

# Info Sheet Lot 50 South Station II Stagecoach Routt

**APN:** 177900050

**Legal Description:** Lot 50 South Station Ii At Stagecoach

**County:** Routt

**GPS Coordinates:** 40.215119, -106.820253

**Access:** King Bolt 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](#)

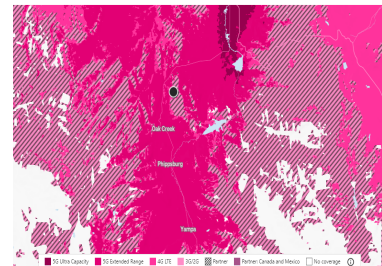
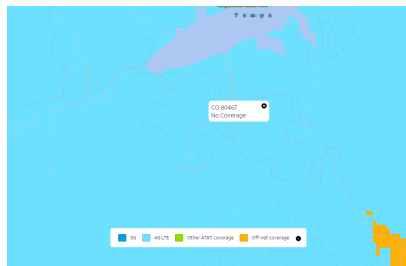
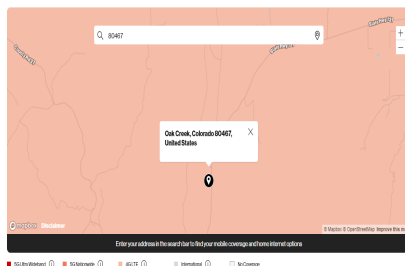
**Sewage:** Septic (To be installed by buyer)

**Zoning:** Residential

**Annual Taxes:** \$143.48

**Property Tax Status:** Current

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

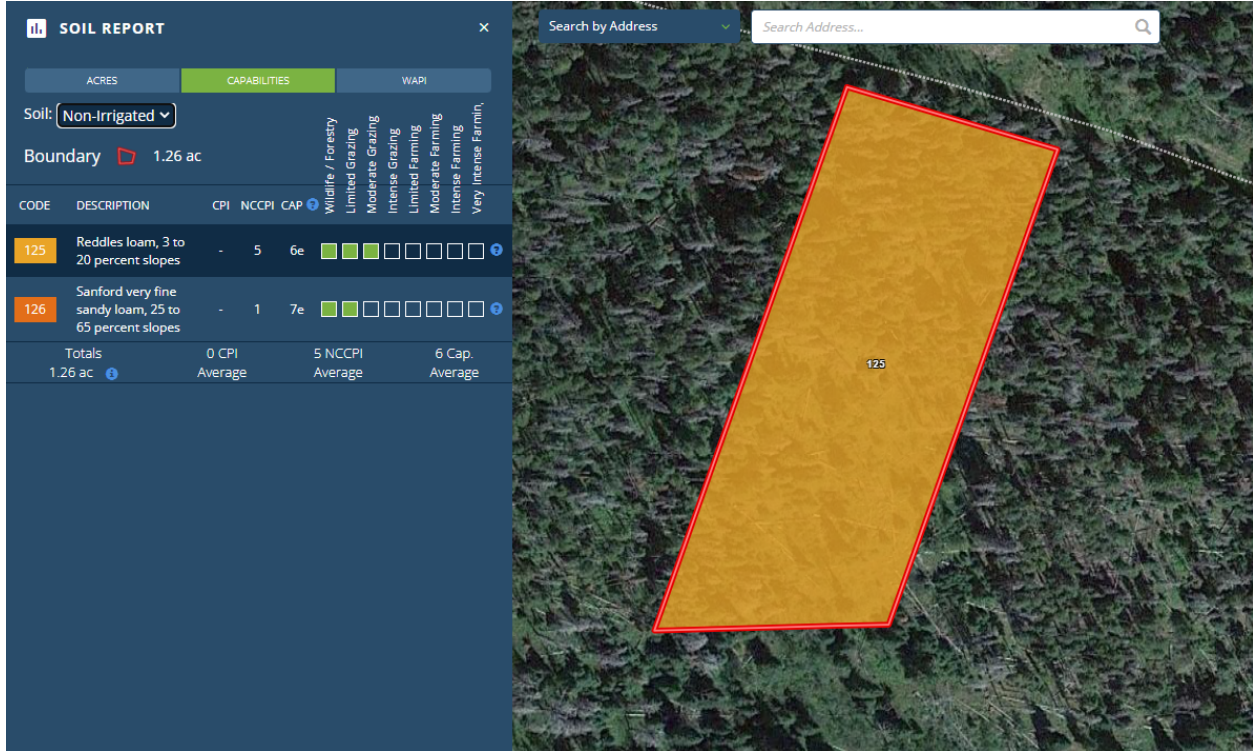


**Internet Service:** CenturyLink, Viasat, [Starlink](#) (Highly recommended, very fast)

**FEMA Flood Zone:** Not in floodplain.

**Wetlands:** No wetland/s.

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



**Trees:** Heavily treed. Various species of trees covered the property.

**Google Maps link:** <https://goo.gl/maps/TNXw9ew5i8sBP9Zu5>

**Mapright Link:** <https://mapright.com/ranching/maps/bff9a1cae91cf9f9cbeb663438bec109/share>

**HOA:** [Stagecoach POA](#)

**HOA Dues:** \$125

**HOA Amenities:** Access to recreation and activities.

**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 sqft 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**