

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
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Property Owner:

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Andy Benjamin
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Electrical Engineer:

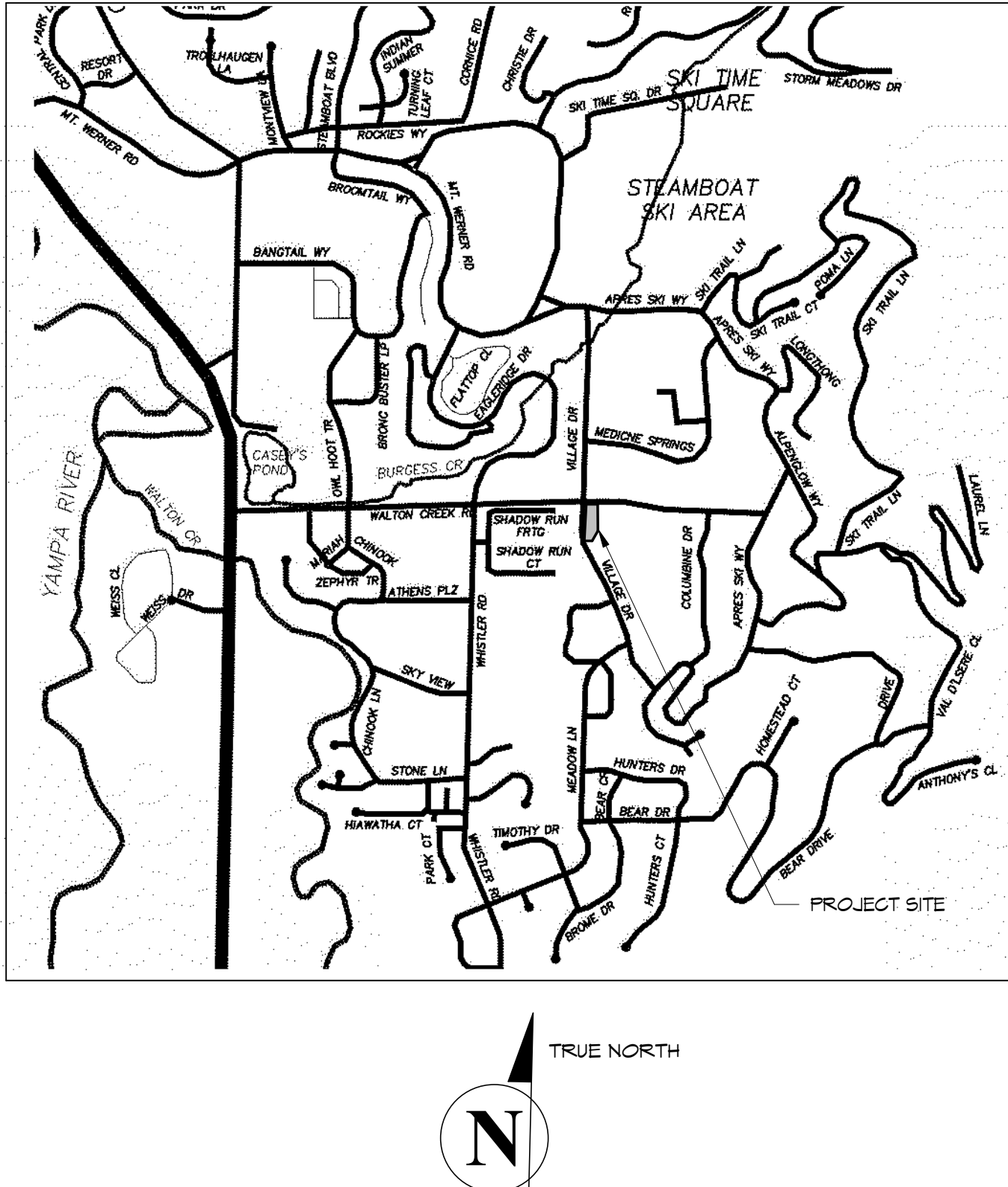
Wilder Engineering LLC
Andy Wilder
1170 Blue Sage Drive
Steamboat Springs, CO 80487
970.819.7848
Wilder Engineering LLC

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

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C2	SITE PLAN AND REVISION EXHIBIT
C3	GRADING AND DRAINAGE PLAN
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E.1	LIGHTING PLAN



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CODE ANALYSIS

LEGAL DESCRIPTION

.65A TR IN NW4NW4SW4 27-6-84

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF TWO BUILDINGS W/ 5 UNITS IN ONE BUILDING AND 2 TYPE B MULTISTORY UNITS (3 PTS EACH) TO MEET STATE ACCESSIBILITY REQUIREMENTS (6 POINTS) IN THE OTHER BUILDING.

NORTH BUILDING: (5) 3 STORY, TOWNHOME UNITS
SOUTH BUILDING: (2) 2 STORY, TOWNHOME UNITS

WOOD FRAMING WITH RATED WALLS BETWEEN EACH UNIT.

A MIXTURE OF STONE VENEER, WOOD SIDING, AND METAL CLADDING WILL BE USED.

CODE COMPLIANCE

2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
ALL APPLICABLE ADOPTED RCRBD CODES

LAND USE ZONING

MF-3 - MULTI FAMILY

PROJECT SETBACKS

FRONT SETBACK 15' (PRIMARY BLDG), 10' (PORCHES)
SIDE SETBACK 10',
REAR SETBACK 10'

DESIGN CRITERIA

TABLE R301.2(1) CLIMATE & GEOGRAPHIC DESIGN CRITERIA
ROOF SNOW LOAD- 112.47 PSF
BASIC WIND SPEED- 89 MPH
ULTIMATE WIND SPEED- 115 MPH
SEISMIC DESIGN CATEGORY- EXEMPT PER IRC R301.2.2
SUBJECT TO DAMAGE BY WEATHERING- SEVERE
SUBJECT TO DAMAGE BY FROSTLINE DEPTH- 48 IN
SUBJECT TO DAMAGE BY TERMITE- NONE TO SLIGHT
SUBJECT TO DAMAGE BY DECAY- NONE TO SLIGHT
WINTER DESIGN TEMPERATURE- 15°F (-26°C)
ICE SHIELD UNDERLAYMENT REQUIRED- YES
FLOOD HAZARD- FIRM, FEBRUARY 4, 2005
AIR FREEZE INDEX- STEAMBOAT 2239
MEAN ANNUAL TEMPERATURE- 40° TO 45°F

GEOTECHNICAL REPORT

NWCC REPORT DATED JANUARY 10, 2020

SITE STATISTICS

LOT AREA 27,131 SF/ 0.62 AC



BUILDING CODE SECTION

3/32" = 1'-0"



