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# Nowosielski – 34620 Country Green Rd

## Variance

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**ACTIVITY #:** **PL20230034**

**BOARD OF ADJUSTMENT  
HEARING DATE:** 6/12/2023 at 6:00 pm

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**PETITIONER:** Rebecca & Ryan Nowosielski

**PETITION:** Property line setback variance request for a single-family residence and associated site retaining walls located at 34620 Country Green Road.

**LEGAL:** Country Green Subdivision Lot 1

**LOCATION:** Terminus of Country Green Rd

**ZONE DISTRICT:** Mountain Residential Estate (MRE)

**AREA OF PARCEL:** 2.47 acres (legally nonconforming)

**PROPOSED SETBACK  
VARIANCE:** Required: 50' Front (North), 50' Side (West)  
Proposed: 33'8" Front (North), 29'6" Side (West)

**PROPOSED RETAINING  
WALL VARIANCE:** Required: 4' Max height within setback  
50' Front (North) 50' Side (West)  
Proposed: 16' Max height  
10' Front (North), 20' Side (West)

**STAFF CONTACT:** Michael Fitz – [mfitz@co.routt.co.us](mailto:mfitz@co.routt.co.us)

**ATTACHMENTS:**

- Narrative
- Existing Conditions Survey
- Slope Analysis
- Site Plan
- Architectural Drawings
- Retaining Wall Elevations
- Site Grading Section
- Site Photos

### History:

The Country Green Subdivision plat was recorded on April 5, 1972. The County adopted Subdivision Regulations on September 8, 1970, but these early regulations only addressed basic standards for lot layout, streets, drainage, water supply, sewage disposal, and easements. These early regulations only required 1.5 acres for well/septic installations, so lots in this subdivision vary between 1.5 and 4.5 acres. While the County adopted its first Zoning

Regulations on March 7, 1972, requiring 5-acre minimum lots in the Mountain Residential Estate zone district that was applied to this subdivision, the subdivision plat was already approved and in final form by February 1972, so it was able to be recorded.

### **Site Description:**

The defining feature of this lot is its extreme topography. The lot only has access from Country Green Rd along its northern border, which is the steepest portion. The lot slopes sharply away from the road toward the south, and only flattens out toward the south property line where it opens up into the valley. Under today's regulations, slopes exceeding 30% are considered unbuildable. This lot only meets that standard at its southern portion, with slopes up to 100% closest to the road. The majority of the lot has slopes of 30-60%. There is no feasible way to access the southernmost portion of the property, which backs up to the Fox View Ranch Subdivision (a 35-acre subdivision). This is the last lot in the Country Green Subdivision before the road ends; Lot 2 to the east is already built, as is Lot 7, across the street to the north. To the west is an unplatted and undeveloped 40-acre parcel. Like the home on Lot 2, the proposed home will be well below the road and minimally visible. A large berm separates Lot 7 from the road. The applicant's proposed building site is in the northwest corner of the property, away from both Lots 2 and 7 and blocked by topography and vegetation. The lot is heavily covered by scrub oak on its northern portion, and the applicant hopes to save as much vegetation as possible. The flatter southern portion is mostly grasses and smaller vegetation.

### **Project Description:**

The applicants propose to place a single-family home at the northwest corner of the property, avoiding the 20' west and 10' north utility easements but encroaching 20'6" into the west (side) setback and 16'4" into the north (front) setback. To access the home, a retaining wall with a maximum of 16' height is needed, encroaching 30' into the west (side) setback and 40' into the north (front) setback. The applicants have indicated that this position is the only location where a driveway can obtain enough length to achieve an adequate grade to reach the home. The proposed driveway slope is nonetheless 20%, significantly steeper than most typical driveways.

### **Staff Recommendation**

Staff recommends that the application be **APPROVED**.

### **Setbacks for the Mountain Residential Estate District**

Property Line Setback (House)	Proposed	Required	Variance
North:	33'8"	50'	Yes -16'4"
South:	>50'	50'	No
East:	>50'	50'	No
West:	29'6"	50'	Yes - 20'6"

Property Line Setback (Retaining Wall)	Proposed	Required	Variance
Height Within Setback	16'	4'	Yes - 12'
North:	10'	50'	Yes - 40'
South:	>50	50'	No
East:	>50	50'	No

West:	20'	50'	Yes – 30'
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### **Section 3.4.6 – Standards for Grant of Denial of Variances**

- B. Under no circumstances shall a variance be granted on the sole basis of personal convenience, profit or special privilege to the applicant.
- C. Under no circumstance shall the BOA grant a variance to allow a use not permissible under the terms of this Resolution in the appropriate Zone District.
- D. Variances shall be granted with respect to specific plans or within defined parameters. Unless otherwise specified by the BOA, a variance may be transferred to successive owners prior to construction if no changes are made to the approved plan. Variances shall run with the land after the construction of any authorized structures and only for the life of such structures.
- E. The BOA may condition the granting of a variance on the issuance of a building permit within a specific time period and may require the applicant to pursue completion of the construction with due diligence. If such conditions are not satisfied, the variance shall become null and void.
- F. In order to insure that the protection of the public good and the intent and purpose of these Regulations are preserved, the BOA may impose any other condition upon the granting of a variance, including those categories of conditions which may be placed upon Land Use Approvals under Section 3.2.6.

### **Staff Comments:**

The applicants propose to build a single-family home, which is a use by right in the Mountain Residential Estate zone district. The requested variance would not represent a special privilege to the applicants, nor allow a use that is otherwise impermissible. The proposal is requested with specific plans, and if approved, standard and typical conditions will be utilized to ensure orderly development of the site under the variance.

### **Applicable Zoning Regulations**

3.4.6 The Board may grant such variance if all of the following are found to exist:

- 3.4.6.A.1 Peculiar and exceptional practical difficulties or an unnecessary and unreasonable hardship will be imposed on the property owner if the provisions of this Resolution are strictly enforced.

*Petitioner Comments: The reason for this request is that the setback of 50 feet for all structures from the west side of the property and the extreme slope of the existing site (80% and greater) along with the fire apparatus access road standards for the Steamboat Springs Rural Fire Protection District requirements make it nearly impossible to build a residential structure that is safely accessible for firefighting operations. All reasonable building envelope locations were studied and the proposed solution with setback variances was the only one that provided a safe and buildable site.*

**Staff Comments: This lot was platted with exceptionally steep slopes, and its only access, from the north, is also its steepest area. If the regulations were strictly enforced, it is unlikely any home could be built on this property due to its exceptional slope and small size, neither of which meet today's Zoning or Subdivision Regulations.**

- 3.4.6.A.2 Circumstances creating the hardship were in existence on the effective date of the regulations from which a variance is requested, or created subsequently through no fault of the appellant.

*Petitioner Comments: The Country Green Subdivision was platted in February 1972 and the zoning regulations were adopted in March 1972. The lot is still in its original configuration without grading improvements. The topography is the lot's most constraining feature, and the condition is no fault of the applicant.*

**Staff Comments: This lot was approved for platting under the County's very early 1970 Subdivision Regulations, prior to the enactment of the County's 1972 Zoning Regulations. Today this lot would not be approved due to both its size and topography. The circumstances necessitating the variance were created by the original platting of the lot.**

3.4.6.A.3 That the property for which a variance is requested possesses exceptional narrowness, shallowness, shape or topography or other extraordinary and exceptional situation or condition which does not occur generally in other property in the same Zone District.

