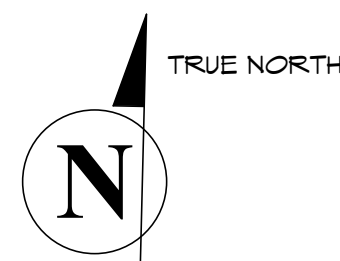
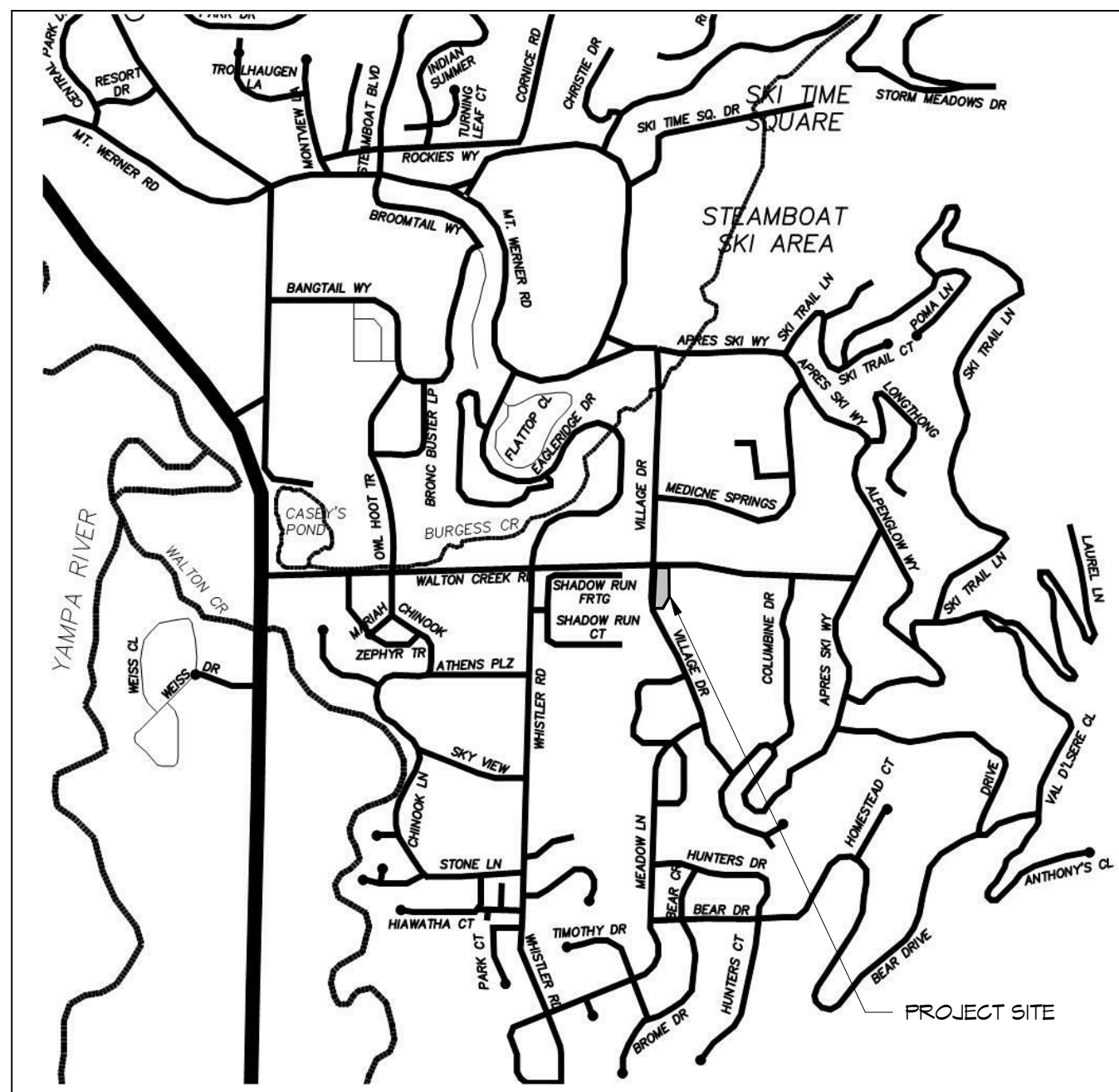


**DEVELOPMENT PLAN SET for
.65A TR IN NW4NW4SW4 27-6-84
also known as
VILLAGE DRIVE TOWNHOMES**



<u>Applicant:</u> Steamboat Architectural Associates Bill Rangitsch P.O. Box 772910 Steamboat Springs, CO 80477 970.879.0819 wjr@steamboatarchitectural.com	<u>Civil Engineer:</u> Landmark Consultants, Inc. Ryan Spausat P.O. Box 774943 Steamboat Springs, CO 80477 970.871.9494 ryans@landmark-co.com
<u>Property Owner:</u> Sunscope, LLC Sorour (Sunny) Partovi P.O. Box 881082 Steamboat Springs, CO 80488 sunny.partovi@gmail.com	<u>Landscape Architect:</u> Hickory Flats Landscape Design Andy Benjamin P.O. Box 773161 Steamboat Springs, CO 80477 970.846.0117 andy@geckolandscape.com
<u>Architect:</u> Steamboat Architectural Associates Bill Rangitsch P.O. Box 772910 Steamboat Springs, CO 80477 970.879.0819 wjr@steamboatarchitectural.com	<u>Electrical Engineer:</u> Wildier Engineering LLC Andy Wildier 1170 Blue Sage Drive Steamboat Springs, CO 80487 970.819.7848 WildierEngineeringLLC

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 (EXISTING AND PROPOSED)	CN (EXISTING), MF-3 (PROPOSED)		
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	26%	NO
FLOOR AREA RATIO	50% MAX	59.86%	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 #	DESCRIPTION
DP.00	COVER SHEET
DP.01	CODE ANALYSIS
C.003	EXISTING CONDITIONS PLAN
C.004	EXISTING CONDITIONS PLAN W/ AERIAL
C.100	CIVIL SITE PLAN
C.101	CIVIL SITE PLAN W/ AERIAL IMAGE
C.102	EASEMENT EXHIBIT
C.300	GRADING AND DRAINAGE PLAN
C.301	DETAILED GRADING PLAN
C.302	DETAILED GRADING PLAN
C.310	UTILITY PLAN
L1.0	LANDSCAPE MASTER PLAN
L1.1	LANDSCAPE AREA 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

[illegible]