EAST



NORTH



WEST

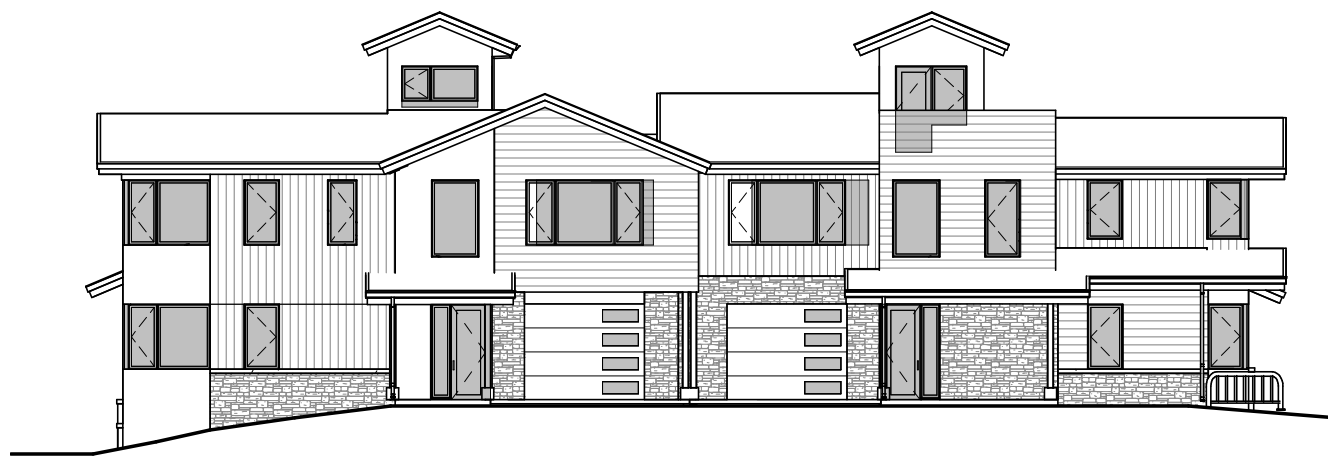


SOUTH

NORTH BUILDING GLAZING CALCULATIONS

1/16" = 1'-0"

EAST	1120/ 4394 SF =	25%
NORTH	936/ 1301 SF =	25%
WEST	1125/ 4439 SF =	25%
SOUTH	941/ 1501 SF =	25%



EAST



NORTH



WEST



SOUTH

SOUTH BUILDING GLAZING CALCULATIONS

1/16" = 1'-0"

EAST	524/ 2042 SF =	25%
NORTH	224/ 800 SF =	25%
WEST	644/ 2516 SF =	25%
SOUTH	204/ 814 SF =	25%

DATE	DESCRIPTION
02/25/22	DEV PLAN SUBMITTAL

CODE ANALYSIS

CODE PLANS

DEVELOPMENT PLAN SUBMITTAL

03 NOV 2025

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STEAMBOAT ARCHITECTURAL ASSOCIATES