*Petitioner Comments: The property for which the variance is requested contains an extremely steep existing slope (80% and greater), particularly at the western side of the property off the access road, that does not generally occur in other properties in the same zone district.*

**Staff Comments: This property is unique both due to its extreme slope and its size. This lot would not be allowed to be platted today, and was approved at a time when no slope standards or setback requirements existed in the County's regulations.**

3.4.6.A.4 That the variance, if granted, will not diminish the value, use or enjoyment of the adjacent properties, nor curtail desirable light, air and open space in the neighborhood, nor change the character of the neighborhood.

*Petitioner Comments: The variance, if granted, will not diminish the value, use or enjoyment of the adjacent properties, nor curtail desirable light, air, or open space in the neighborhood, nor change the character of the neighborhood. The property for which the variance is requested is the final lot on the dead-end road directly adjacent to only one neighbor to the east and one neighbor to the north. Other properties at this end of the subdivision have structures at a similar setback from the proposed variance. The proposed structure location will not have increased view impact from the access road, nor provide any traffic visibility obstructions. The Country Green Homeowner's Association has been made aware of the variance request and did not take exception to the proposed solution as the structure within the setbacks is lower than the adjacent road elevation.*

**Staff Comments: The applicant's proposal to place one single-family home on this property is in keeping with the character of the Country Green Subdivision. The placement of the home is below the road, minimizing views of adjacent properties to the north and east. The property to the west is an unplatted, undeveloped, 40-acre parcel with no site improvements near this site.**

3.4.6.A.5 The variance, if granted, will not be directly contrary to the intent and purpose of this Resolution or the Routt County Master Plan.

*Petitioner Comments: The variance, if granted, will not be directly contrary to the intent and purpose of the zoning regulations of the Routt County Master Plan. The variance does not propose an increase in allowable residential density, and aside from the requested setback relief, will meet all other zoning regulations.*

**Staff Comments: The Routt County Master Plan does not specifically address variances. A single-family home with a garage is an appropriate use of a platted lot within an existing single-family subdivision in the Mountain Residential Estate zone district. There are no conflicts with Master Plan policies.**

## **Board of Adjustment Options:**



**Approve** the variance if the above noted tests are met.

**Approve conditionally** if the above noted tests are met or can be met by the application of certain conditions, or if certain conditions are necessary to mitigate concerns.

**Table** for specific reasons; e.g. more information, site review, etc.

**Deny** the variance if it does not meet the criteria stated above or if the variance would create a health or safety hazard or would negatively impact public welfare.

### **STAFF RECOMMENDATION**

Staff recommends **approving** the variance as requested with conditions of approval, based on the following findings of fact.

### **FINDINGS OF FACT** that may be appropriate if the **Variance** is **APPROVED**:

1. Peculiar and exceptional practical difficulties or an unnecessary and unreasonable hardship will be imposed on the property owner if the provisions of this Resolution are strictly enforced because the lot is under-sized by 50% and is exceptionally steep, rendering the construction of any home impossible under the current Zoning and Subdivision regulations.
2. Circumstances creating the hardship were created subsequently through no fault of the appellant because the present nonconformity was created by the original subdivision, as-platted in early 1972.
3. The property for which a variance is requested possesses an extraordinary and exceptional situation or condition which does not occur generally in other property in the same Zone District, in that the site has a physical constraint limiting the building envelope. This physical constraint is the small acreage size and the exceptional steepness of the parcel.
4. The variance, if granted, will not diminish the value, use or enjoyment of the adjacent properties, nor curtail desirable light, air and open space in the neighborhood, nor change the character of the neighborhood because the configuration, size, and use of the structure is generally in conformity with the adjacent properties and neighborhood.
5. The variance is not directly contrary to the intent and purpose of this Resolution or the Routt County Master Plan as there are no apparent conflicts with RCZR standards or RCMP policies.

### **CONDITIONS** that may be appropriate include the following:

1. If construction of the building does not commence within 1 year, this variance shall be subject to another review with full submittal. A 12 month extension may be approved administratively without notice.
2. This approval is specific to the plans submitted in the application. Any change in footprint, size, height or site location that increases the level of non-conformance will be subject to a new application. Minor variations that do not increase the level of non-conformance can be approved administratively, without notice.

3. A foundation only building permit will initially be signed off on by Planning. Prior to Planning signing off on the full building permit, a certified survey of the location of the foundation forms must be submitted.
4. Best Management Practices (BMP's) shall be utilized during construction to prevent erosion and drainage flow onto adjacent properties, drainage to the east of the parcel and the county road right of way.
5. All exterior lighting shall be downcast and opaquely shielded.

PETITIONER: RYAN & REBECCA NOWOSIELSKI  
PETITION: VARIANCE TO CONSTRUCT A SINGLE-FAMILY RESIDENCE IN THE SETBACK  
LEGAL: LOT 1, COUNTRY GREEN SUBDIVISION  
LOCATION: 34620 COUNTRY GREEN ROAD  
ZONE DISTRICT: MOUNTAIN RESIDENTIAL ESTATES (MRE)  
AREA OF PARCEL: 2.47 ACRES  
REQUIRED SETBACK: 50' FROM PROPERTY LINE TO STRUCTURE (NORTH)  
50' FROM PROPERTY LINE TO STRUCTURE (WEST)  
PROPOSED SETBACK: 10' FROM PROPERTY LINE TO STRUCTURE (NORTH)  
20' FROM PROPERTY LINE TO STRUCTURE (WEST)  
STAFF CONTACT: MICHAEL FITZ (MFITZ@CO.ROUTT.CO.US)  
ATTACHMENTS: Proof Of Ownership (Deed), Vicinity Map, Existing Conditions Exhibit, Site Plan, Proposed Building Drawings Package

**HISTORY:**

The Country Green Subdivision Filing 1 PLAT was recorded in 1972, prior to the adoption of the Routt County Zoning Regulations and the Routt County subdivision regulations. This parcel was purchased by the applicant in November of 2021 and the applicant permanently resides in Routt County.

**SITE DESCRIPTION:**

The subject property is a vacant 2.47-acre rectangular shaped parcel vegetated with grasses, weeds, and heavy stands of deciduous and oak brush with occasional aspen trees. It is located off the private Country Green Lane and is the final lot on the dead-end road adjacent to the cul-de-sac. The parcel is on a very steep hill facing south, with existing grades adjacent to the access road at 80% and greater.

**PROJECT DESCRIPTION:**

The applicant is requesting the ability to construct a new single-family residence on the parcel. The proposed location of the structure complies with the regulated setbacks on the east and south property boundaries. The proposed house structure is located at the zoning required 50' setback from the north property boundary and the remaining structures (attached garage and site retaining walls) are at least 10' from the north property boundary. The proposed structures never reach a height greater than 10' above the elevation at the west property line adjacent to the access road and are in fact much lower than the access road.

**\*\*\*ISSUES FOR DISCUSSION\*\*\***

This is a platted, buildable lot. The buildable status of this parcel is not under consideration as part of this application process but rather has the application presented a hardship and demonstrated that they have designed the house to fit the lot under the circumstances presented.

Water well permitting is managed by the Colorado Division of Water Resources, not Routt County. Speculative impacts to water supply and well permitting are not under consideration as part of this application process.

