Info Sheet Lot 150 Sky Hitch II, Routt County

APN: 156700150

Legal Description: Lot 150 Sky Hitch Ii At Stagecoach

County: Routt County

GPS Coordinates: 40.214266, -106.788347

Access: 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

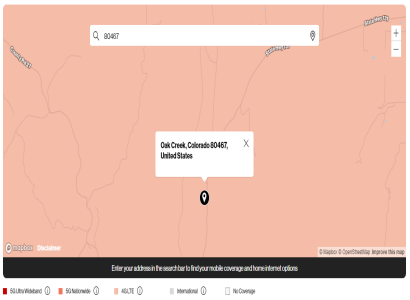
Sewage: Septic (To be installed by buyer)

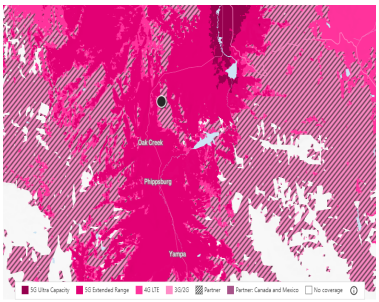
Zoning: Residential

Annual Taxes: $143.48

Property Tax Status: Current

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



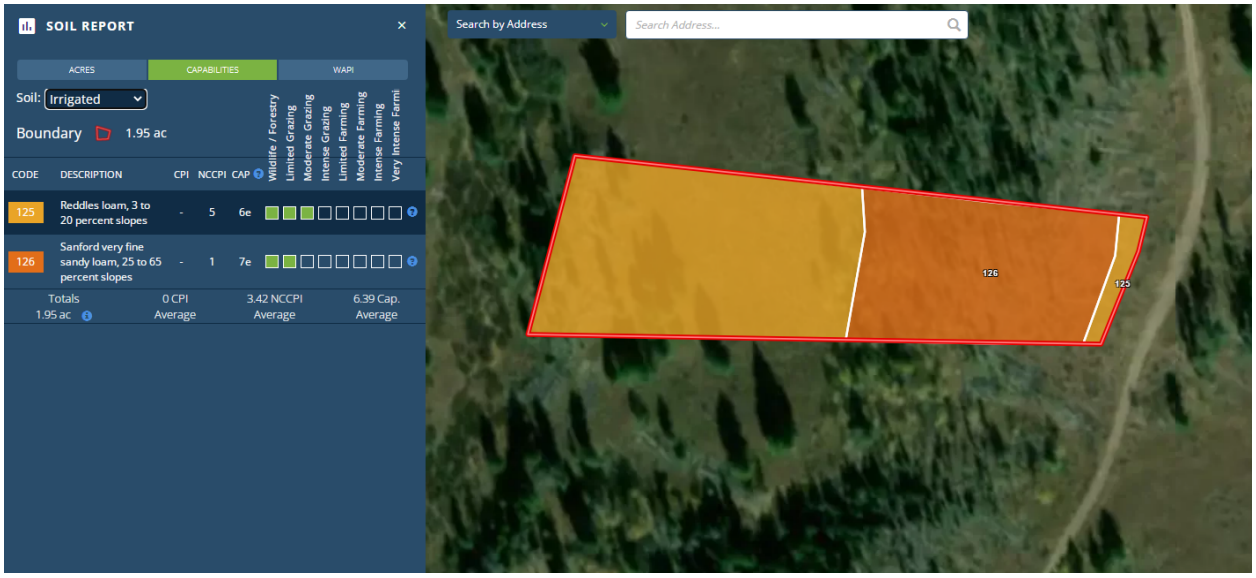


Internet Service: CenturyLink, Viasat, Starlink (Highly recommended, very fast)

FEMA Flood Zone: Not in floodplain.

Wetlands: No wetlands.

Terrain and Soil: Sanford very fine sandy loam, 25 to 65 percent slopes. Reddles loam, 3 to 20 percent slopes. Good for moderate grazing.



Trees: Various species of trees all over the property.

Google Maps link: https://goo.gl/maps/8n8z2hrkBoFWe7388

Mapright Link: https://mapright.com/ranching/maps/a5b88e6c35deeeaa94198fde7ebf2920/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