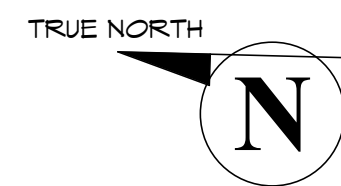
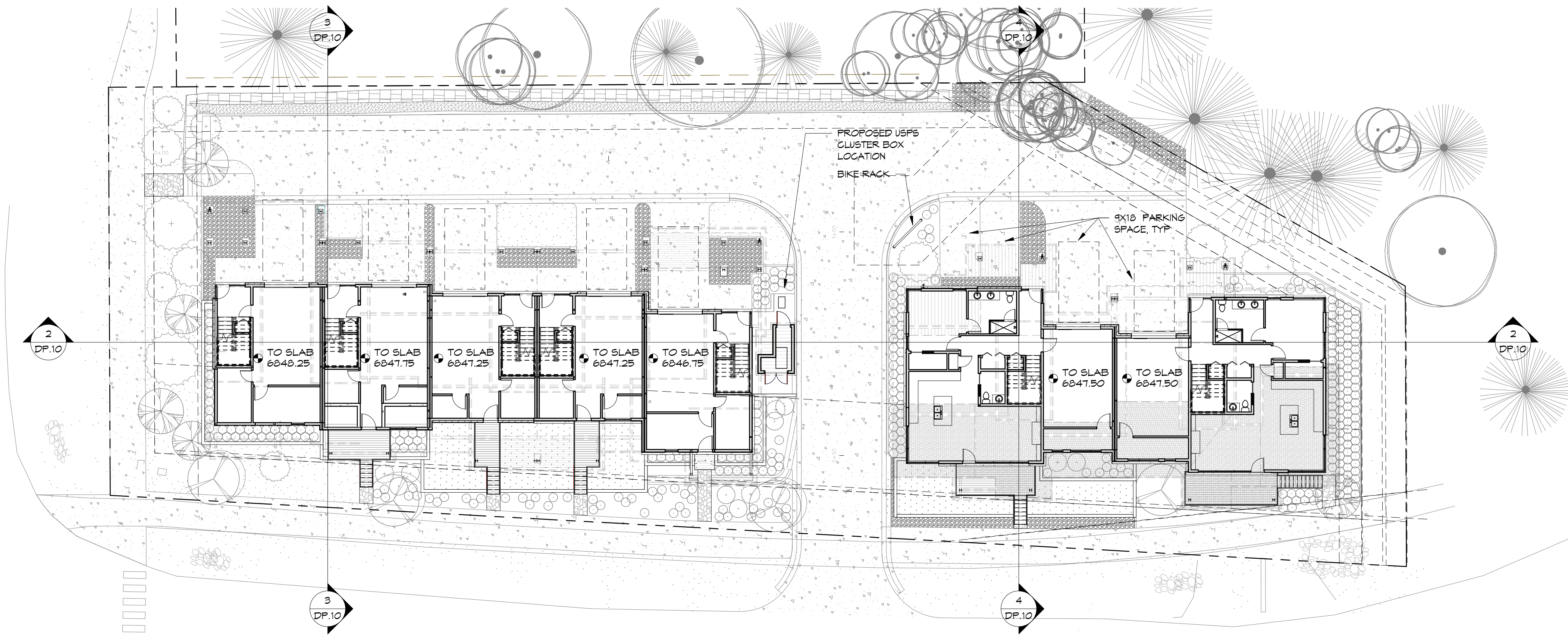
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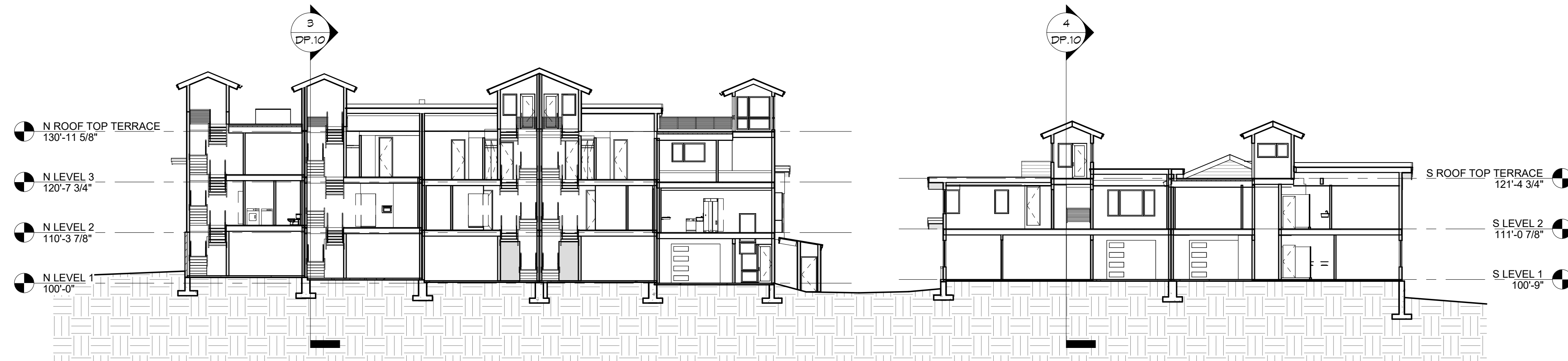
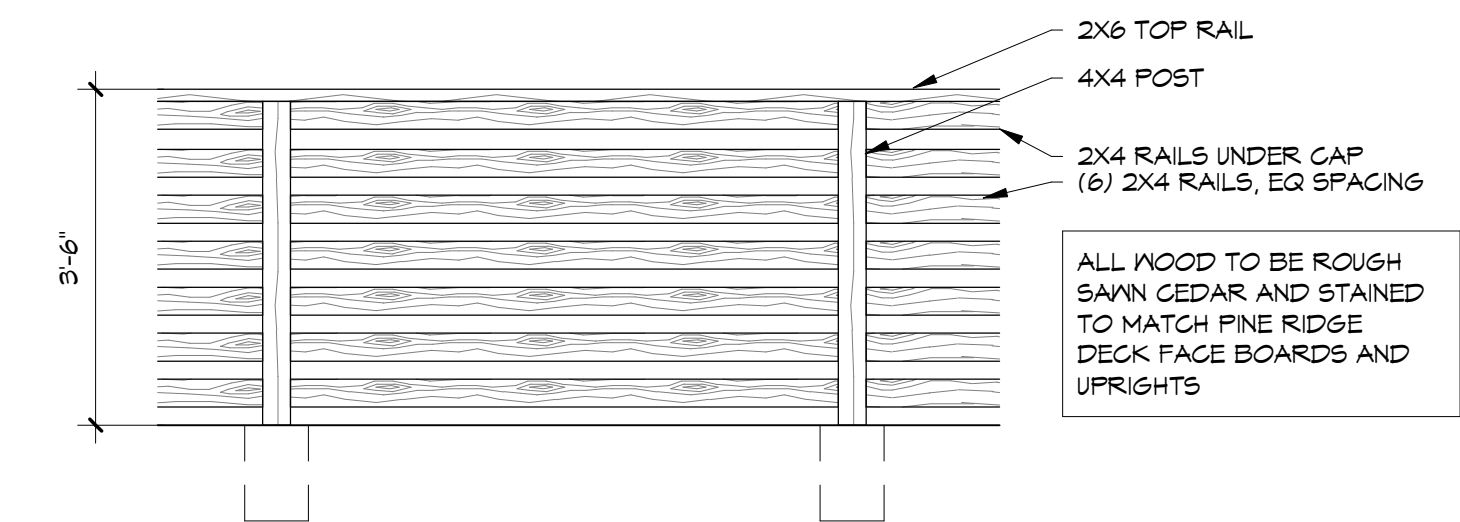
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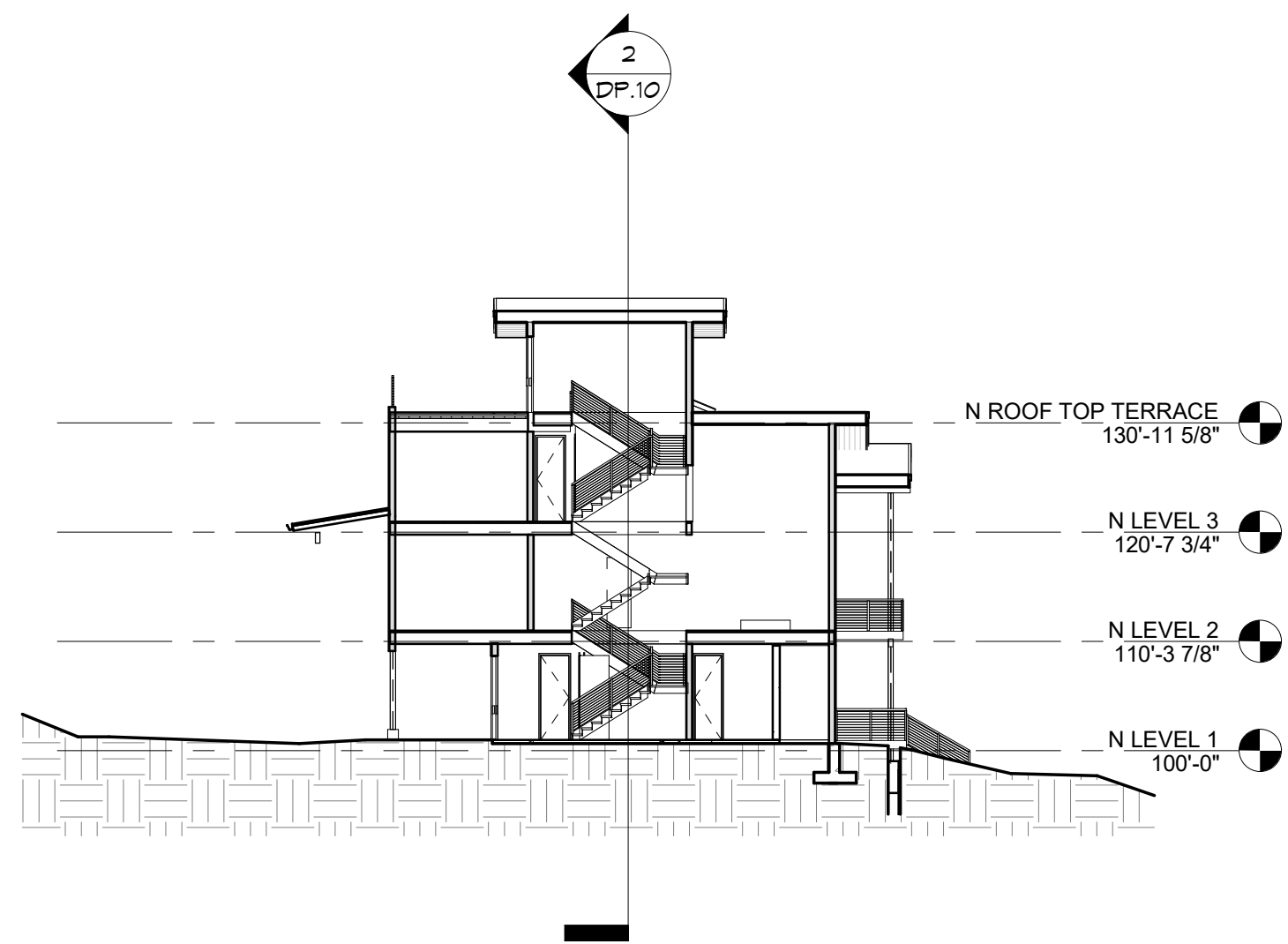


