REQUIRED NUMBER OF PARKING SUMMARY TABLE

Re: S.S. COMMUNITY DEVELOPMENT CODE TABLE 300-1

UNIT	SQUARE FOOTAGE	USE	PARKING REQUIREMENTS	PARKING REQUIRED
501A (LOWER)	668	OFFICE	1 PER 300 SF	3
501B (UPPER)	720	RESIDENTIAL	2 SPACES	2
502A (LOWER)	729	ANIMAL HOSPITAL	1 PER 200 SF	4
502B (UPPER)	749	OFFICE	1 PER 300 SF	3
503A (LOWER)	727	ANIMAL HOSPITAL	1 PER 200 SF	4
503B (UPPER)	739	RESIDENTIAL	1.5 SPACES	1.5
504A (LOWER)	728	WAREHOUSE	1 PER 800 SF	1
504B (UPPER)	740	RESIDENTIAL	1.5 SPACES	1.5
505A (LOWER)	659	RETAIL/ SERVICE, GENERAL, INDOOR	1 PER 300 SF	3
505B (UPPER)	727	RESIDENTIAL	2 SPACES	2
601 LOWER	1,115	WAREHOUSE	1 PER 800 SF	2
601 UPPER	1,115	WAREHOUSE	1 PER 800 SF	2
602 LOWER	834	WAREHOUSE	1 PER 800 SF	2
602 UPPER	834	WAREHOUSE	1 PER 800 SF	2
603 LOWER	1,144	MARIJUANA CULTIVATION	2 SPACES	2
603 UPPER	1,144	MARIJUANA CULTIVATION	2 SPACES	2
604 LOWER	1,173	UNKNOWN	ASSUMED @ 1 PER 200 SF	6
604 UPPER	1,154	RESIDENTIAL	2 SPACES	2
605 LOWER	1,149	MARIJUANA CULTIVATION	2 SPACES	2
605 UPPER	1,149	MARIJUANA CULTIVATION	2 SPACES	2
606 LOWER	866	OFFICE	1 PER 300 SF	3
606 UPPER	866	OFFICE	1 PER 300 SF	3
701A (LOWER)	1,120	WAREHOUSE	1 PER 800 SF	2
701B (UPPER)	1,188	RESIDENTIAL	2 SPACES	2
702A (LOWER)	1,108	MARIJUANA CULTIVATION	2 SPACES	2
702B (UPPER)	1,146	RESIDENTIAL	2 SPACES	2
703A (LOWER)	551	RESIDENTIAL	1.5 SPACES	1.5
703B (UPPER)	576	RESIDENTIAL	1.5 SPACES	1.5
TOTAL SPACES REQUIRED				66
TOTAL SPACES PROVIDED ON SITE				71 TOTAL SPACES 68 TOTAL SPACES + 3 ADA SPACES

MARIJUANA CULTIVATION UNITS ARE ASSUMED TO BE FOR RETAIL AND ARE ASSUMED TO ONLY HAVE MAXIMUM OF 3 EMPLOYEES PER UNIT

MULTIPLE FAMILY RESIDENTIAL REQUIREMENTS: 2 SPACES REQUIRED FOR EVERY 2-3 BEDROOM UNIT, AND 1.5 SPACES REQUIRED FOR 1 BEDROOM UNITS.

PARKING SPACES ARE SHARED BETWEEN 500, 600, AND 700 BUILDING

11/03/2025

Digitally Signed by: Walter N. Magill, P.E.
Four Points Surveying and Engineering

FOUR POINTS SURVEYING ENGINEERING

410 S. Lincoln Ave, Unit 15
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT

COMMON AREA DOWNHILL PLAZA CONDOMINIUM
2835 DOWNHILL PLAZA
STEAMBOAT SPRINGS, COLORADO

Horizontal Scale

0 20' 40'

SCALE: 1" = 20'

Contour Interval = 1 ft

DATE: 10-24-2025
JOB #: 2304-002
DRAWN BY: DSC
DESIGN BY: WNM
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24"X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
PARKING PLAN AND CALCULATIONS

SHEET #
C3