CONSTRUCTION

sch 02/25/22
19
te. 200
0477

William J. Rangi
970.879.08
772910 345 lincoln ave s
steamboat springs, co. 804

Will STEAMBOAT p.o. box
ARCHITECTURAL ASSOCIATES

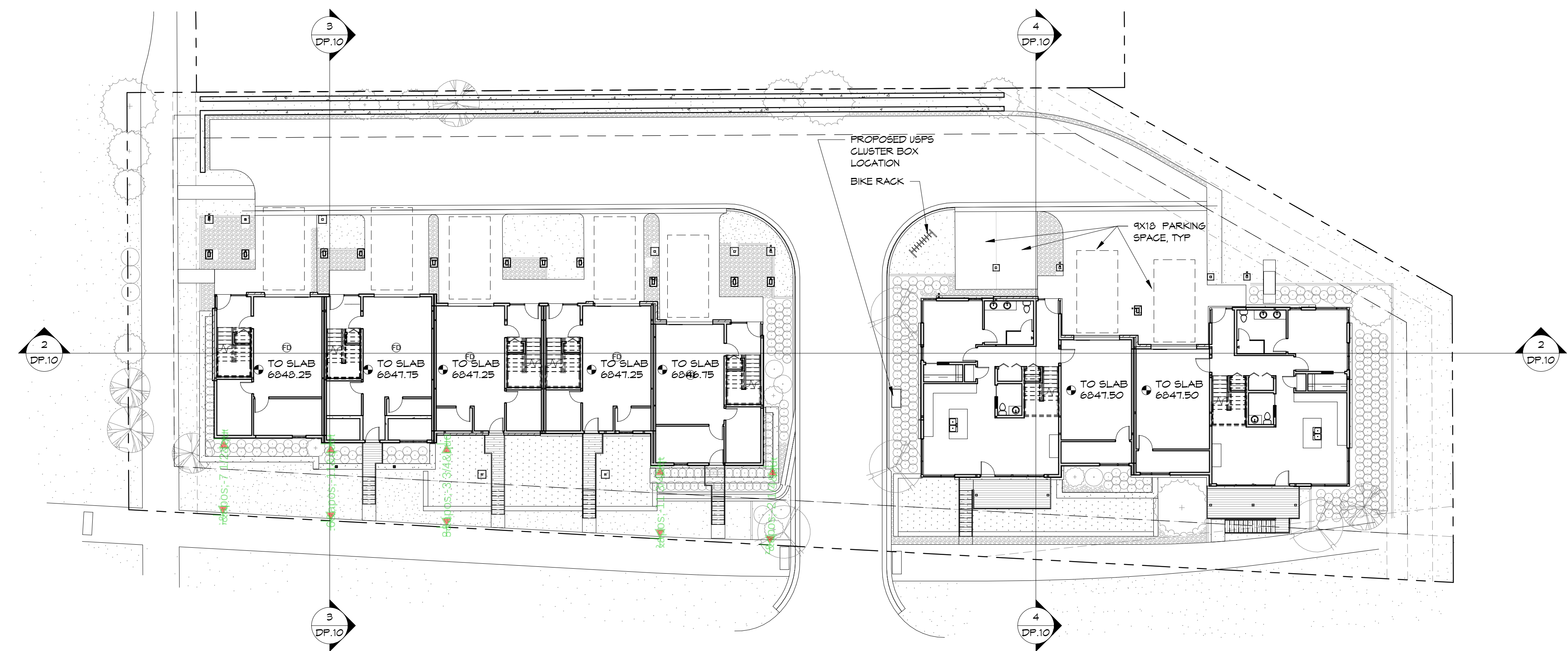
Walton Cr Rd/ Village Dr
A Townhouse Development at
1805 Walton Creek Road, Steamboat Springs,
Colorado 80487

DP.00 19-37

DATE	DESCRIPTION
05/18/20	DEV PLAN SUBMITTAL
02/25/22	DEV PLAN SUBMITTAL

THESE DRAWINGS DO NOT INCLUDE THE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY. © Copyright 2017 SAA, P.C.