1 ARCHITECTURAL SITE PLAN

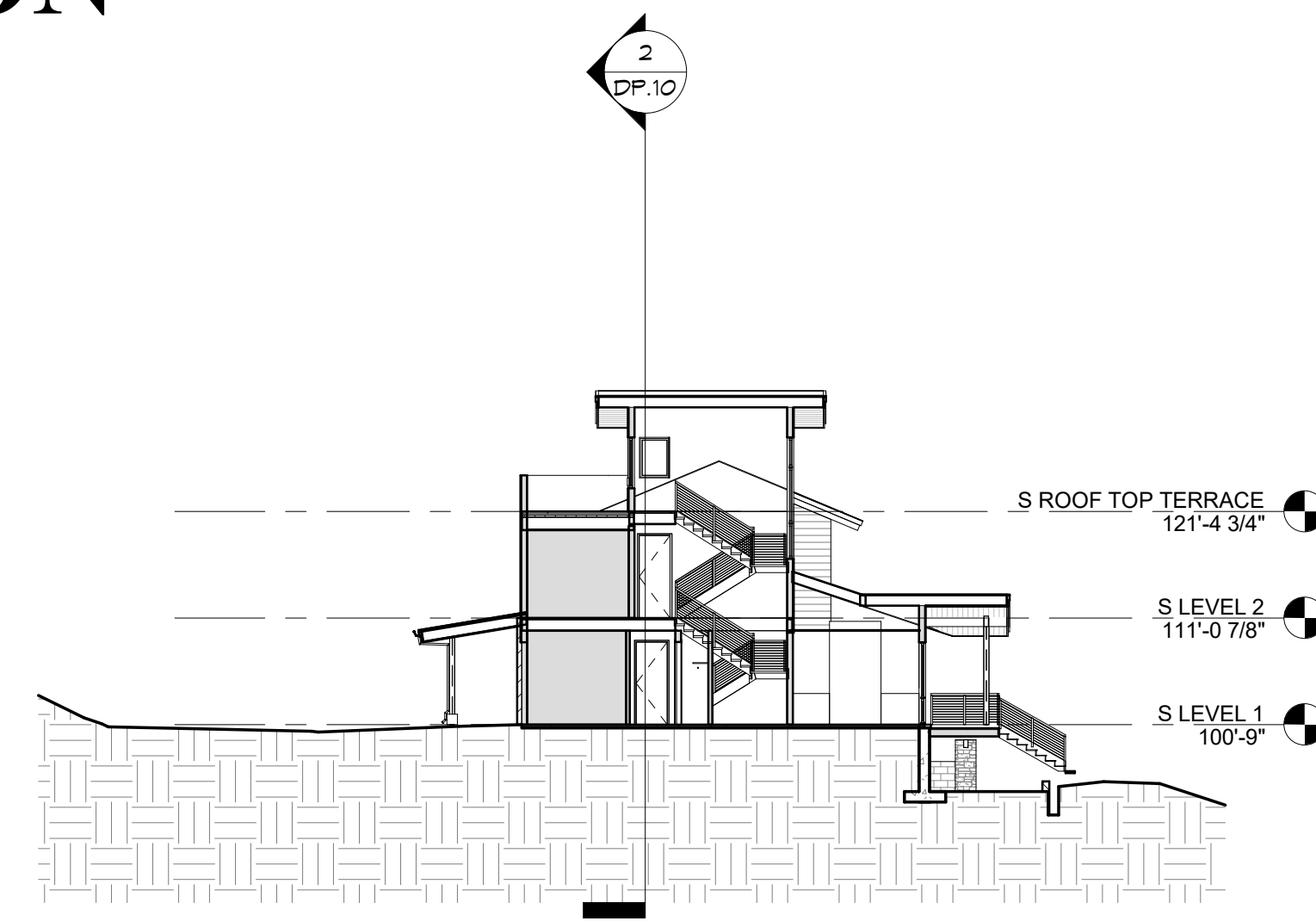
5 FENCE DETAIL



2 N-S SITE SECTION



3 E-W SITE SECTION N BLDG



4 E-W SITE SECTION S BLDG

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SITE PLAN
SITE SECTIONS

DEVELOPMENT PLAN
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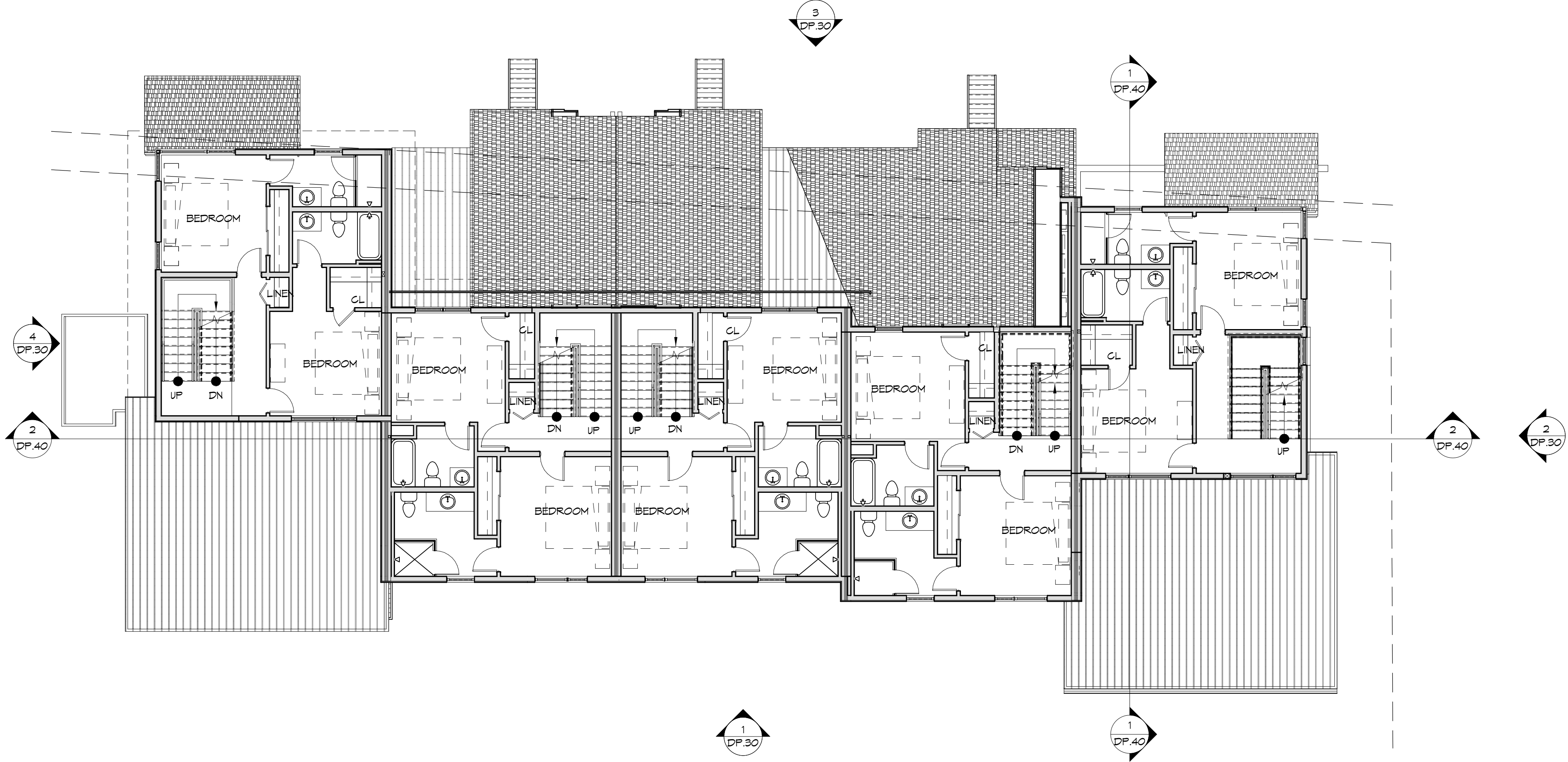
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Colorado 80487 ASSOCIATES

