

FINAL PLAT APPLICATION  
FOR  
GREEN HORN RANCH

LOCATED IN THE SE1/4 SW1/4 AND IN THE SE1/4 SECTION 22 AND IN  
THE NE1/4 NW1/4 AND IN THE NE1/4 SECTION 27, T6N, R84W, 6TH P.M;  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO  
CONTAINING A CALCULATED AREA OF 173.88 ACRES

CONTACT INFORMATION

PROJECT TEAM:



APPLICANT  
STEAMBOAT SKI & RESORT CORPORATION  
2305 MT. WERNER CIRCLE  
STEAMBOAT SPRINGS, CO 80487  
970-871-5381  
ATTN: JIM SCHNEIDER

UTILITY CONTACT LIST:

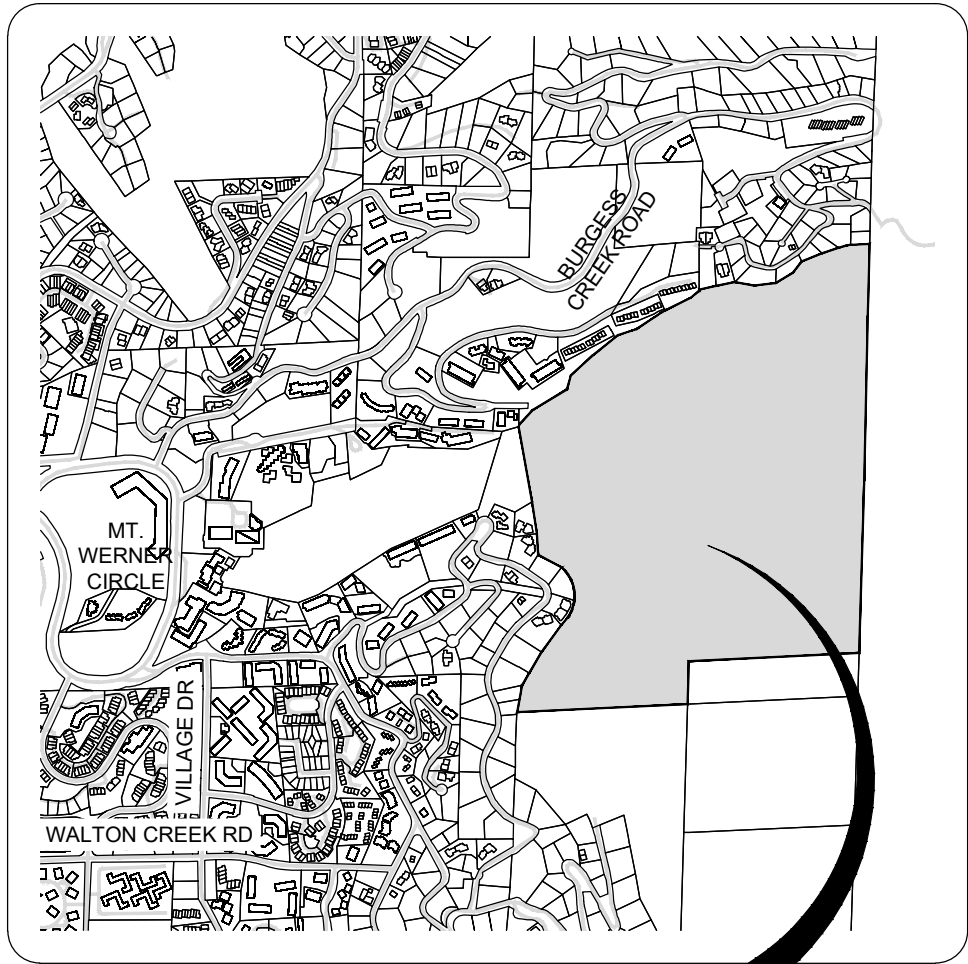
UTILITY COMPANY	CONTACT	PHONE NUMBER
CITY PUBLIC WORKS	BEN BEALL, P.E.	(970) 871.8293
CITY OF STEAMBOAT SPRINGS UTILITIES	MICHELLE CARR, P.E.	(970) 871.8207
MT. WERNER WATER	RICHARD BUCCINO	(970) 879.2424
YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871.2282
ATMOS ENERGY	DON CRANE	(970) 879.3223
CENTURY LINK	JASON SHARPE	(970) 328.8290
COMCAST	ANDY NEWBY	(303) 547.4584
UTILITY NOTIFICATION CTR. OF CO	N/A	(800) 922.1987