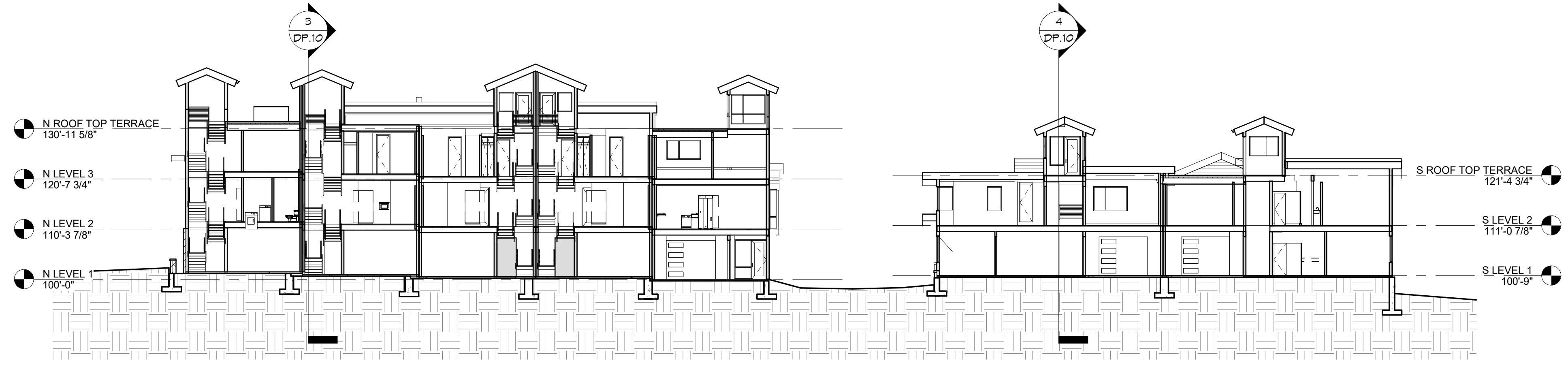
--	--



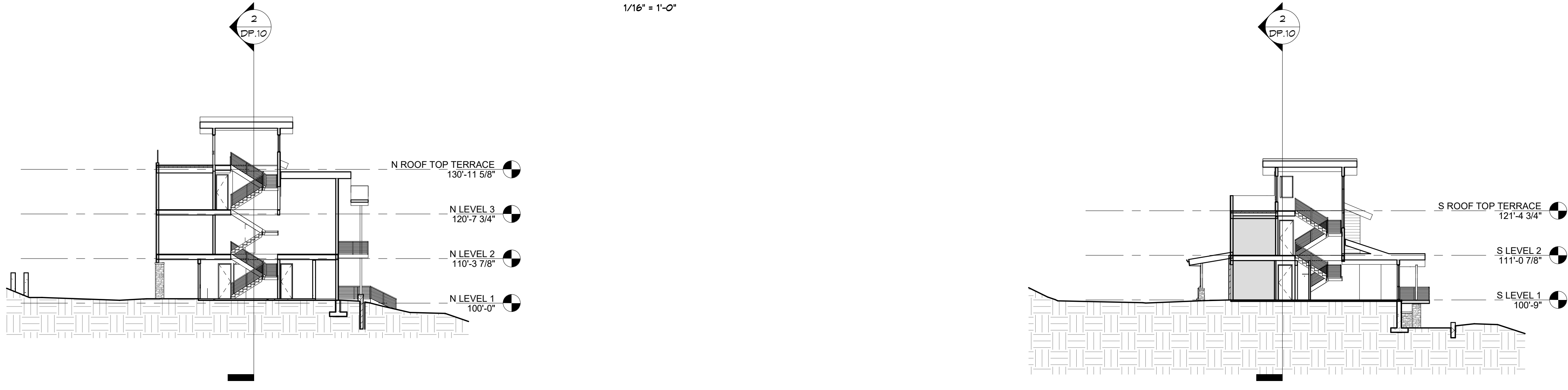
TRUE NORTH

1 ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

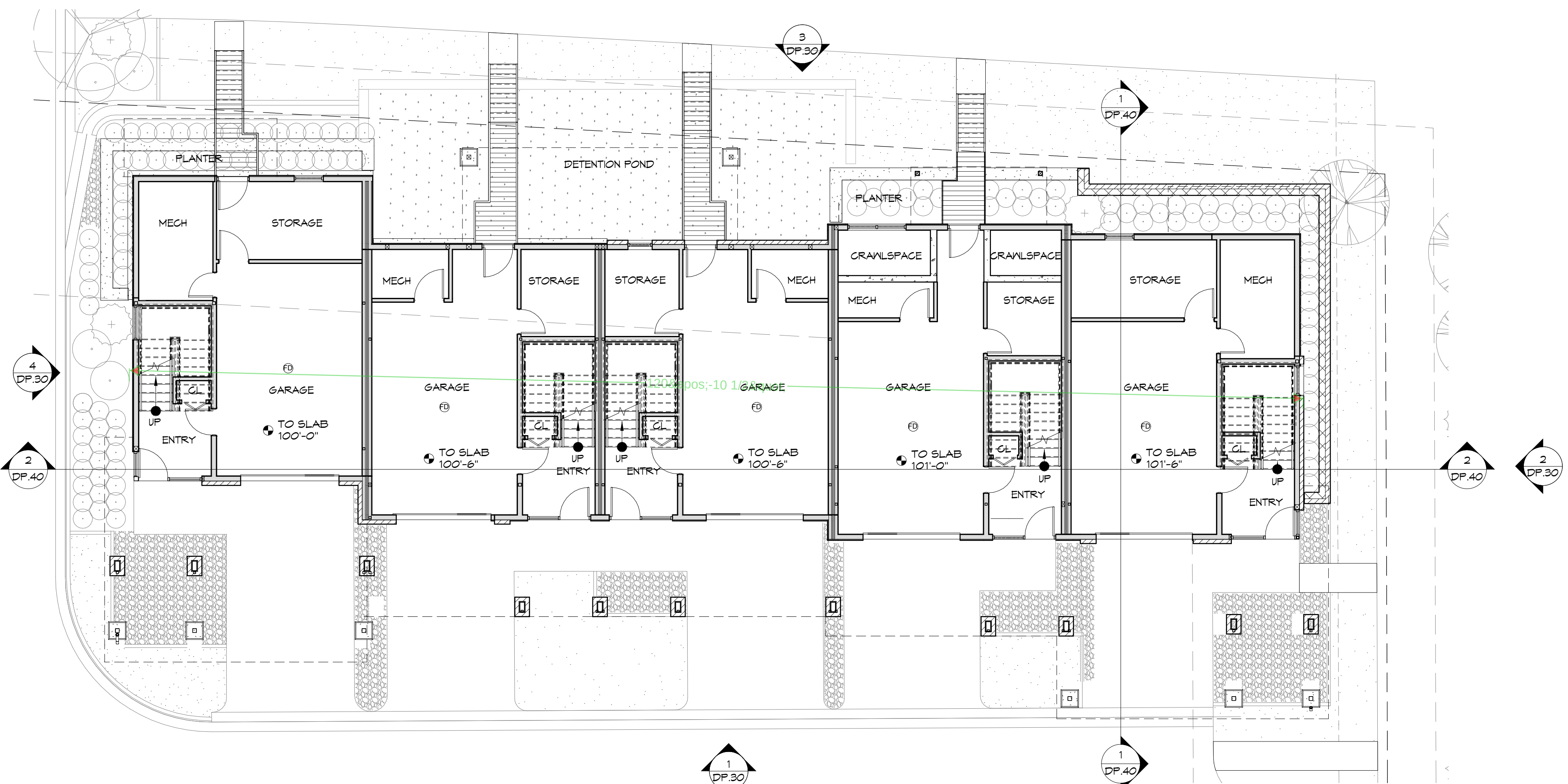


2 N-S SITE SECTION

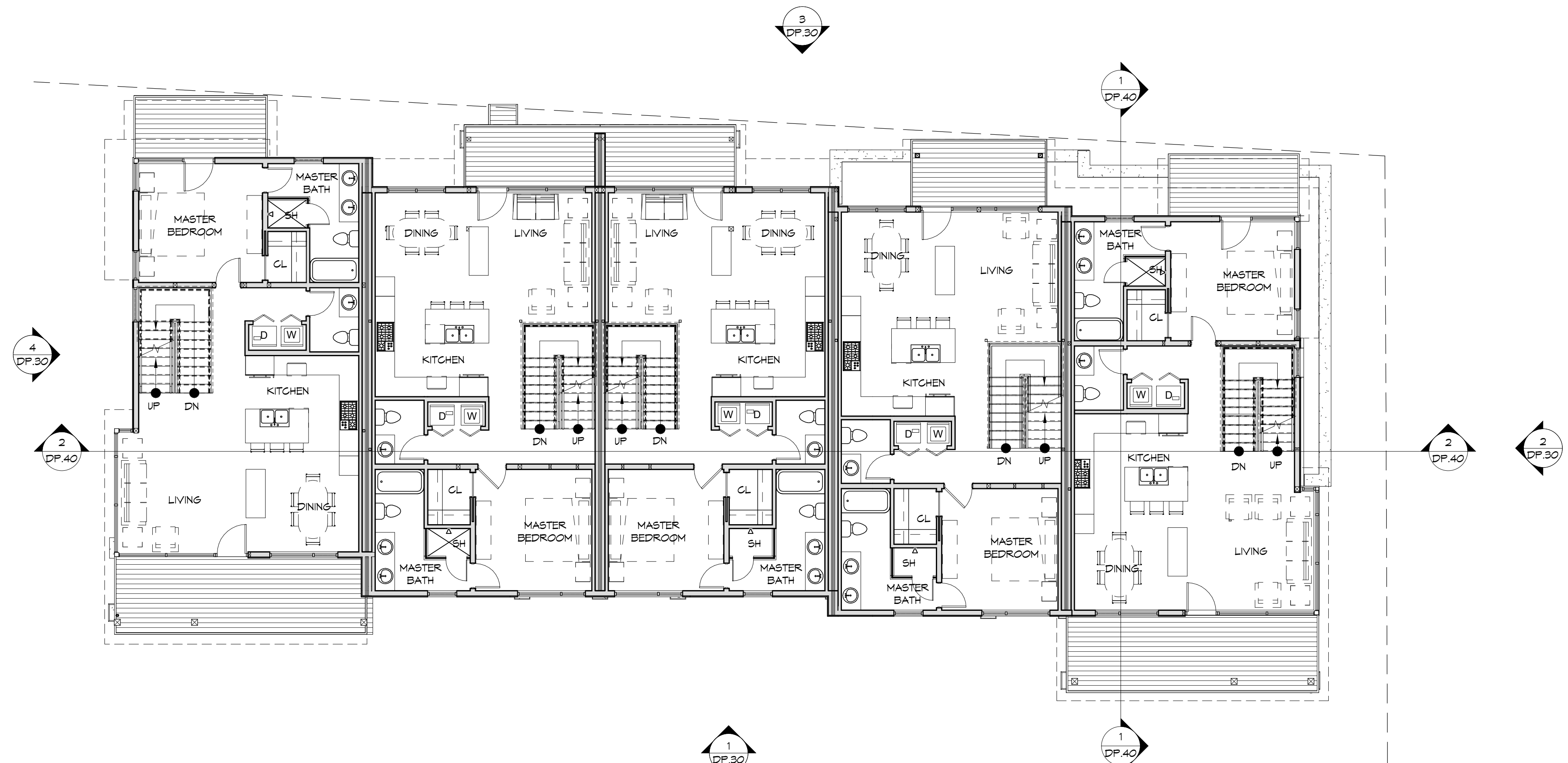


3 E-W SITE SECTION N BLDG

4 E-W SITE SECTION S BLDG



TRUE NORTH
N
1 NORTH BLDG- LEVEL 1 FLOOR PLAN



TRUE NORTH
N 2 NORTH BLDG- LEVEL 2 FLOOR PLAN

DP.20

A Townhouse Development at