DP.10

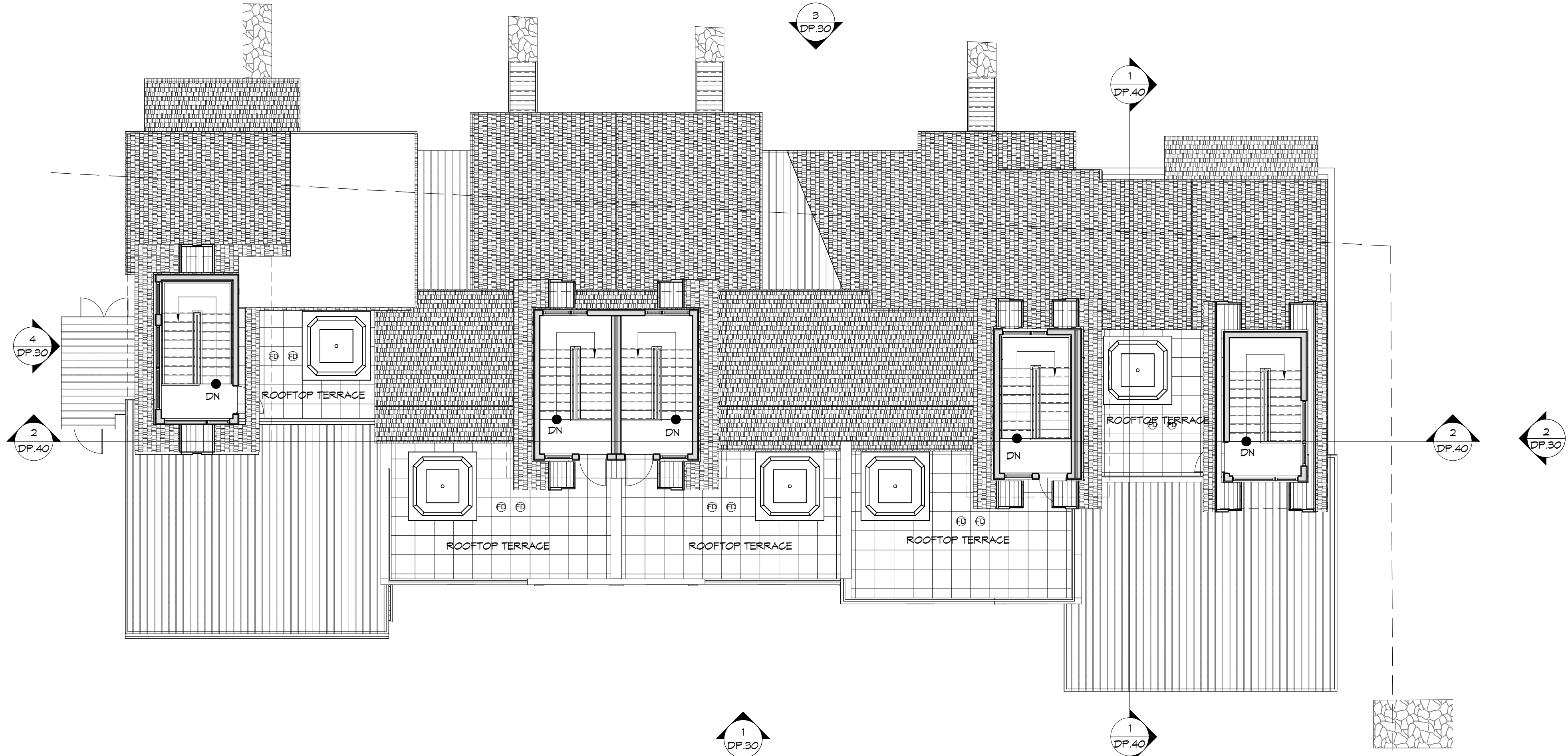
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1 NORTH BLDG- LEVEL 3 FLOOR PLAN
1/8" = 1'-0"



2 NORTH BLDG- TERRACE FLOOR PLAN
1/8" = 1'-0"

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ARCHITECTURAL
ASSOCIATES**

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1805 Walton Creek Road, Steamboat Springs,
Colorado 80487

DP.21

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NORTH BUILDING LEVEL 3 FLOOR PLAN
NORTH BUILDING TERRACE LEVEL FLOOR PLAN

DEVELOPMENT PLAN
SUBMITTAL

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NORTH BUILDING EAST ELEVATION
NORTH BUILDING NORTH ELEVATION
NORTH BUILDING WEST ELEVATION
NORTH BUILDING SOUTH ELEVATION

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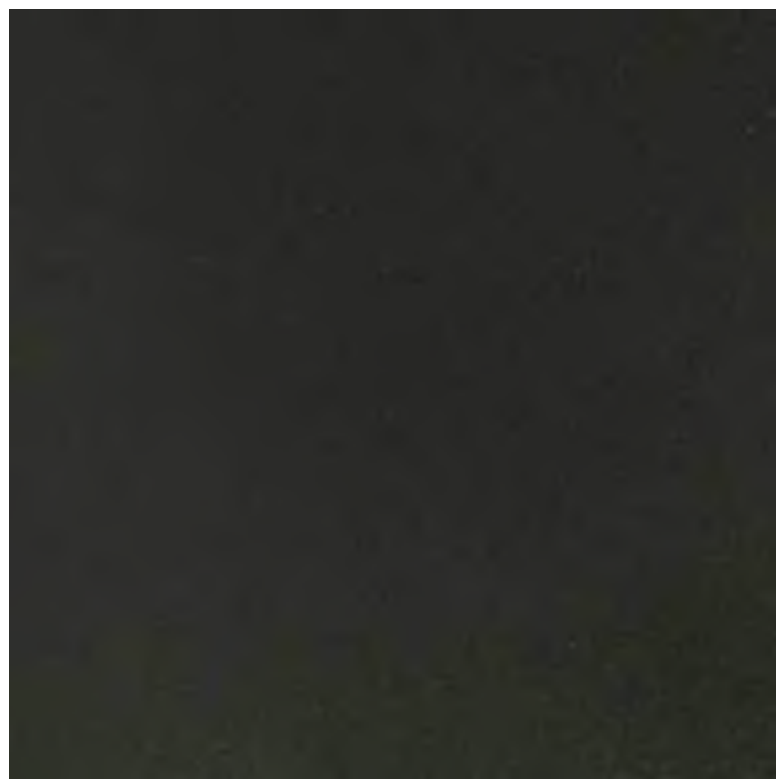
NORTH BLDG LOOKING EAST

