

SIDNEY PEAK RANCH RIDGELINE FACTS

Many of Sidney Peak Ranch lots are on a ridgeline which permits expansive views of the Steamboat Ski Area and surrounding valleys which has resulted in regulation through the Routt County Planning Dept. regarding "skyline" buildings. This regulation does not prohibit building on a ridgeline, however, it requires mitigation so as to minimize the visual impact of building on a skyline. This county regulation runs parallel to SPR's internal covenants which encourage sprawling ranch-style homes that fit in to our wide open spaces concept.

*SPR guidelines set a 35' maximum height on primary residences, Routt County maximum is 40'

*On "red zone" lot, a building can be 15' above existing vegetation

*All lots on the ranch have long-standing vegetation

*Mitigation can be as simple as adding trees

Contact Routt County Planning, Chad Phillips, 879-2704 to obtain further details.