Walton Cr Rd/ Village Dr

1805 Walton Creek Road, Steamboat Springs,
Colorado 80487

William J. Rangitsch

970-879-0819

p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

**PLANNING
RESUBMITTAL
NOT FOR
CONSTRUCTION**

02/25/2200

DATE

05/16/20

02/25/22

NORTH BUILDING LEVEL 1 FLOOR PLAN

NORTH BUILDING LEVEL 2 FLOOR PLAN

DESCRIPTION

DEV PLAN SUBMITTAL

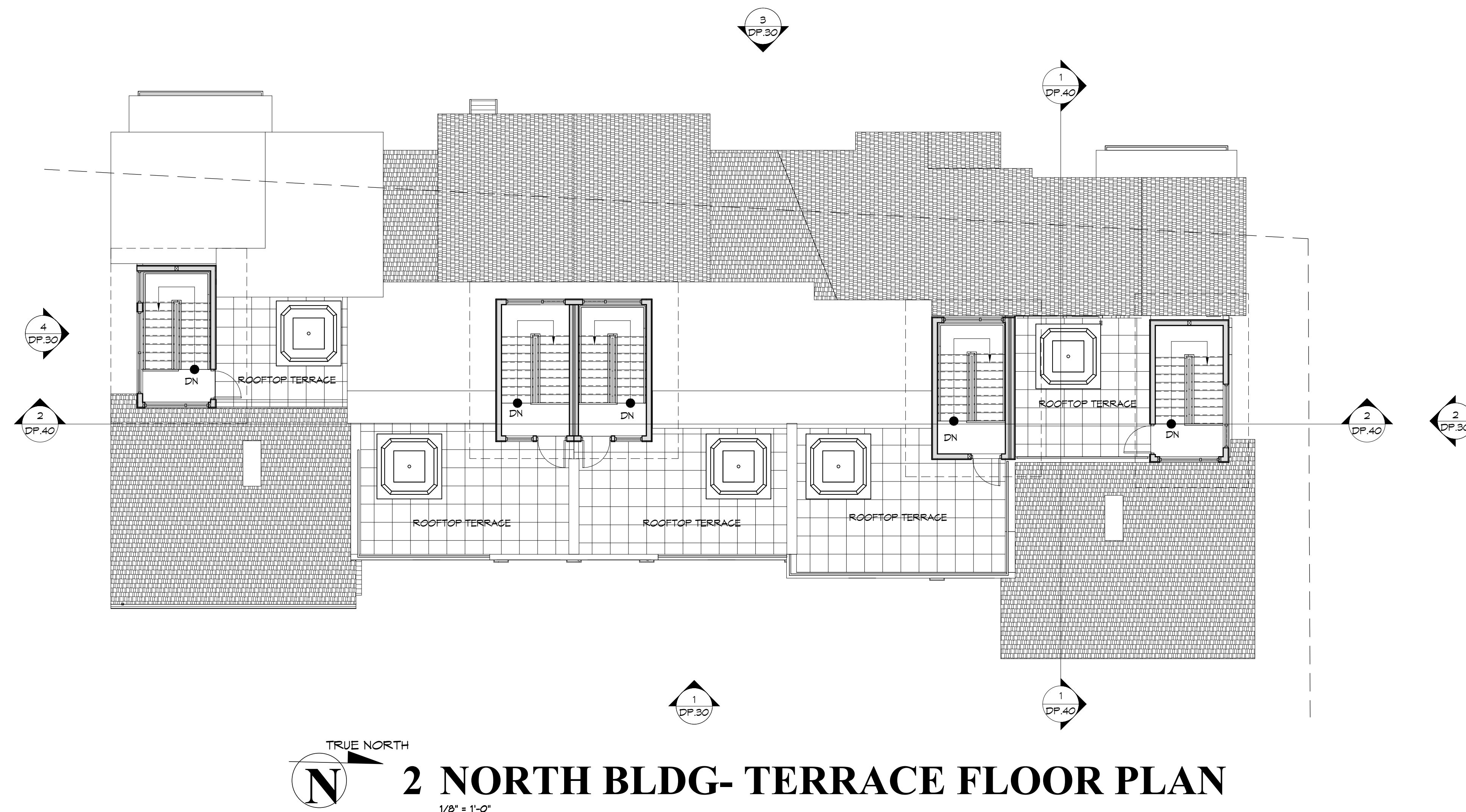
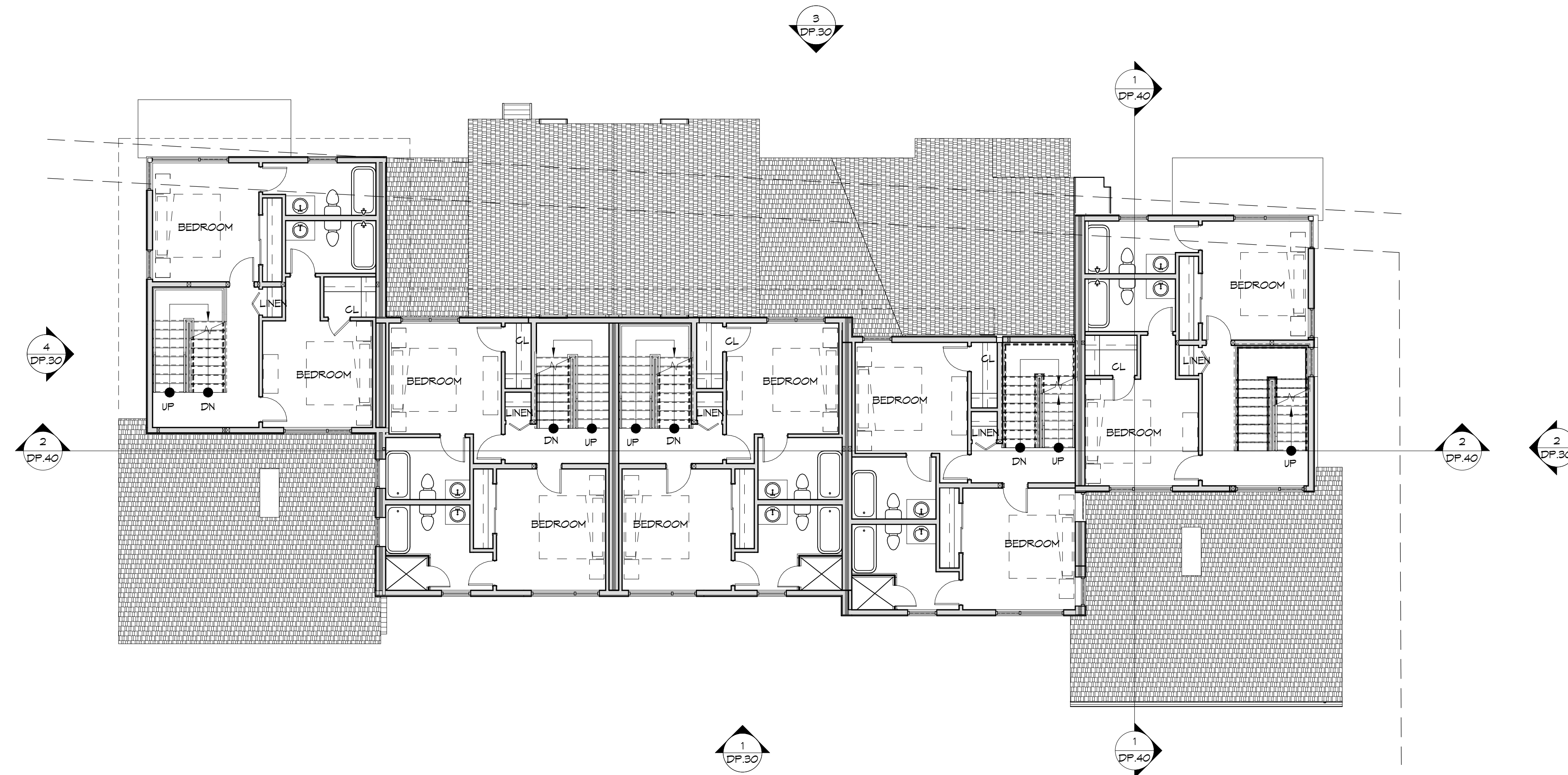
DEV PLAN SUBMITTAL