B
A

C
D



ASHLAR CUT COLORADO
BUFF SANDSTONE



HOT ROLLED STEEL
SIDING



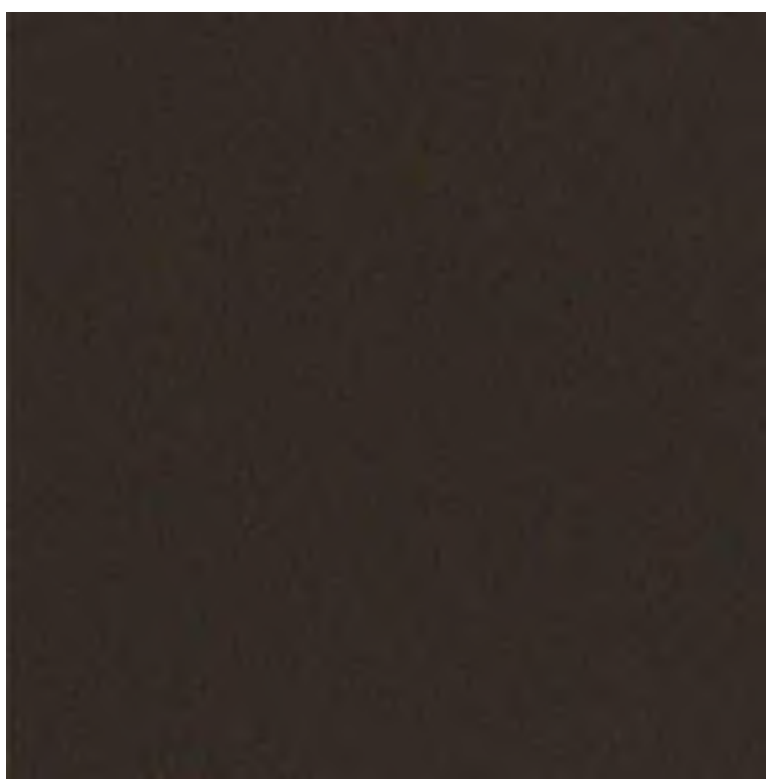
VERTICAL WOOD SIDING



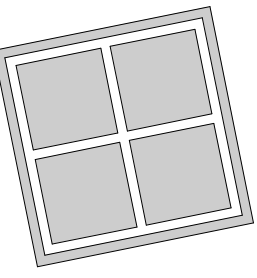
HORIZONTAL WOOD
SIDING



WOOD SOFFIT



DARK BRONZE WINDOW CLADDING
/FASCIA/ RAILINGS/ PAINTED
STEEL/ GARAGE DOORS

DATE	DESCRIPTION
02/25/22	DEV PLAN SUBMITTAL
3D VIEW AND COLOR BOARD	
DEVELOPMENT PLAN SUBMITTAL	
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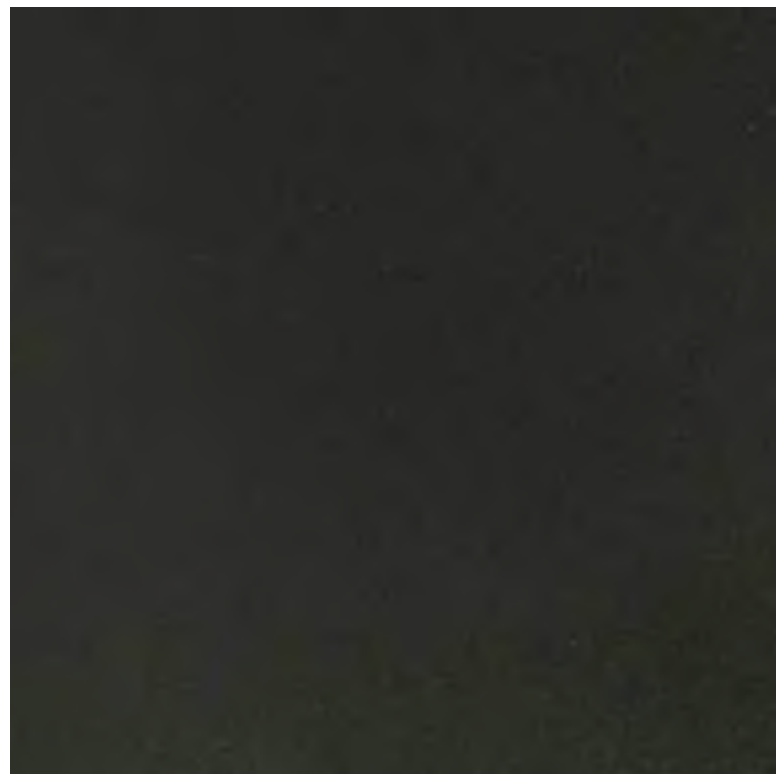
NORTH BLDG LOOKING WEST