**Setbacks for Mountain Residential Estates (MRE) District:**

Property Line Setback	Proposed	Required	Variance
West:	20'	50'	30'
North:	10'	50'	40'

#### **Section 3.4.6 – Standards for Grant or Denial of Variances:**

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#### **Applicable Regulations – Routt County Zoning Resolution:**

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#### **Staff Comments: TBD**

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**Staff Comments: TBD**

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**Staff Comments: TBD**

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**Staff Comments: TBD**


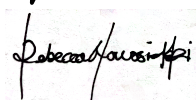
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STAFF CONTACT: MICHAEL FITZ ([MFITZ@CO.ROUTT.CO.US](mailto:MFITZ@CO.ROUTT.CO.US))  
ALAN GOLDICH ([AGOLDICH@CO.ROUTT.CO.US](mailto:AGOLDICH@CO.ROUTT.CO.US))  
ATTACHMENTS: Site Plan - Slope Analysis Map

**SUPPLEMENTAL NARRATIVE:**

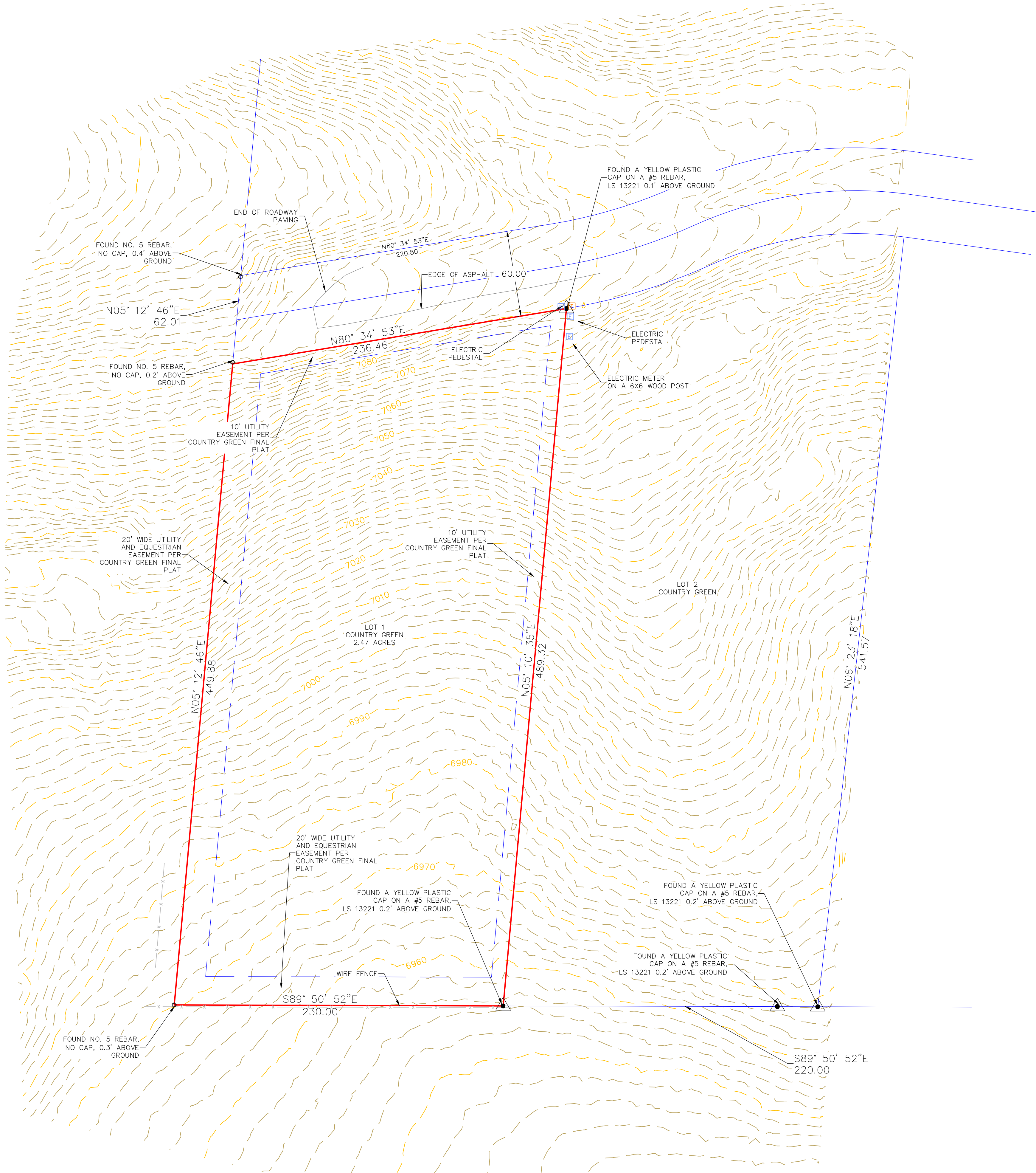
As requested, please see below for additional explanation on why a variance has been requested on the west and north sides of the site.

Due to the existing extreme slopes, as demonstrated on the "Site Plan - Slope Analysis Map" attachment, the safe design of the driveway for fire, medical emergency, and general access considerations dictates that the building envelope be placed as far north and west as possible. This design approach allows the house to nestle into the hill and avoid using potentially hazardous, excessively large, retaining walls on the downslope side and to prevent an even longer complex driveway through means of multiple switchback configurations. As the site slopes to the south at upwards of 80%, most notably at the north end where the Country Green Road access occurs, the difference created between the graded surface and the adjacent existing topography deviates rapidly (*for every foot that naturally falls at 80% versus every foot that is designed to fall at 20%, there is approximately 7" of vertical difference that must be retained or filled*). With the slope of the driveway ideally at 10% or less, and the current design already increasing to 20% to offset that grade difference as quickly as possible, infilling and retaining earth at that capacity is impractical. The driveway is immediately angled west (*therefore a setback variance request on the north side*) and stretches as long as possible (*therefore a setback variance request on the west side*) so that the 20% driveway runs perpendicular to the primary site slope and makes up that difference as best it can. A shorter, less steep driveway to a building envelope within the standard setbacks results in a building pad elevation so far above the existing conditions that it is unattainable and undesirable from a logistics, cost, and safety standpoint.

The final driveway design and site access logistics have been presented to Fire Marshall Doug Shaffer and is still in review with him. However, through discussions with him over the past year, he understands the extreme nature of the site and the measures necessary to ensure as safe an environment as possible, given the constraints provided.





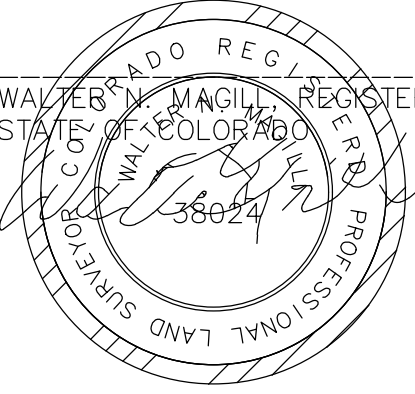
**IMPROVEMENT SURVEY PLAT**  
**OF LOT 1, COUNTRY GREEN SUBDIVISION,**  
**LOCATED IN THE SW  $\frac{1}{4}$  OF SECTION 32, TOWNSHIP 6 NORTH,**  
**RANGE 84 WEST, ROUTT COUNTY, COLORADO**

NOTES:

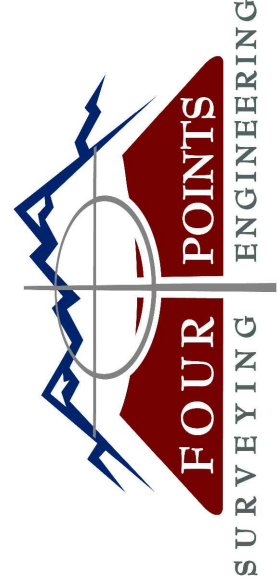
- 1) IMPROVEMENT SURVEY PLAT AND TOPOGRAPHIC SURVEY OF LOT 1, COUNTRY GREEN SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT FILE NO. 7132, COUNTY OF ROUTT, STATE OF COLORADO.
- 2) FIELD SURVEYING COMPLETED OCTOBER 13, 2021.
- 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, FOUR POINTS SURVEYING AND ENGINEERING, INC. RELIED UPON THE FINAL PLAT OF COUNTRY GREEN SUBDIVISION AND FIDELITY NATIONAL TITLE COMPANY TITLE COMMITMENT NO. 598-F0727722-385-71D EFFECTIVE DATE SEPTEMBER 23, 2021.
- 4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.
- 5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
- 6) PROPERTY CORNERS FOUND AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE.