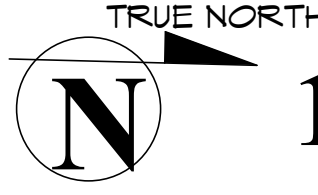
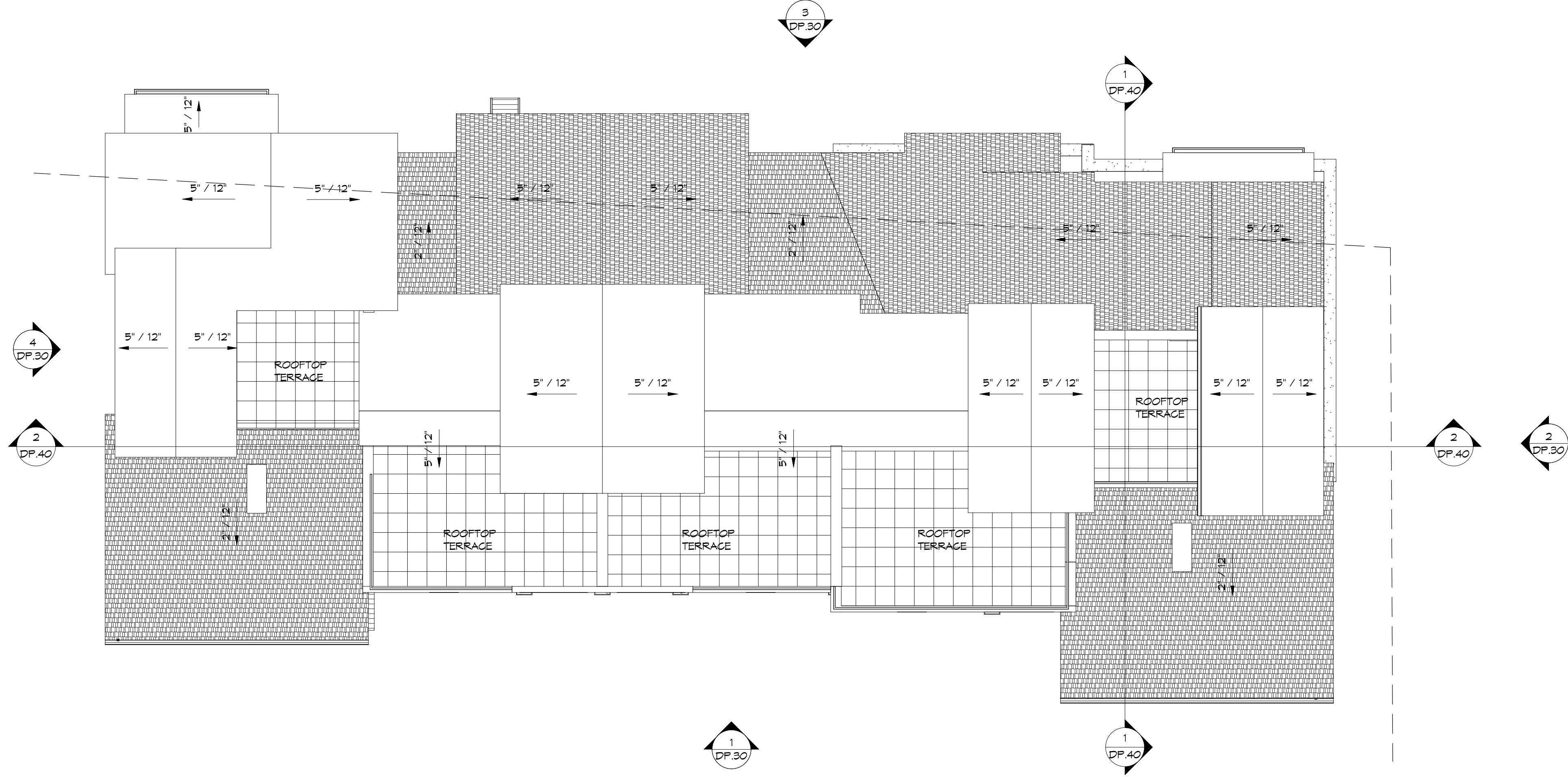
THESE DRAWINGS DO NOT INCLUDE THE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY. © Copyright 2017 SAA, P.C.

