

# 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](#)

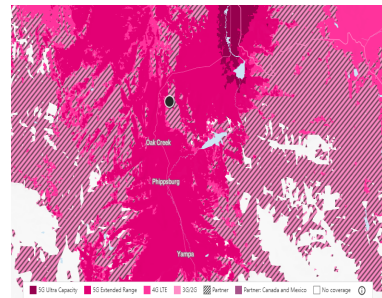
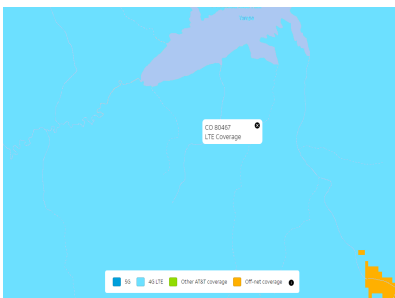
**Sewage:** Septic (To be installed by buyer)

**Zoning:** Residential

**Annual Taxes:** \$143.48

**Property Tax Status:** Current

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

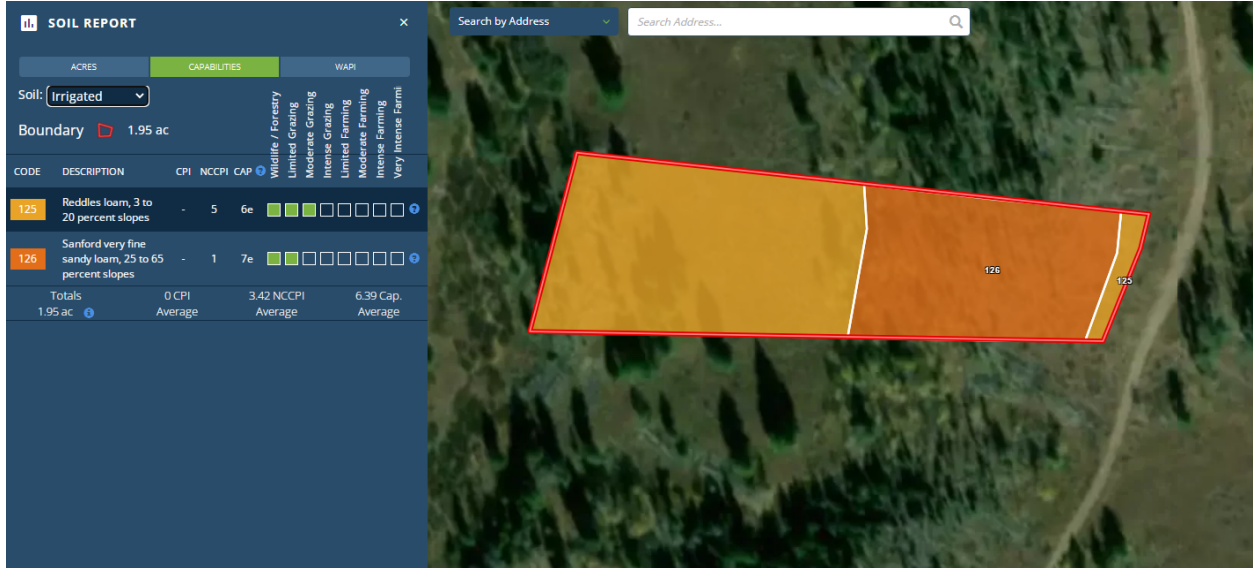


**Internet Service:** CenturyLink, Viasat, [Starlink](#) (Highly recommended, very fast)

**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