WALTER N. MAGILL, REGISTERED LAND SURVEYOR, PLS 38024  
STATE OF COLORADO

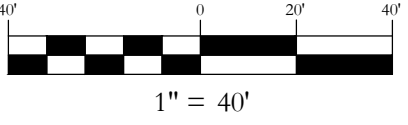


**440 S. Lincoln Ave, Suite 4A**  
**P.O. Box 775966**  
**Steamboat Springs, CO 80487**  
**(970)-871-6772**  
**www.fourpointsse.com**

INT	REVISIONS										DATE

**LOT 1, COUNTRY GREEN**  
**SUBDIVISION FILING 1**  
**34620 COUNTRY GREEN ROAD**  
**STEAMBOAT SPRINGS, CO 80487**

**Horizontal Scale**



**Contour Interval = 2 ft**

**DATE: 10-23-2021**  
**JOB #: 1095-142**  
**DRAWN BY: WNM**  
**DESIGN BY:**  
**REVIEW BY:**

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

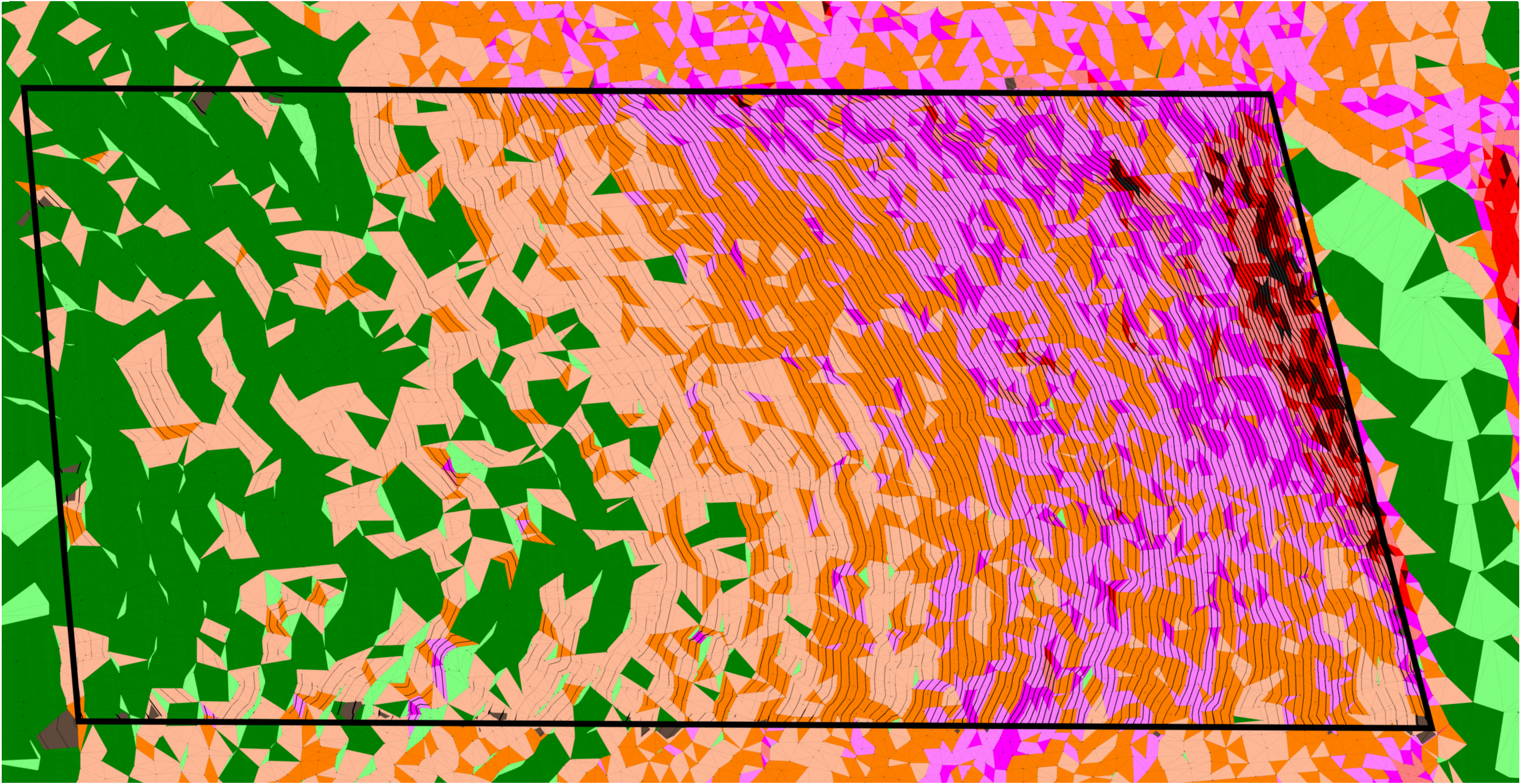
**DRAWING:**

**IMPROVEMENT  
SURVEY PLAT**

**SHEET #**

**1**





Start value	End value	Range color
0%	10%	Light Green
10%	20%	Green
20%	30%	Dark Green
30%	40%	Orange
40%	50%	Yellow
50%	60%	Light Purple
60%	70%	Dark Purple
70%	80%	Red
80%	90%	Dark Red
90%	100%	Black