DATE

05/16/20

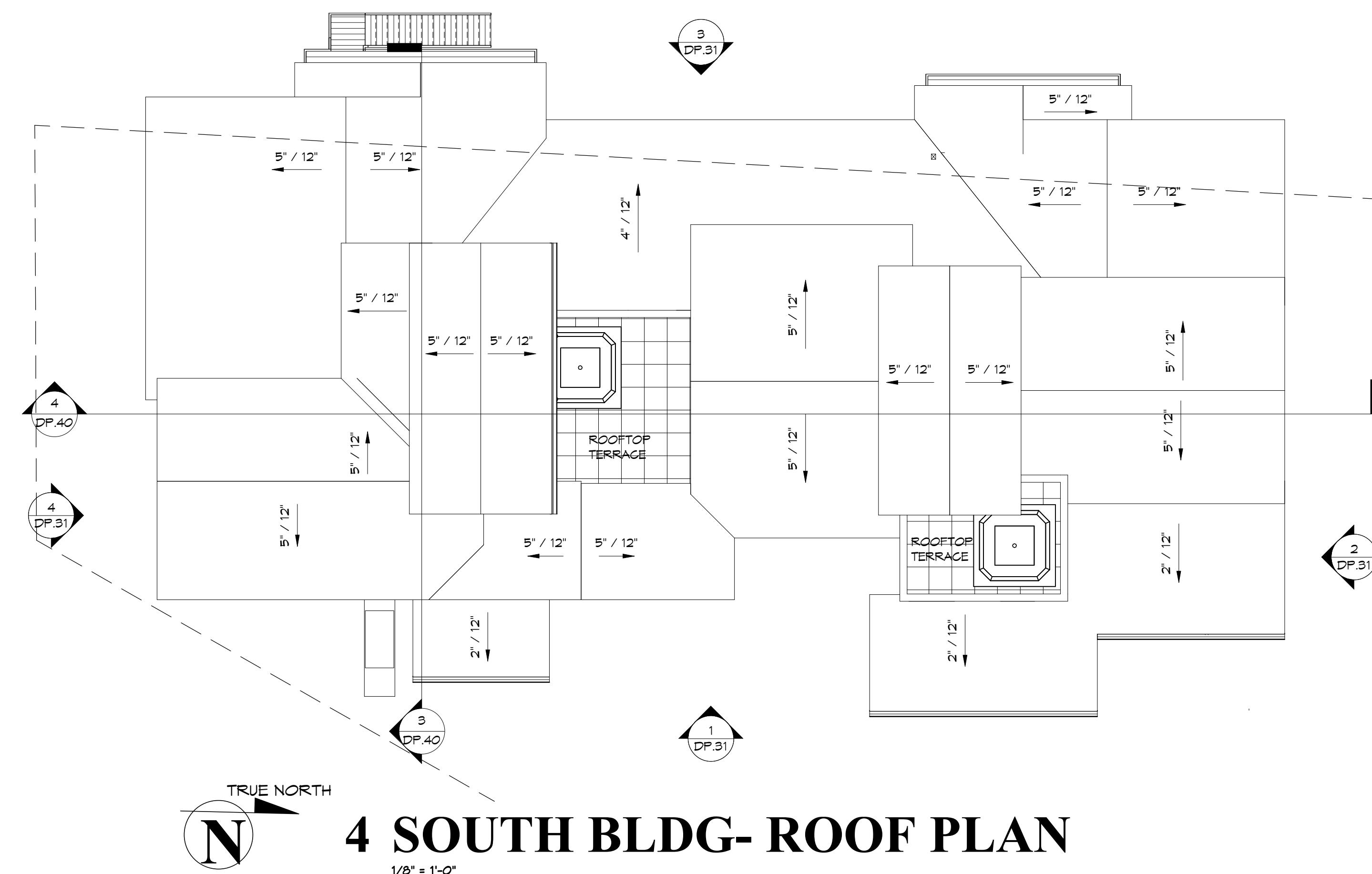
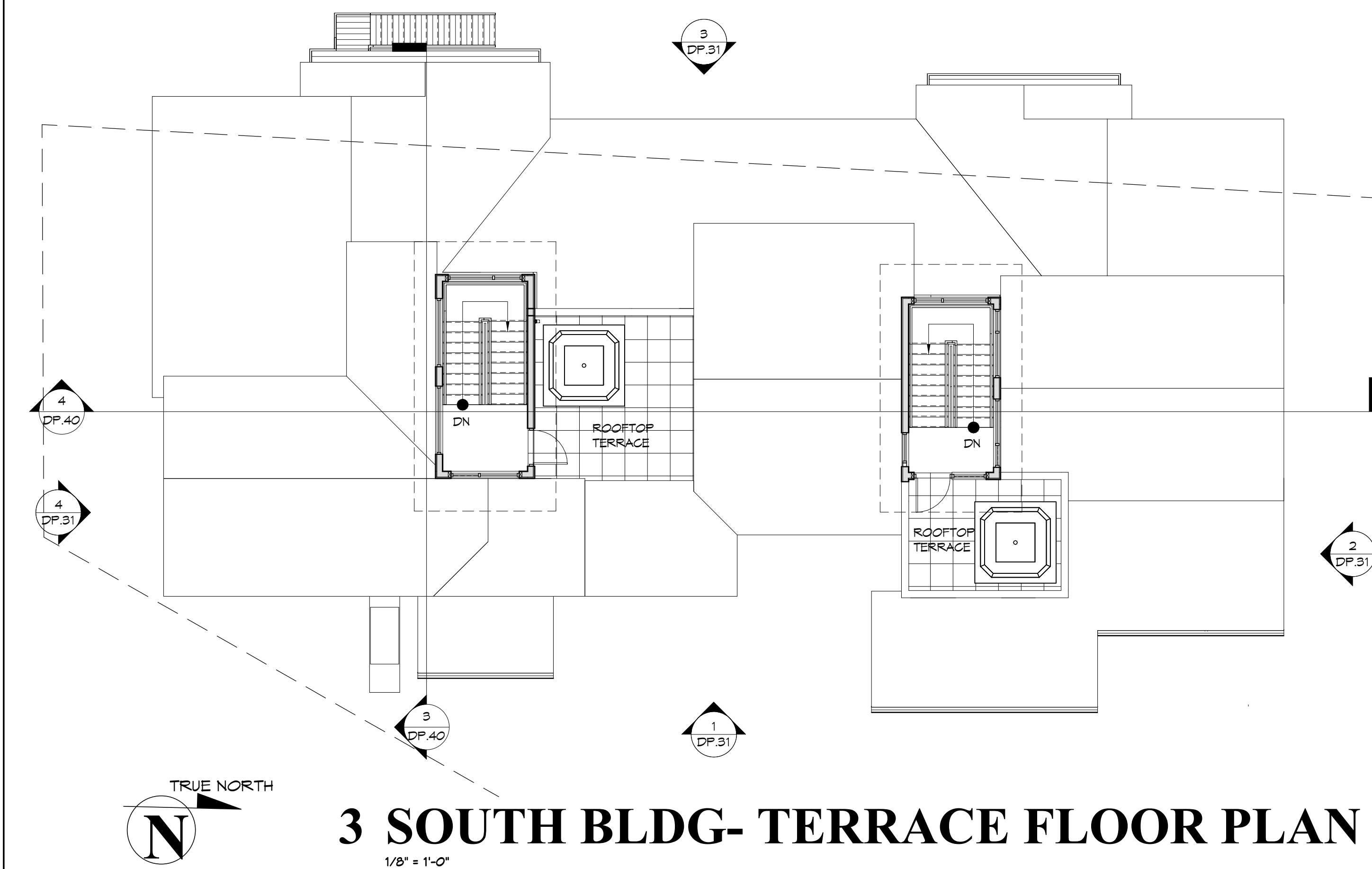
