NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- SECTION LINE
- CENTERLINE
- FOUND MONUMENT
- FOUND SECTION CORNER
- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- MAJOR CONTOUR (6800)
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL
- SIGN
- SANITARY SEWER
- SANITARY SEWER MANHOLE AND CLEANOUT
- WATER LINE
- FIRE HYDRANT, GATE VALVE & CURB STOP
- GAS
- GAS METER AND MANHOLE/VAULT
- CABLE
- CABLE PEDESTAL
- FIBER OPTIC
- TELEPHONE
- TELEPHONE PEDESTAL AND MANHOLE/VAULT
- ELECTRIC
- ELECTRIC PED, JUNCTION BOX AND METER
- LIGHT POLE AND LIGHT POLE W/ MAST
- OVERHEAD
- UTILITY POLE AND GUY WIRE
- DITCH/SWALE
- CULVERT W/ END SECTIONS
- INLET AND STORM MANHOLE
- FLOW ARROW
- CONIFEROUS AND DECIDUOUS TREE
- BUILDABLE AREA
- NON-BUILDABLE AREA

NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
2. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
3. UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.

PROPERTY DESCRIPTIONS:

7. LOT 1, VILLAGE DRIVE TOWNHOMES SUBDIVISION PER NOVEMBER 11, 2021 PLANNING COMMISSION APPROVAL OF PP-21-01. A FINAL PLAT IS REQUIRED TO CREATE THE LOT.
8. LOTS A & B, MOUNTAIN OFFICE PARK SUBDIVISION

CIVIL ENGINEERS | SURVEYORS
141 9th Street ~ P.O. Box 774943
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com

LANDMARK CONSULTANTS, INC.

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NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	21-36-024
DATE:	12/21/2021
CONTACT:	Ryan Spaustat
EMAIL:	ryans@landmark-co.com

Zoning Map Amendment

Existing Conditions Plan

SHEET
C.003
OF 3 SHEETS

DRAWING FILE NAME: P:\21-36-024\DWG\Production Drawings\Zoning Map Amendment\21-36-024-ZMA-C-003-Existing Conditions.dwg LAYOUT NAME: C-003 DATE: Dec 21, 2021 - 10:19am CAD OPERATOR: Matt
LIST OF XREFS: 21-36-017-Xref(21-36-017-Xref.dwg);21-36-017-Xref(21-36-017-Xref.dwg);BORDER; Zoning Map Amendment(BORDER - Zoning Map Amendment);21-36-022-xref(21-36-022-xref.dwg);21-36-022-xref(21-36-022-xref.dwg)