**NOWOSIELSKI RESIDENCE**  
34620 COUNTRY GREEN ROAD  
STEAMBOAT SPRINGS, CO 80487  
(LOT 1)

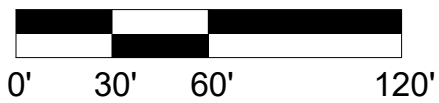
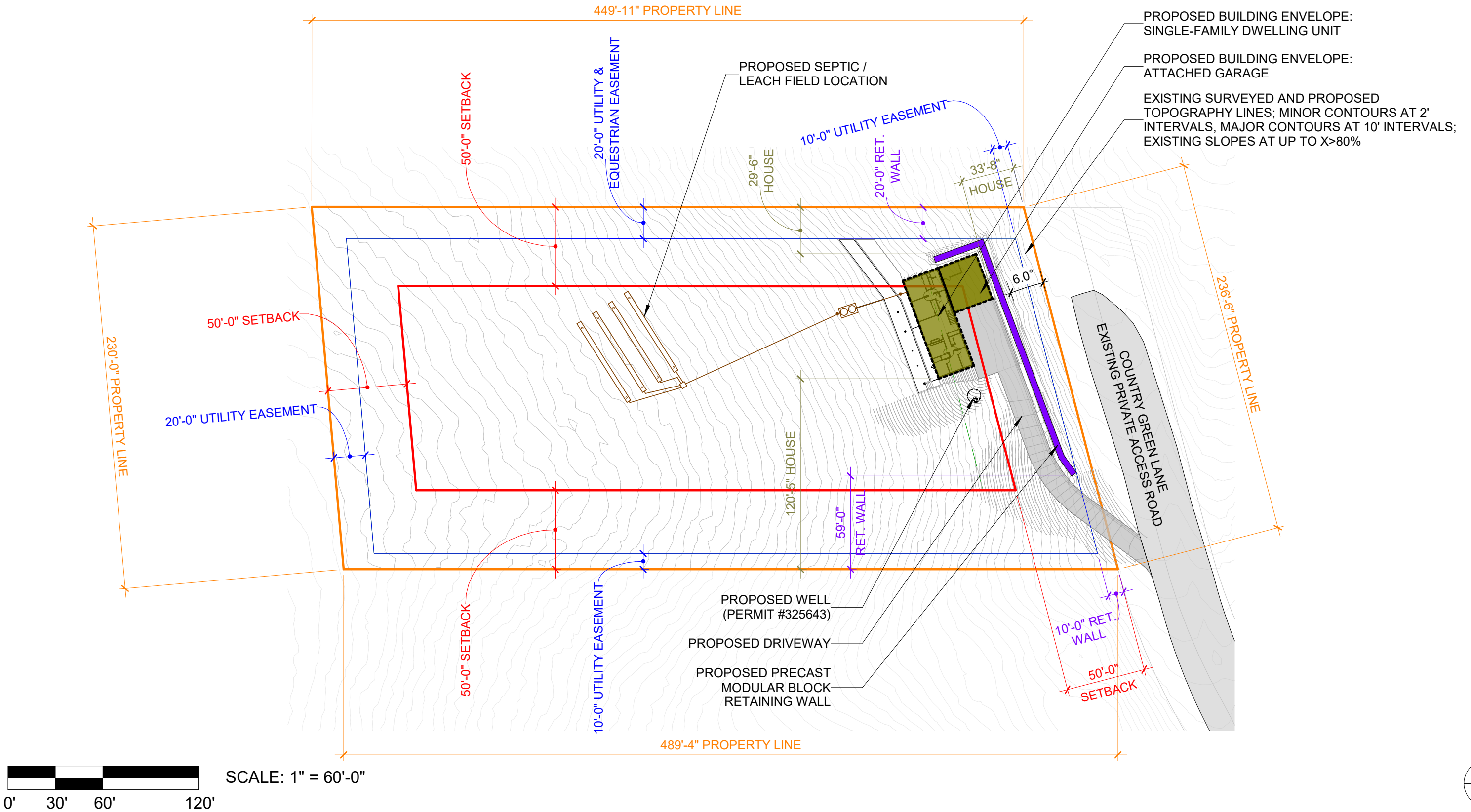
## SITE PLAN - SLOPE ANALYSIS MAP

ISSUE DATE: 04/14/2023  
SCALE: 1" = 40'-0"

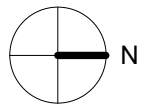
ROUTT COUNTY VARIANCE APPLICATION

01b





SCALE: 1" = 60'-0"

