHT CALCULATION: 10'4" x 15'0" / 2 = 22'5" 1/2

2 SOUTH BLDG- NORTH ELEV

10'0" x 14'0"

40' MAX HEIGHT

METAL FASCIA TYP

W/ WOOD SOFFIT TYP

VERTICAL WOOD SIDING

HORIZONTAL WOOD SIDING

3" ROOF TOP TERRACE

12" PLATE HT (LOW)

PAINTED STEEL W/ SECTION

WOOD RAILING W/ STEEL CABLES

ASHLAR CUT COLORADO BUFF SANDSTONE VENER

CONCRETE COLUMN BASES

METAL OVERHEAD DOOR

EXISTING GRADE

PROPOSED GRADE

Avg. PLATE HEIGHT CALCULATION: 10'4" x 15'0" / 2 = 22'5" 1/2

3 SOUTH BLDG- WEST ELEV

10'0" x 14'0"

40' MAX HEIGHT

METAL FASCIA TYP

W/ WOOD SOFFIT TYP

VERTICAL WOOD SIDING

HORIZONTAL WOOD SIDING

3" ROOF TOP TERRACE

12" PLATE HT (LOW)

PAINTED STEEL W/ SECTION

WOOD RAILING W/ STEEL CABLES

ASHLAR CUT COLORADO BUFF SANDSTONE VENER

CONCRETE COLUMN BASES

METAL OVERHEAD DOOR

EXISTING GRADE

PROPOSED GRADE

Avg. PLATE HEIGHT CALCULATION: 10'4" x 15'0" / 2 = 22'5" 1/2

4 SOUTH BUILDING- SOUTH ELEV

10'0" x 14'0"

40' MAX HEIGHT

METAL FASCIA TYP

W/ WOOD SOFFIT TYP

VERTICAL WOOD SIDING

HORIZONTAL WOOD SIDING

3" ROOF TOP TERRACE

12" PLATE HT (LOW)

PAINTED STEEL W/ SECTION

WOOD RAILING W/ STEEL CABLES

ASHLAR CUT COLORADO BUFF SANDSTONE VENER

CONCRETE COLUMN BASES

METAL OVERHEAD DOOR

EXISTING GRADE

PROPOSED GRADE

Avg. PLATE HEIGHT CALCULATION: 10'4" x 15'0" / 2 = 22'5" 1/2