A



ASHLAR CUT COLORADO
BUFF SANDSTONE

B



HOT ROLLED STEEL
SIDING

C



VERTICAL WOOD SIDING

D



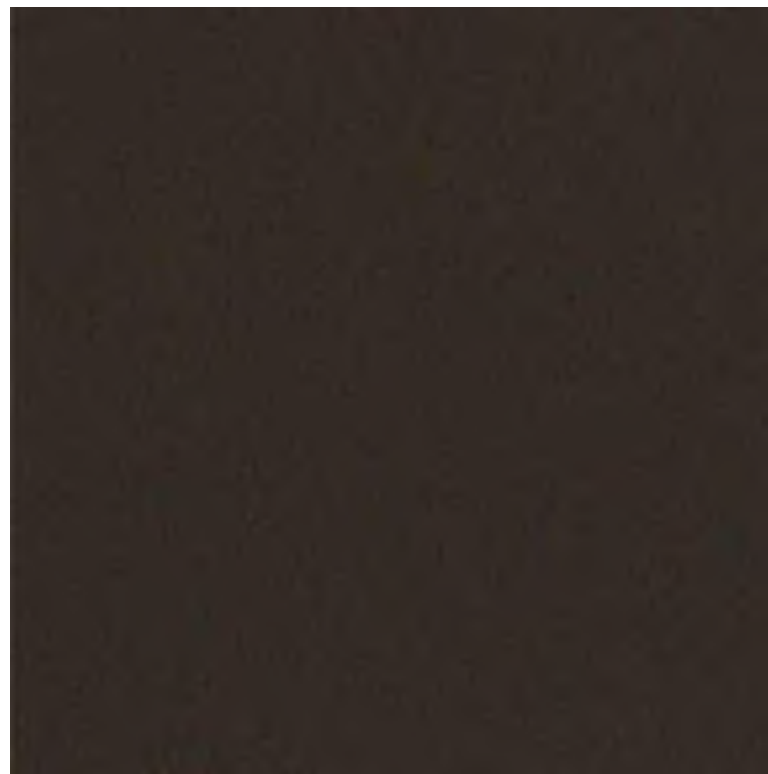
HORIZONTAL WOOD
SIDING

E

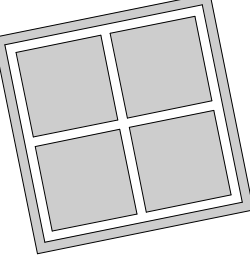


WOOD SOFFIT

F



DARK BRONZE WINDOW CLADDING
/FASCIA/ RAILINGS/ PAINTED
STEEL/ GARAGE DOORS

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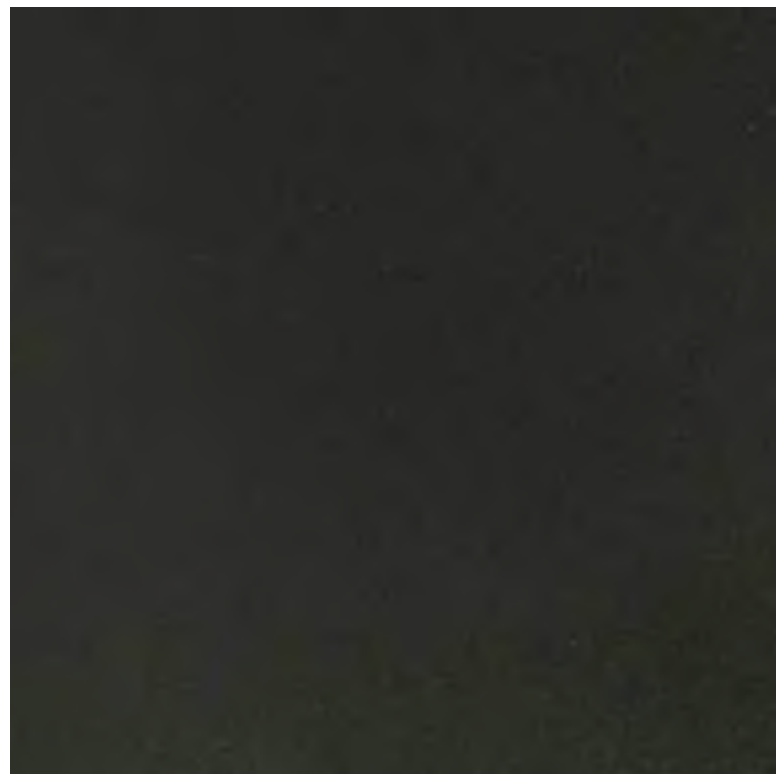
SOUTH BLDG LOOKING EAST

A



ASHLAR CUT COLORADO
BUFF SANDSTONE

B



HOT ROLLED STEEL
SIDING

C



VERTICAL WOOD SIDING

D



HORIZONTAL WOOD
SIDING

E

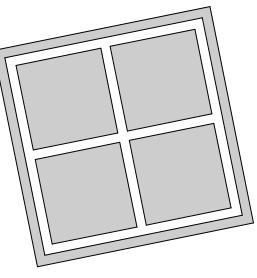


WOOD SOFFIT

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DARK BRONZE WINDOW CLADDING
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STEEL/ GARAGE DOORS

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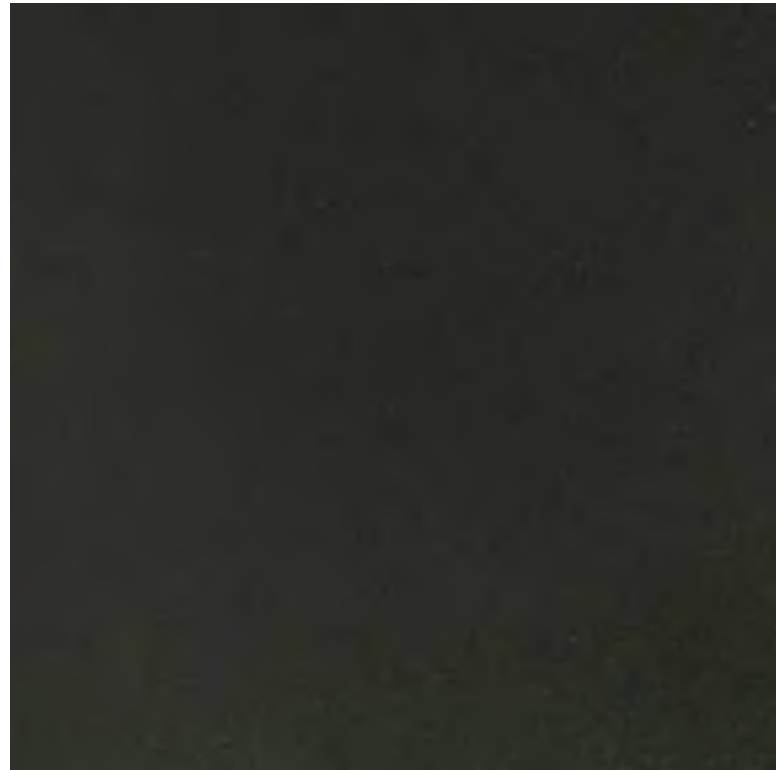
SOUTH BLDG LOOKING WEST