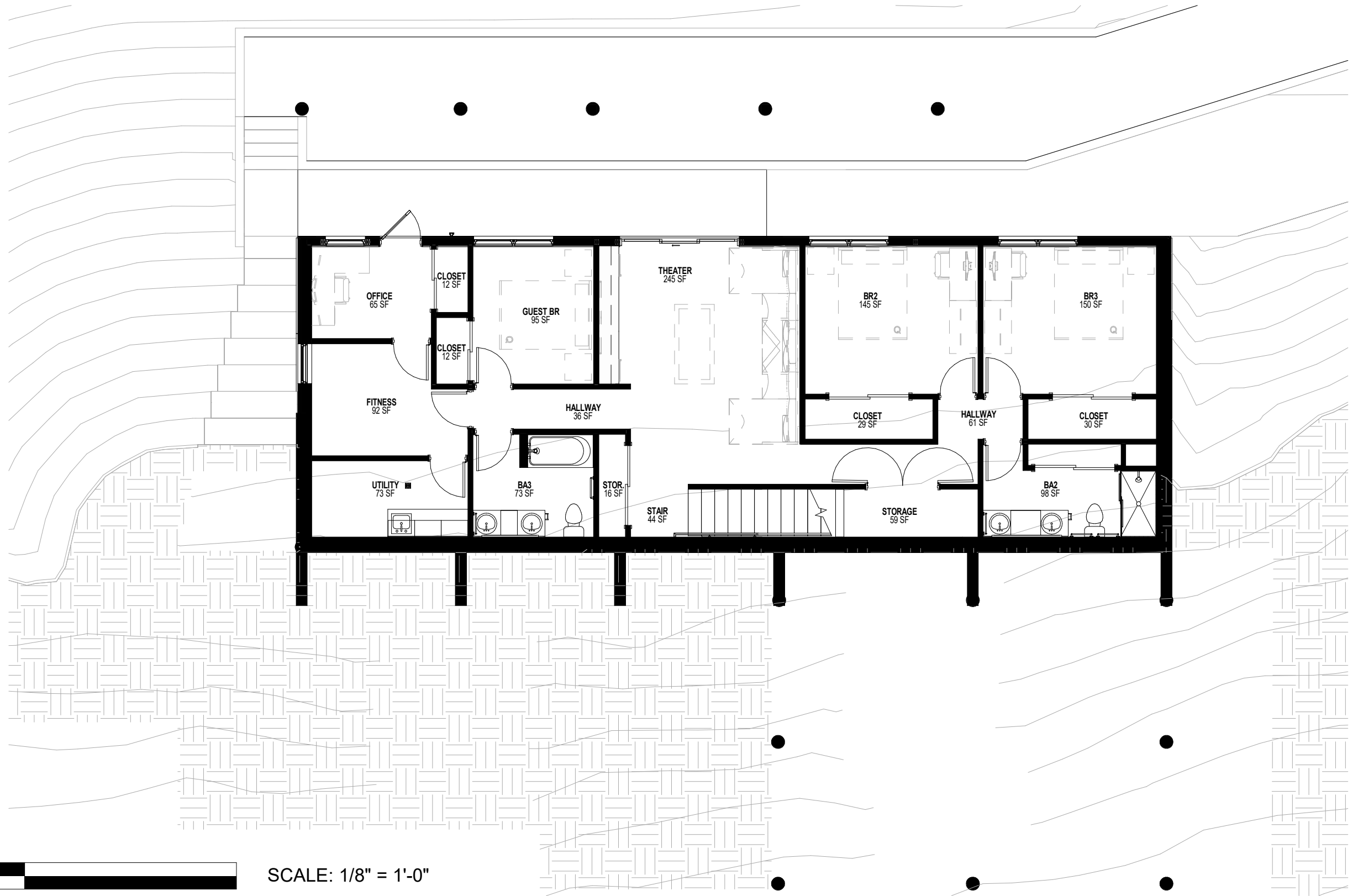


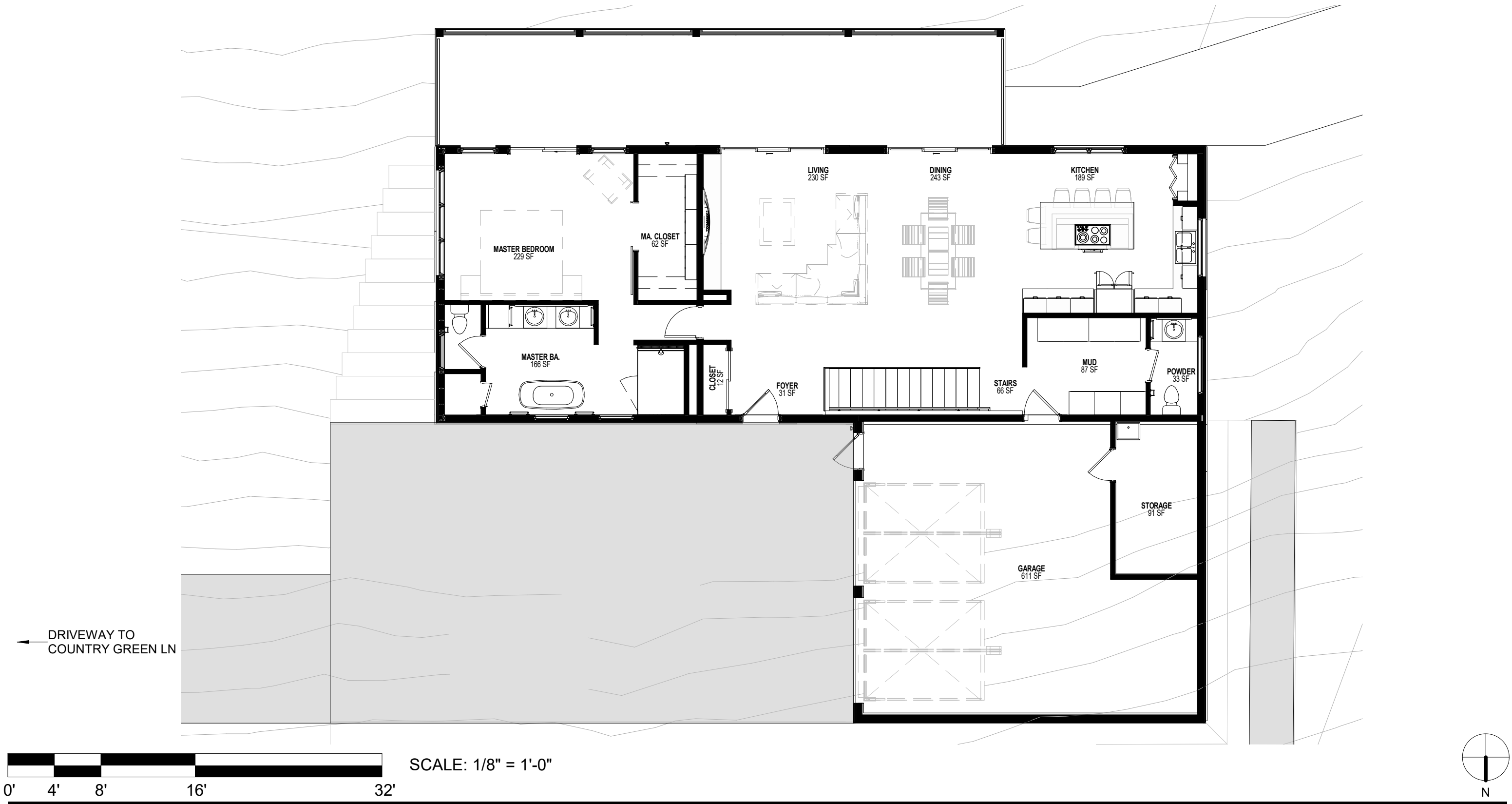
**NOWOSIELSKI RESIDENCE**  
34620 COUNTRY GREEN ROAD  
STEAMBOAT SPRINGS, CO 80487  
(LOT 1)

# SITE PLAN WITH PROPOSED SETBACKS

ISSUE DATE: 04/11/2023  
SCALE: 1" = 60'-0"

ROUTT COUNTY VARIANCE APPLICATION





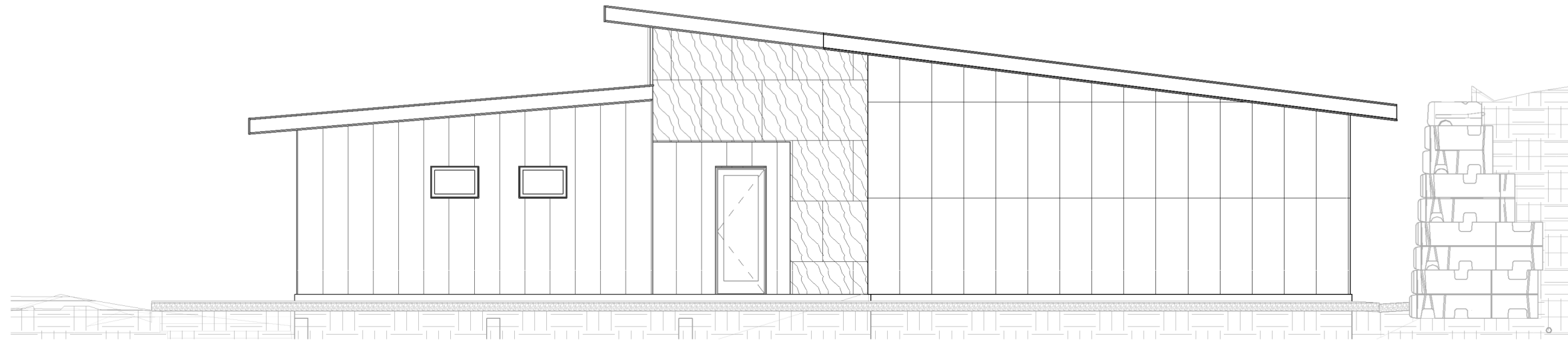
**NOWOSIELSKI RESIDENCE**  
34620 COUNTRY GREEN ROAD  
STEAMBOAT SPRINGS, CO 80487  
(LOT 1)

## FLOOR PLAN - MAIN LEVEL

ISSUE DATE: 04/11/2023  
SCALE: 1/8" = 1'-0"

ROUTT COUNTY VARIANCE APPLICATION

03

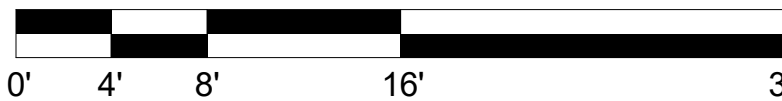


LEVEL 1  
100'-0"



LEVEL 1  
100'-0"

LEVEL 0  
88'-10 1/4"



SCALE: 1/8" = 1'-0"

