

Info Sheet Lot 95 Sky Hitch II Stagecoach Routt

APN: 156700095

Legal Description: Lot 95 Sky Hitch II At Stagecoach

County: Routt

GPS Coordinates: 40.216977, -106.78332

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](#)

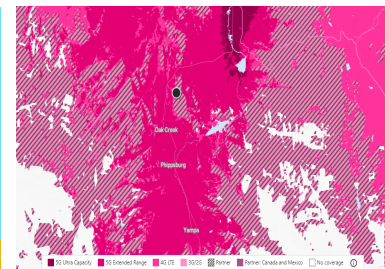
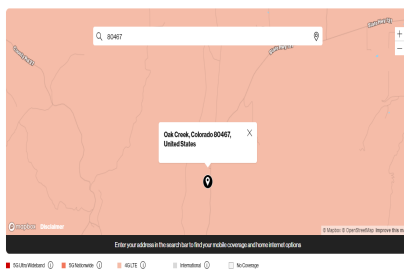
Sewage: Septic (To be installed by buyer)

Zoning: Residential

Annual Taxes: \$224

Property Tax Status: Current

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

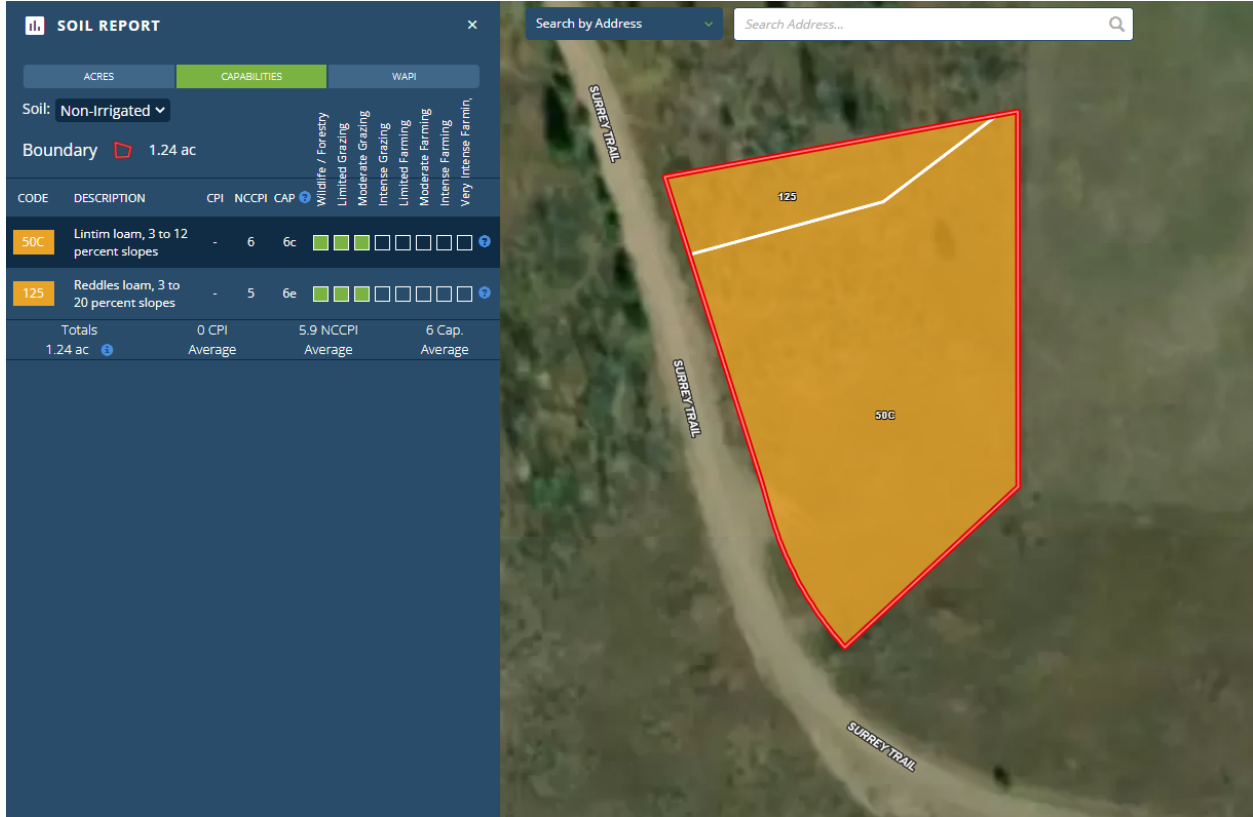


Internet Service: CenturyLink, Viasat, [Starlink](#) (Highly recommended, very fast)

FEMA Flood Zone: Not in floodplain.

Wetlands: No wetland/s.

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



Trees: Few trees of different species scattered on the property.

Google Maps link: <https://goo.gl/maps/bek2DgPmyTcDzovo6>

Mapright Link: <https://mapright.com/ranching/maps/110d4f185e8b70a570491117d6464601/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