

Info Sheet Lot 143 Sky Hitch II, Routt County

APN: 156700143

Legal Description: Lot 143 Sky Hitch II At Stagecoach

County: Routt County

GPS Coordinates: 40.213819, -106.7865

Access: Tract connecting to Whiffle Tree Trl (Dirt Road)

Road Maintenance: Routt County Road and Bridge

Water: Well (To be installed by buyer)

Water Delivery Service: None

Power: [Yampa Valley Electric Association](#)

Propane Delivery: [Ferrell Gas](#)

Trash Service: [Waste Management](#)

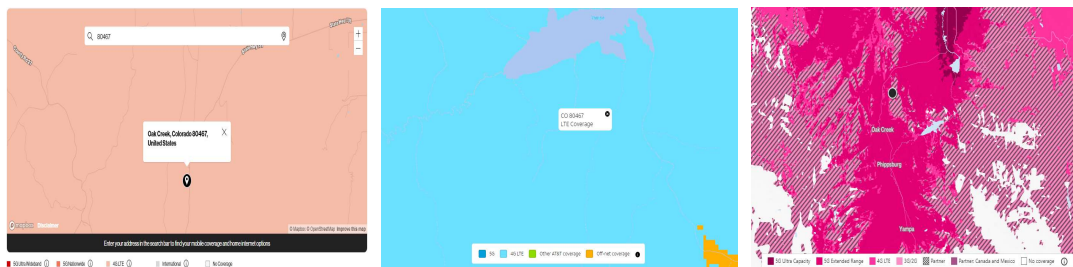
Sewage: Septic (To be installed by buyer)

Zoning: Residential

Annual Taxes: \$224.00

Property Tax Status: Current

Cell Service: Verizon: (4G LTE) , AT&T: (4G LTE) , T Mobile/Sprint: (5G)

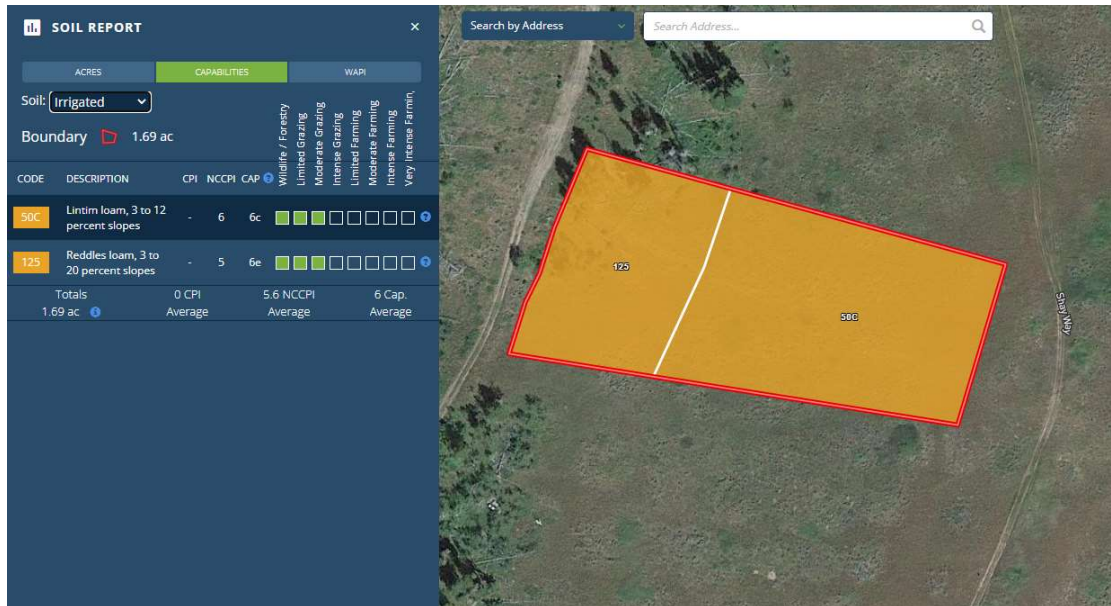


Internet Service: CenturyLink, Viasat, [Starlink](#) (Highly recommended, very fast)

FEMA Flood Zone: Not in floodplain.

Wetlands: No wetlands.

Terrain and Soil: Lintim loam, 3 to 12 percent slopes. Reddles loam, 3 to 20 percent slopes. Good for moderate grazing.



Trees: Some trees of various species on the northeast corner of property..

Google Maps link: <https://goo.gl/maps/K8pKYfARFhxff7kZ8>

Mapright Link: <https://mapright.com/ranching/maps/e0d0de5e278aa22ed3679f4d69c07bdd/share>

HOA: [Stagecoach POA](#)
2022 POA Dues \$125

School District: South Routt School District RE-3
See Schools: <https://www.southroutt.k12.co.us/en>

Climate:
Annual high temperature - 77.6°F
Annual low temperature - 5.4°F
Average annual precipitation - 1.6 inches
Average annual snowfall - 20.4 inches

Nearby Places of Interest:
-Baggs Franklin D. Roosevelt International Airport - 2 hrs 10 mins away
-UCHealth Yampa Valley Medical Center - 43 mins away
-West Vail Mall - 1 hr 42 mins away

- Safeway - 42 mins away
- Stagecoach State Park - 25 mins away
- Yampa River Botanic Park - 43 mins away
- Whistler Park - 42 mins away
- Steamboat Springs Ski Lift - 43 mins away

Nearest Major City: Steamboat Springs

Nearest City/Town: Town of Yampa

Building Restrictions and Land Use -

<https://irp.cdn-website.com/1428879f/files/uploaded/updated-1971-declaration-with-amendments2.pdf>

Build Time Limit: 180 days

Minimum Sq footage: 1000 sqft

Max # buildings allowed: Each lot is allowed a residence, a shed up to 120 sq ft and an ancillary building. "Ancillary Building" shall mean any roofed structure detached from the dwelling. No ancillary building shall be constructed unless a dwelling has previously been constructed on the lot or is being constructed contemporaneously with the dwelling

Zoning: Residential

Zoning Uses By Right: Residential

Zoning Uses By Review: Residential

(Allowed: Y/N)

Single-Family Homes: Y

Modular Homes: Y

Manufactured Homes: Y

Mobile Homes: N

Tiny Homes: N

Full-Time RV Living: N

Full-Time RV Living During Building Construction: Y

RV Camping: N

Tent Camping: N

Building Septic System Required: Yes

Building Height Restriction: 35ft

Property Setback - Front: 10ft
Property Setback - Sides: 10ft
Property Setback - Rear: 10ft