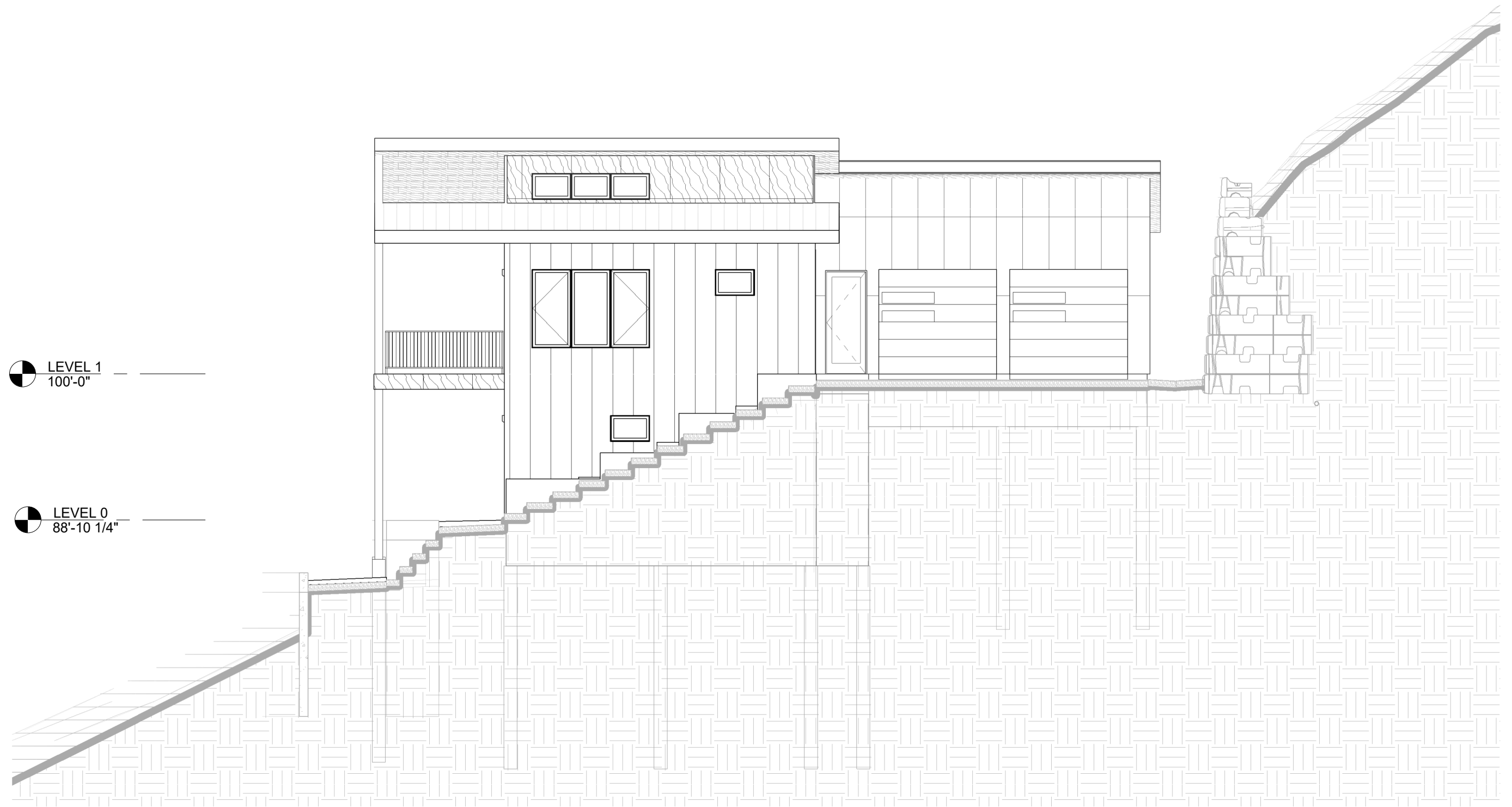
**NOWOSIELSKI RESIDENCE**  
34620 COUNTRY GREEN ROAD  
STEAMBOAT SPRINGS, CO 80487  
(LOT 1)

## ELEVATIONS - SOUTH, NORTH

ISSUE DATE: 04/11/2023  
SCALE: 1/8" = 1'-0"

ROUTT COUNTY VARIANCE APPLICATION

04



SCALE: 1/8" = 1'-0"

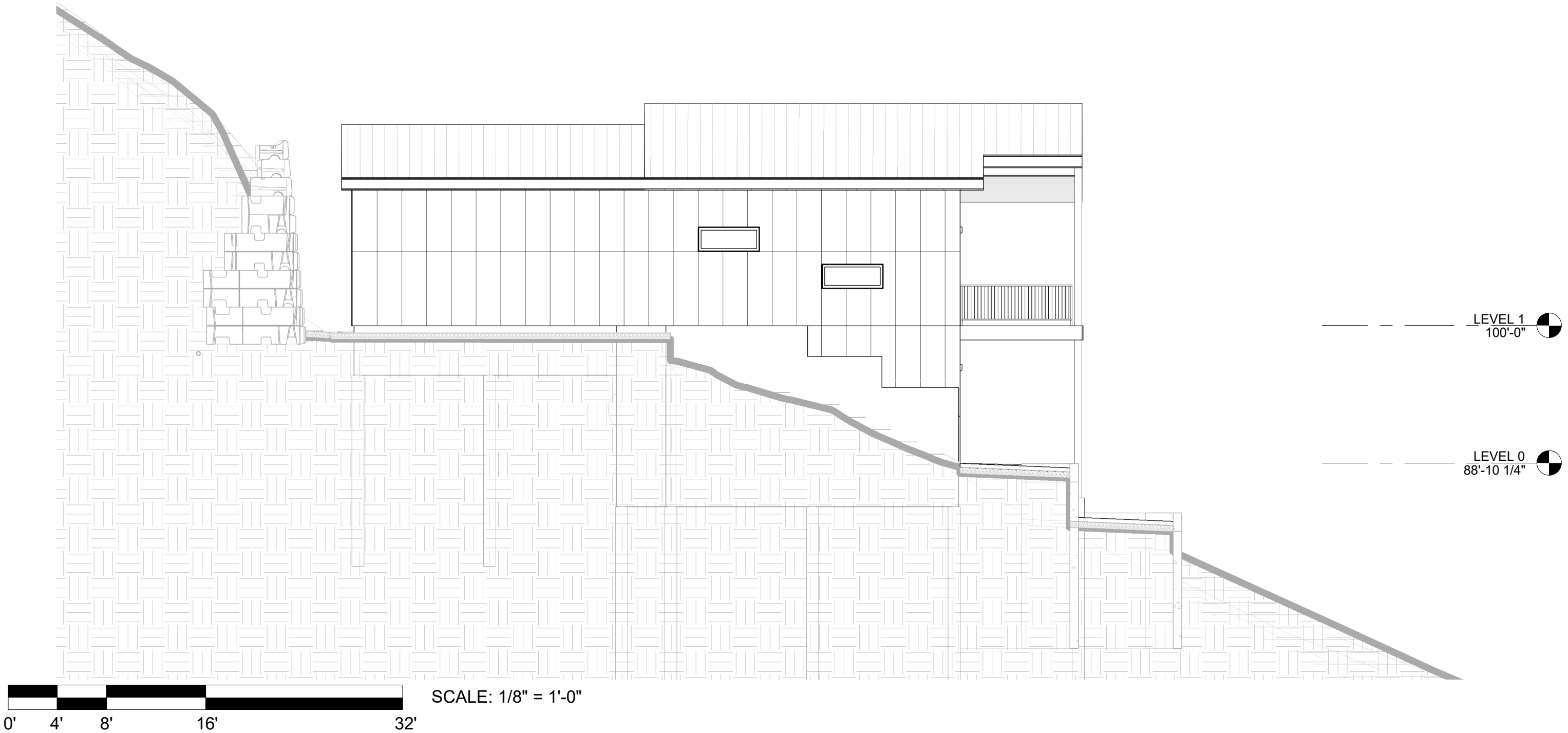
**NOWOSIELSKI RESIDENCE**  
34620 COUNTRY GREEN ROAD  
STEAMBOAT SPRINGS, CO 80487  
(LOT 1)