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SHEET INDEX

- C.001 - COVER SHEET  
C.003 - EXISTING CONDITIONS EXHIBIT (W/ AERIAL IMAGERY)  
C.100 - SITE PLAN

- FINAL PLAT  
1 PLAT COVER  
2 PLAT DRAWING 1 OF 2  
3 PLAT DRAWING 2 OF 2



NORTH

VICINITY MAP

1" = 1500'

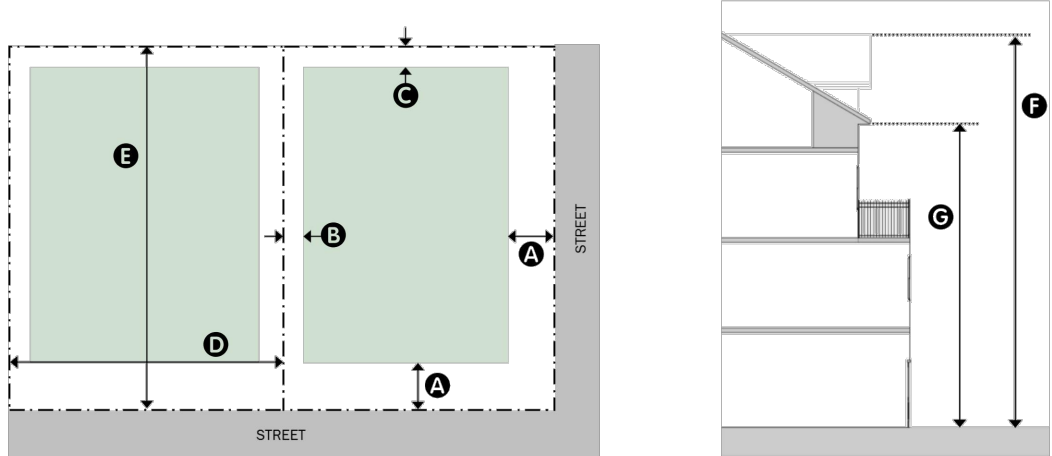
OR Open Space and Recreation

§ 201

201 ZONE DISTRICT: OPEN SPACE AND RECREATION

201.A Purpose  
The Open Space and Recreation zone district is intended to provide areas for public or private recreational uses, open space preservation, and other similar uses. This zone district accommodates recreation uses, such as parks, athletic fields, ski areas, and community gathering spaces, and may also provide for development buffers and protection of environmentally sensitive areas.

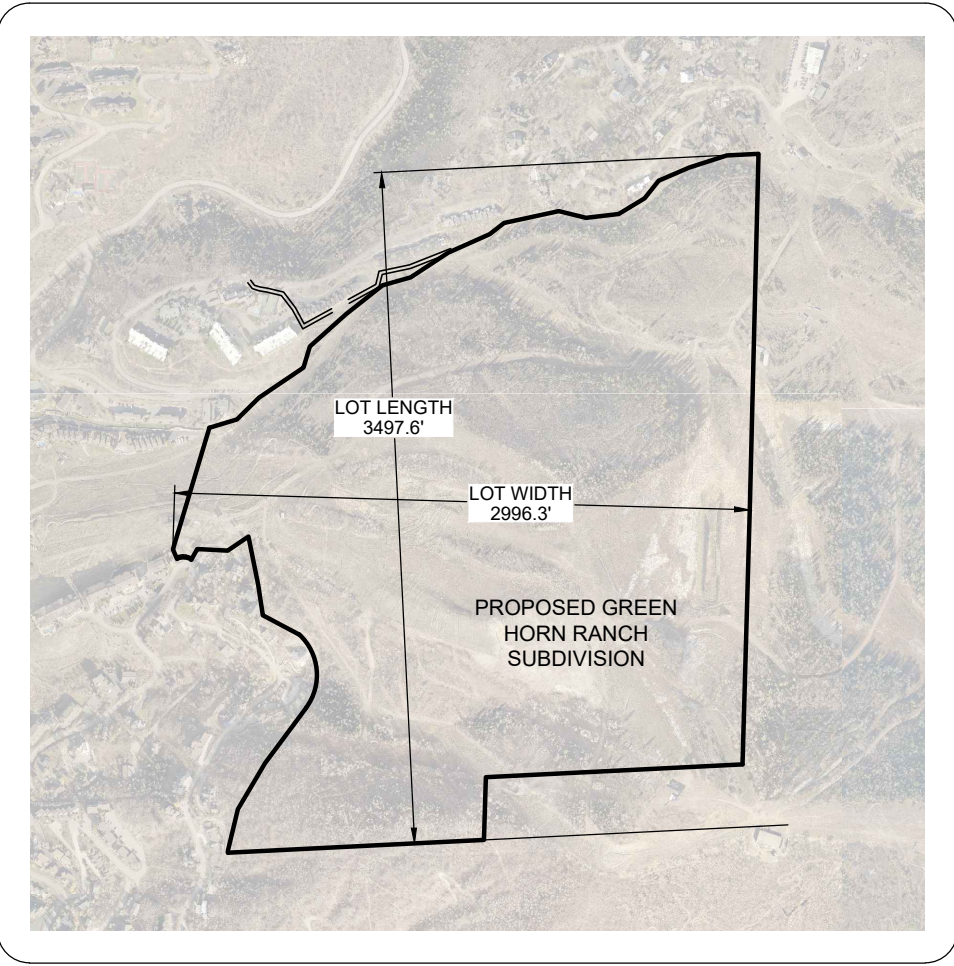
201.B Dimensional Standards (See below.)