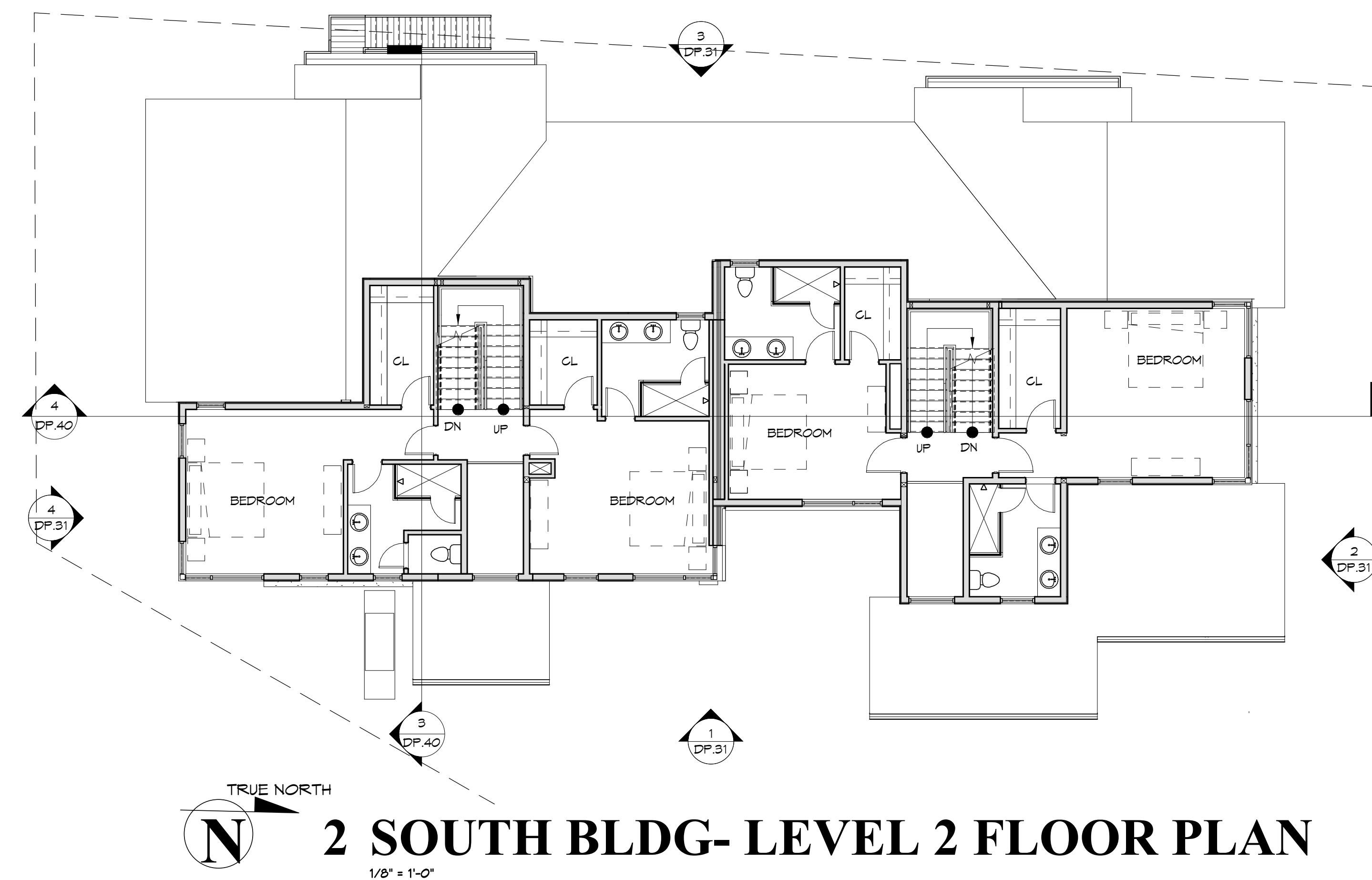
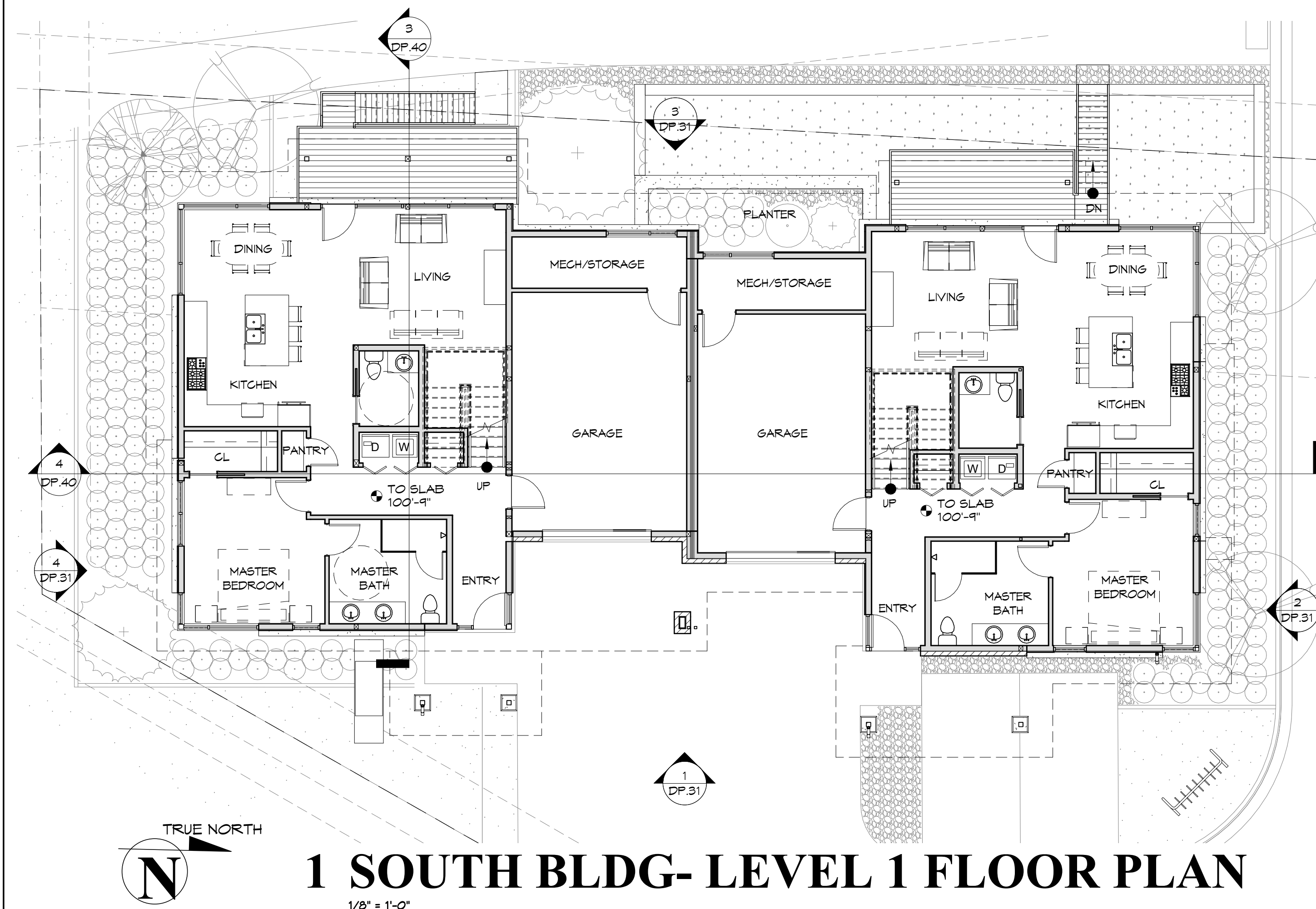
02/25/22