## ELEVATIONS - EAST

ISSUE DATE: 04/11/2023  
SCALE: 1/8" = 1'-0"

ROUTT COUNTY VARIANCE APPLICATION

05



**NOWOSIELSKI RESIDENCE**  
34620 COUNTRY GREEN ROAD  
STEAMBOAT SPRINGS, CO 80487  
(LOT 1)

ELEVATIONS - WEST

ISSUE DATE: 04/11/2023  
SCALE: 1/8" = 1'-0"  
ROUTT COUNTY VARIANCE APPLICATION





**NOWOSIELSKI RESIDENCE**  
34620 COUNTRY GREEN ROAD  
STEAMBOAT SPRINGS, CO 80487  
(LOT 1)

ARCHITECTURAL PERSPECTIVES

ISSUE DATE: 04/11/2023  
SCALE: N/A  
ROUTT COUNTY VARIANCE APPLICATION





**NOWOSIELSKI RESIDENCE**

34620 COUNTRY GREEN ROAD  
STEAMBOAT SPRINGS, CO 80487  
(LOT 1)

**ARCHITECTURAL PERSPECTIVES**

ISSUE DATE: 04/11/2023  
SCALE: N/A

**ROUTT COUNTY VARIANCE APPLICATION**



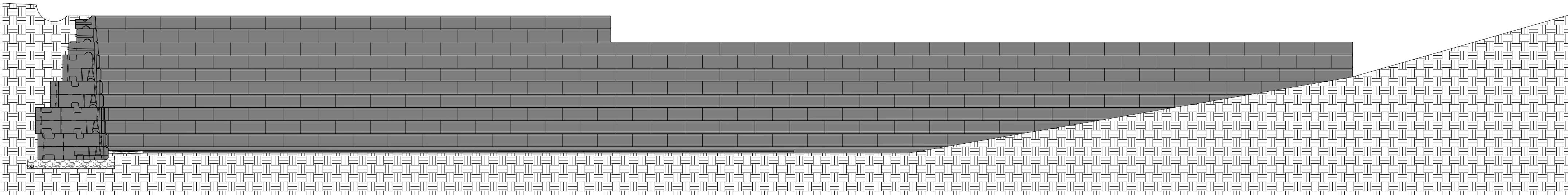


**NOWOSIELSKI RESIDENCE**  
34620 COUNTRY GREEN ROAD  
STEAMBOAT SPRINGS, CO 80487  
(LOT 1)

# ARCHITECTURAL PERSPECTIVES

ISSUE DATE: 04/11/2023  
SCALE: N/A  
ROUTT COUNTY VARIANCE APPLICATION



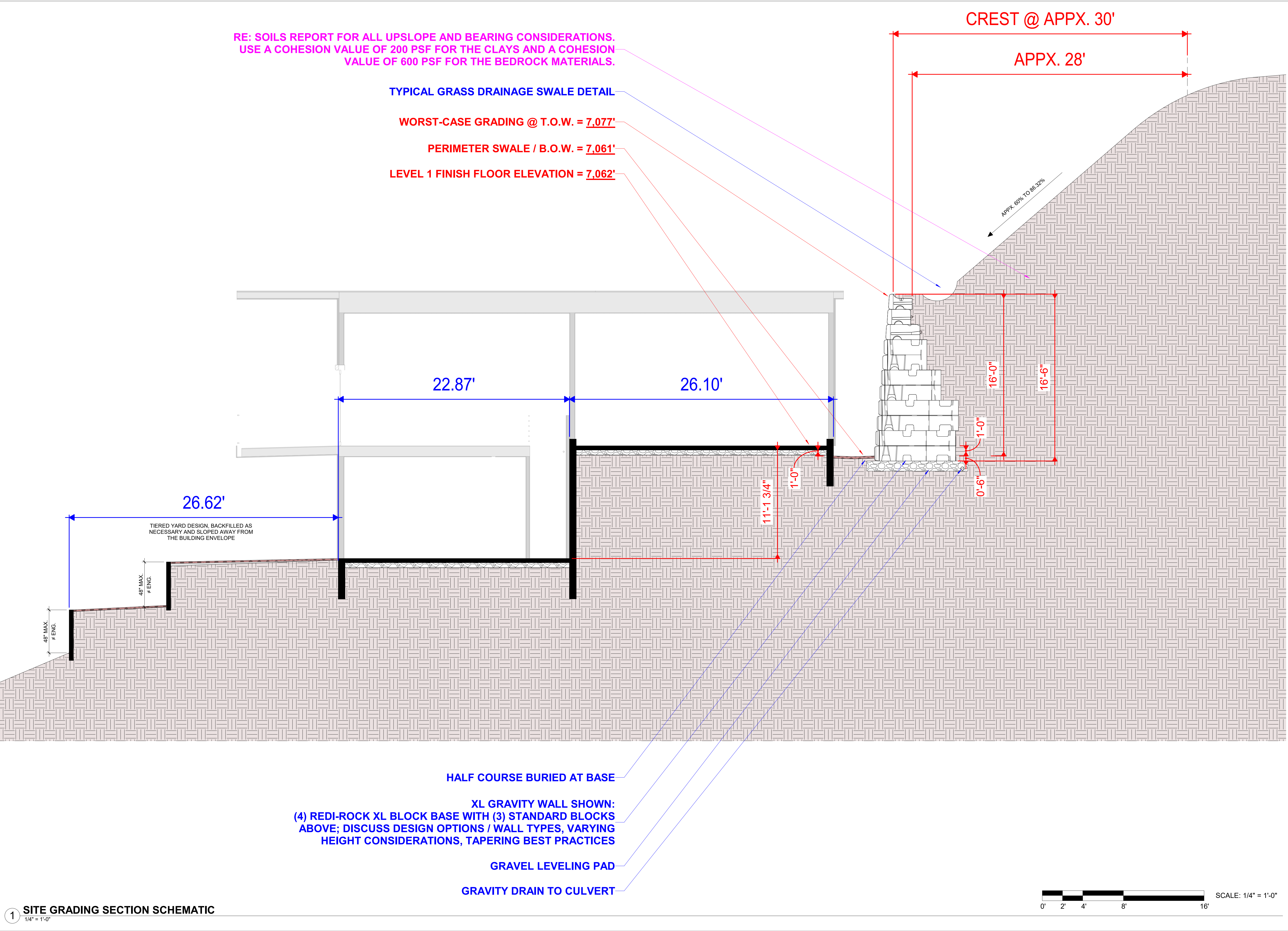


**NOWOSIELSKI RESIDENCE**  
34620 COUNTRY GREEN ROAD  
STEAMBOAT SPRINGS, CO 80487  
(LOT 1)

**RETAINING WALL ELEVATION  
- LOOKING NORTH (UPHILL)**

ISSUE DATE: 04/14/2023  
SCALE:  
ROUTT COUNTY VARIANCE APPLICATION

01 c



DRAFT, NOT FOR  
CONSTRUCTION OR  
DISTRIBUTION

ISSUANCE	DATE	NO
PROGRESS SET	2023.04.03	1

Project Information

NOWOSIELSKI RESIDENCE  
34620 COUNTRY GREEN ROAD  
STEAMBOAT SPRINGS, CO 80487

Sheet Information

Sheet Title:  
SITE SECTION

Sheet Number:

A-012

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**PL20230034 – Site Photos**



View of property to the south



View of property looking north





Adjacent property to the east



Adjacent property to the north (across the street from subject lot)



05/02/2023 16:06

Looking west along the north property line