Building Placement			Building Form		
Lot Line Setbacks			Building Height <sup>1</sup>		
Front			Institutional Uses		
Principal Building	25' min.	A	Overall Height	44' max.	1
Accessory Building	25' min.		Average Plate Height	32' max.	2
Side		B	Outdoor Recreational Uses		
Principal Building	25' min.		Overall Height	34' max.	1
Accessory Building	15' min.		Average Plate Height	22' max.	2
Rear		C	Amenity Structure		
Principal Building	20' min.		Overall Height	20' max.	1
Accessory Building	15' min.		Average Plate Height	10' max.	2
Lot Size			Other Standards		
Width <sup>1</sup>	25' min.	D	Building Intensity		
	no max.		Lot Coverage	no max.	
Depth <sup>1</sup>	no min.	E	Floor Area Ratio	no max.	
Area	2,500 sf min.		Density		
	no max.		Dwelling Units per Lot	no max.	
Parking Lot Placement			<sup>1</sup> 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 Line Setbacks					
Front					
<12 Parking Spaces	10' min.				
≥12 Parking Spaces	20' min.				



Community Development Code  
Steamboat Springs Municipal Code Chapter 26



PROJECT SUMMARY TABLE DIAGRAM



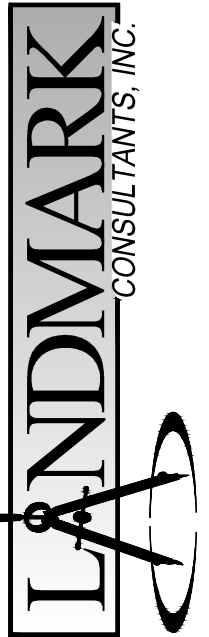
NORTH

1" = 1000'

SUBDIVISION PROJECT SUMMARY TABLE			
PROJECT SUMMARY TABLE			
GROSS SITE AREA	173.88 ACRES		
% OF SITE AREA IN ROW	0		
NUMBER OF LOTS	1		
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? (YES/NO)
AVERAGE LOT SIZE	2500 SF (MIN.), NO MAX.	173.88	NO
LOT WIDTH	25-FT (MIN.), NO MAX.	2996	NO
LOT LENGTH	NO MIN.	3498	NO
LOT COVERAGE	NO MAX.	PER ZONING	NO
USABLE LOT AREA*		NOT APPLICABLE	NO
BLOCK LENGTHS		NOT APPLICABLE	NO
INDIVIDUAL LOT FRONTAGE		NOT APPLICABLE	NO
OPEN SPACE SQUARE FOOTAGE	NOT APPLICABLE	NOT APPLICABLE	NO

\*USABLE LOT AREA: THIS PARCEL'S ZONING AND USE AS A SKI AREA. DO NOT CONFLICT WITH THE EXCLUDED ITEMS PER CDC SECTION 801.D.2 AND THEREFORE HAVE NOT BEEN IDENTIFIED ON THIS PRELIMINARY PLAT - NOT APPLICABLE.

CIVIL ENGINEERS | SURVEYORS  
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These drawings are prepared by Landmark Consultants, Inc. and are not to be used for construction or contracting unless signed and sealed by a professional engineer or surveyor employed by Landmark Consultants, Inc.

NO.	DATE	BY	DESCRIPTION
1012-048	8/27/2021	Erik Griepentrog	PROJECT: 1012-048
			DATE: 8/27/2021
			CONTACT: Erik Griepentrog
			EMAIL: erikg@landmark-co.com

GREEN HORN RANCH FINAL PLAT

Cover Sheet

SHEET

C.001