1 NORTH BLDG- ROOF PLAN

$$1/8'' = 1'-0$$
[illegible]

[illegible]

**PLANNING
RESUBMITTAL
NOT FOR
CONSTRUCTION**

William J. Rangitsch
02/25/2019
970-879-0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477



STEAMBOAT
ARCHITECT
ASSOCIATES

**A Townhouse Development at
Walton Cr Rd/ Village Dr
1805 Walton Creek Road, Steamboat Springs,
Colorado 80487**

DP.23 9-37

2/23/2022 5:41:54 PM C:\Users\shari\Documents\Partovi TH R19_sharlene@sca.rvt



SOUTH BLDG LOOKING WEST

A



ASHLAR CUT COLORADO
BUFF SANDSTONE

B



HOT ROLLED STEEL
SIDING

C



FIBER CEMENT VERTICAL
SIDING

D



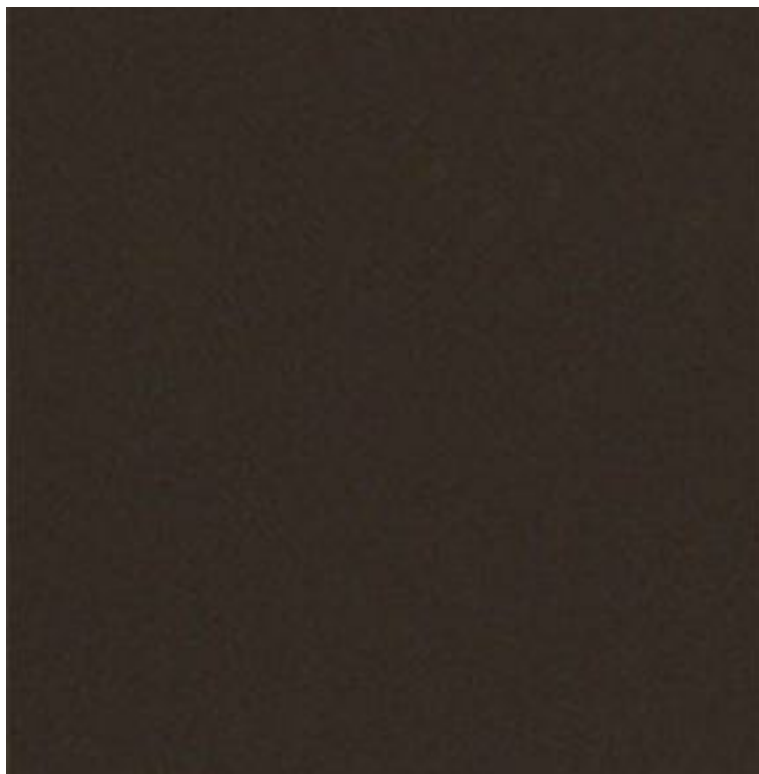
FIBER CEMENT
HORIZONTAL SIDING

E



FIBER CEMENT SOFFIT

F



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

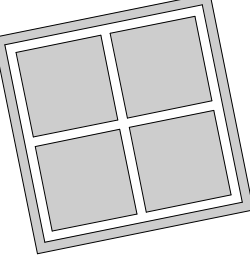
DATE
05/18/20
02/25/22

DESCRIPTION
DEV PLAN SUBMITTAL
DEV PLAN SUBMITTAL

3D VIEW AND COLOR BOARD

PLANNING
RESUBMITTAL
NOT FOR
CONSTRUCTION

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477



STEAMBOAT
ARCHITECTURAL
ASSOCIATES

A Townhouse Development at
Walton Cr Rd/ Village Dr
1805 Walton Creek Road, Steamboat Springs,
Colorado 80487

DP.35

19-37

THESE DRAWINGS DO NOT INCLUDE THE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY. © Copyright 2017 JWR, P.C.