A



ASHLAR CUT COLORADO
BUFF SANDSTONE

B



HOT ROLLED STEEL
SIDING

C



VERTICAL WOOD SIDING

D



HORIZONTAL WOOD
SIDING

E

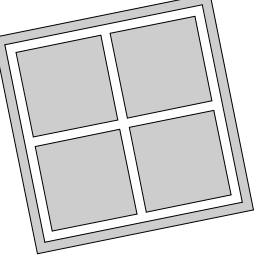


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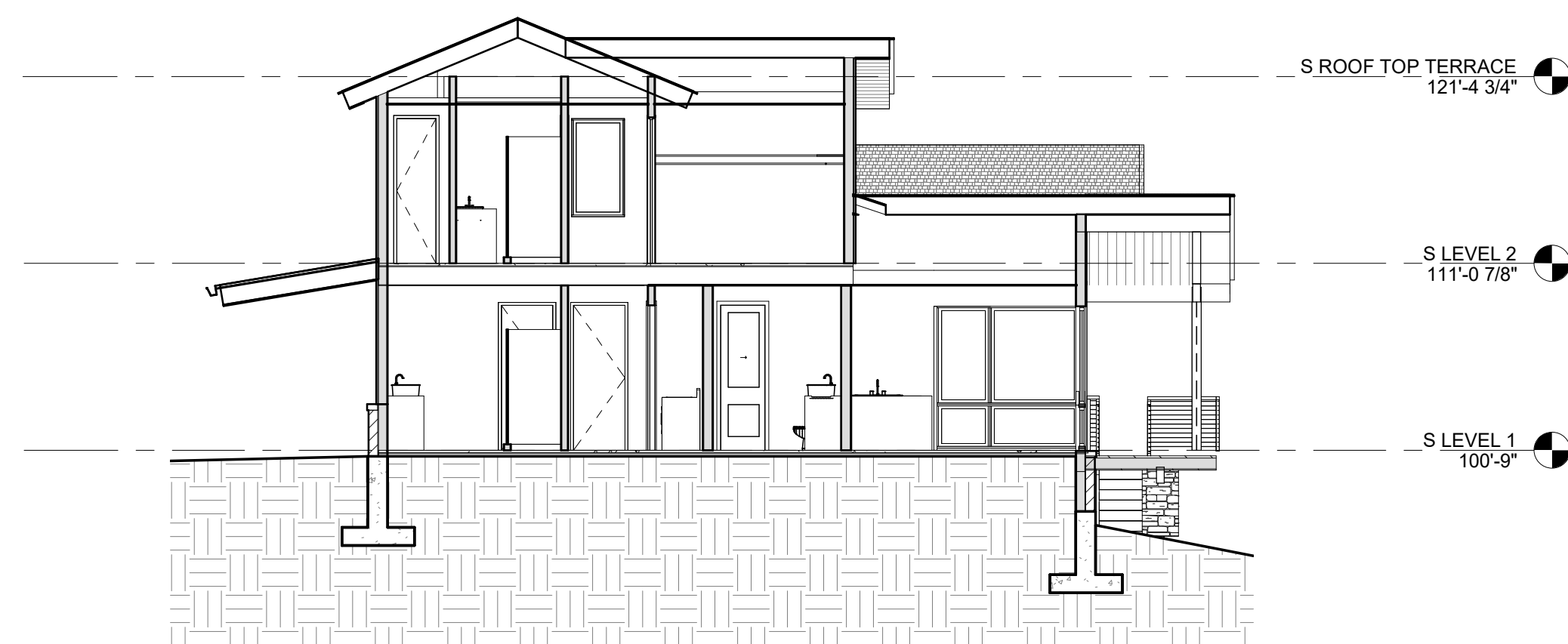
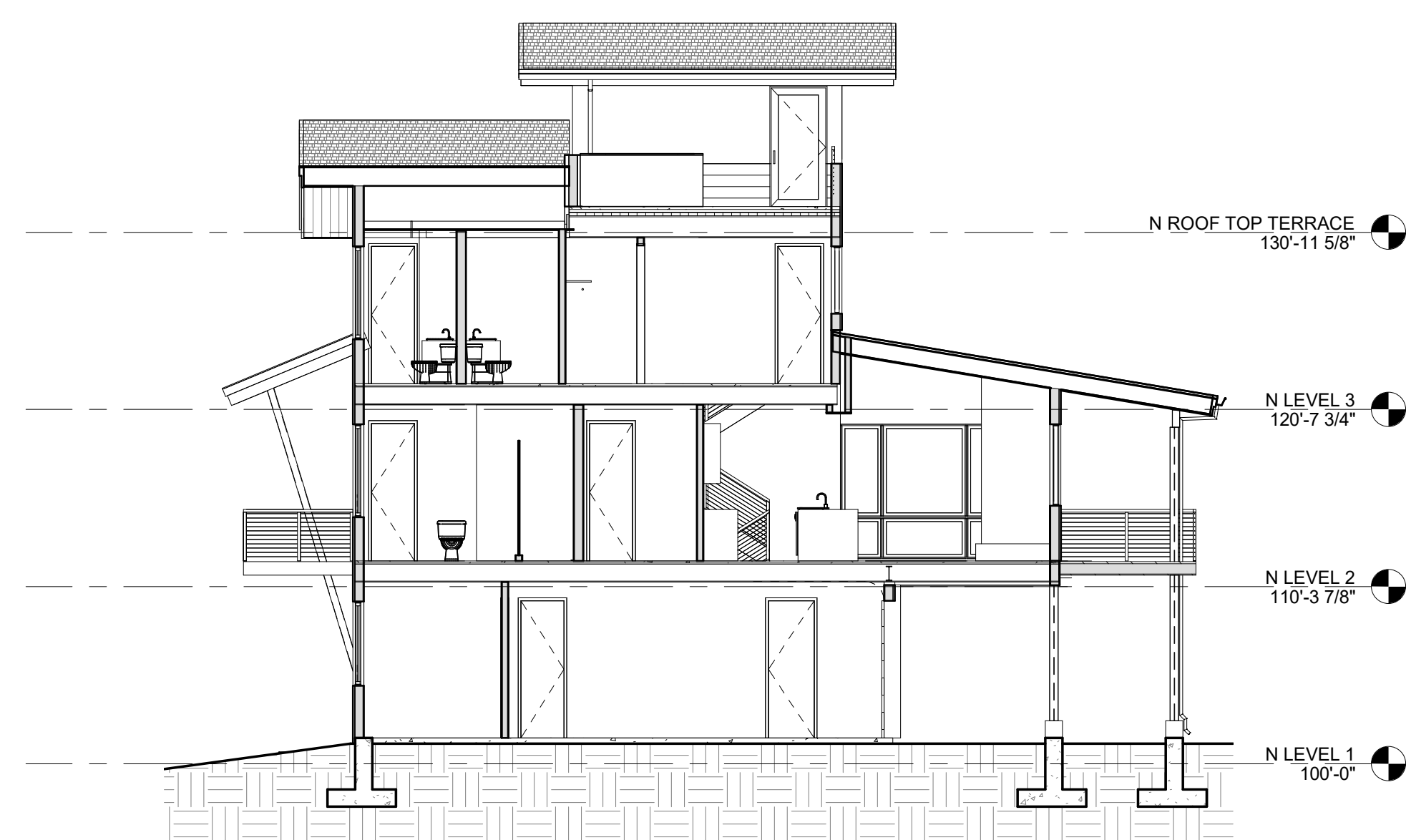
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STEEL/ GARAGE DOORS

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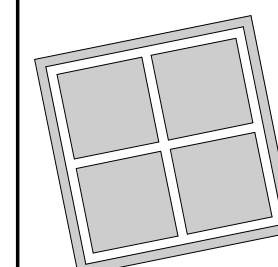
BUILDING SECTIONS- NORTH BLDG
BUILDING SECTIONS- SOUTH BLDG

**DEVELOPMENT PLAN
SUBMITTAL**

03 NOV 2025

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