

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



Applicant:
Steamboat Architectural Associates
Bill Rangitsch
P.O. Box 772910
Steamboat Springs, CO 80477
970.879.0819
wjr@steamboatarchitectural.com

Property Owner:
Sunscope, LLC
Sorour (Sunny) Partovi
P.O. Box 881082
Steamboat Springs, CO 80488
sunny.partovi@gmail.com

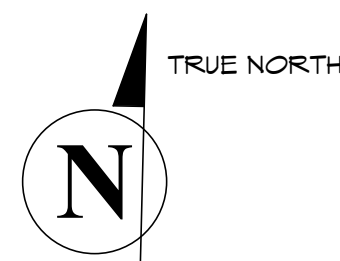
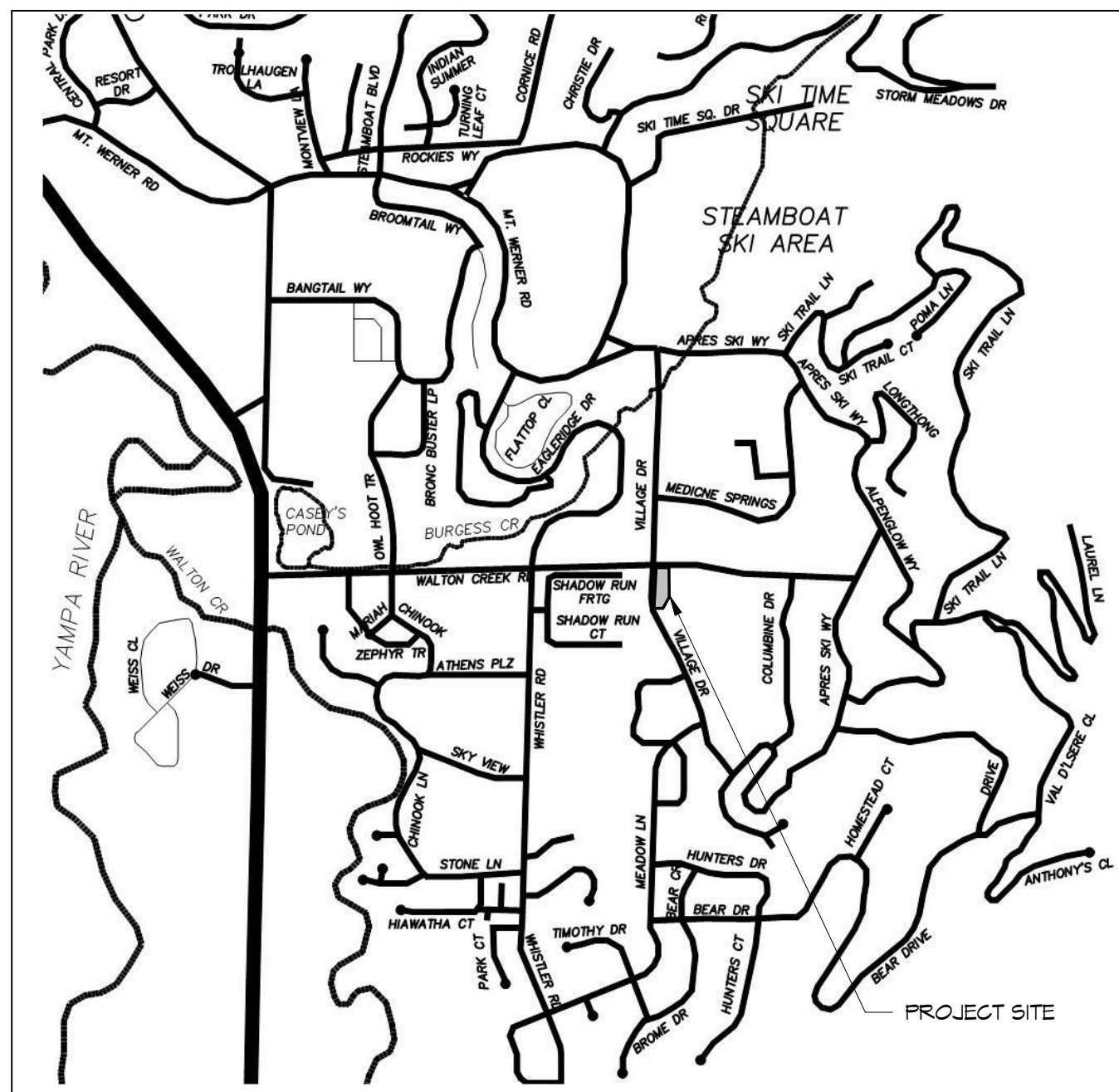
Architect:
Steamboat Architectural Associates
Bill Rangitsch
P.O. Box 772910
Steamboat Springs, CO 80477
970.879.0819
wjr@steamboatarchitectural.com

Civil Engineer:
Landmark Consultants, Inc.
Ryan Spausat
P.O. Box 774943
Steamboat Springs, CO 80477
970.871.9494
ryans@landmark-co.com

Landscape Architect:
Hickory Flats Landscape Design
Andy Benjamin
P.O. Box 773161
Steamboat Springs, CO 80477
970.846.0117
andy@geckolandscape.com

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



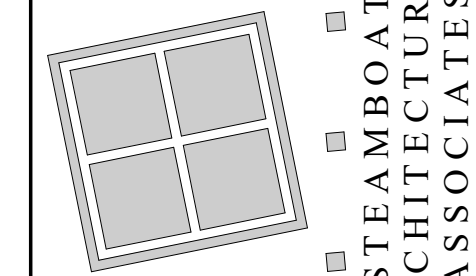
PROJECT SUMMARY TABLE			
GROSS FLOOR AREA	18,151 SF		
NET FLOOR AREA	14,245 SF		
UNIT SIZE	2,593 GROSS SF AVERAGE		
NUMBER OF UNITS	7		
ZONING (EXISTING AND PROPOSED)	CN (EXISTING), MF-3 (PROPOSED)		
USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	MULTIPLE FAMILY RESIDENTIAL		7
STANDARDS	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	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 #	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]

**PLANNING
RESUBMITTAL
NOT FOR
CONSTRUCTION
05/20/22
50% CD**

William J. Rangitsch
970.879.0819
p.o. box 7729 | 0345 lincoln ave ste. 200
steamboat springs, co. 80477



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

DP.00 19-37