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north routt

HISTORY OF NORTH ROUTT

Hahn's Peak was named after the German explorer and miner Joseph Hahn. With the discovery of gold in the area, thousands of miners came in search of riches. Soon after, Hahn's Peak Village was formed and now remains the oldest settlement in Routt County. Once the mining industry came to an end in the 1920's, cattle ranching, logging and recreation became the economic base. The Steamboat Lake Dam was completed in 1968. The most visible landmarks in North Routt are Hahn's Peak and Sand Mountain.

Today Hahn's Peak Village and Clark make up the commercial business areas in North Routt County. They feature a café, 2 general stores with gas, the post office, sandwiches and ice cream and several outfitters. The Steamboat Springs Marathon begins from this point every year on the first Sunday in June. www.hahnspeak.com

REAL ESTATE STATISTICAL INFORMATION

| | | |
|-------------------|-------------|-------------|
| Land Sales | 2007 | 2008 |
| High | \$1,275,000 | \$485,000 |
| Low | \$3,000 | \$7,000 |
| Average | \$203,338 | \$231,000 |
| Number of Sales: | 41 | 11 |
| Residential Sales | | |
| High | \$1,325,000 | \$2,000,000 |
| Low | \$3,000 | \$7,000 |
| Average | \$523,203 | \$687,000 |
| Number of Sales: | 27 | 14 |

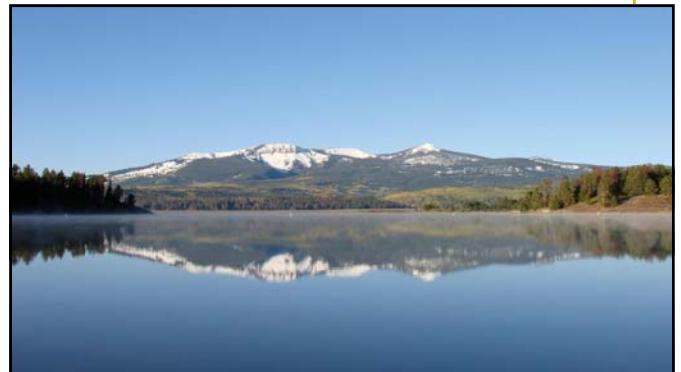
GOVERNMENT

Routt County Commissioners

13th 6th St.
Steamboat Springs, CO 80477

Willow Creek Pass Village Association

Double H Management
P.O. Box 775836
Steamboat Springs, CO 80477-5836
970-879-6697 . www.wcpva.org



PUBLIC WORKS

Willow Creek Pass is serviced by Steamboat Lake Water & Sanitation District. The other residences have their own wells and sewer systems in place.

Steamboat Lake Water & Sanitation District

P.O. Box 690
Clark, CO 80428-0690

Yampa Valley Electric Association

Steamboat Springs Headquarters Office
32 19th St. P.O. Box 771218
Steamboat Springs, CO 80477
970-879-1160 Phone . 888-873-9822 Toll Free

Field Representative for North Routt

Russ E. Kopsa 970-871-2286

PLANNING, ZONING & DEVELOPMENT

Since 1980, the commissioners have adopted a plan that stated new industrial, commercial and residential projects would have to be within the four designated potential growth areas of Oak Creek, Yampa, Steamboat and Hayden. Since North Routt is not a designated growth area, there is the general understanding that a new project would not be approved. This area is mainly seeing lot consolidation which commissioners look favorably on since it decreases density and is keeping with preserving the agricultural/rural atmosphere.



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Routt County Planning Department
136 6th Street
P.O. Box 773749
Steamboat Springs, CO 80477
www.co.routt.co.us

SCHOOLS

North Routt Community Charter School is located in Clark (charter authority: Steamboat Springs School District RE-2). Currently 4 teachers serve 56 students, K-8th grade. A new school will be completed for the 2010-2011 school year. Students have the option to be bussed into Steamboat Springs up to grade 8. Steamboat Springs High School serves students in North Routt grades 9-12.

MEDICAL RESOURCES

Yampa Valley Medical Center
1024 Central Park Drive
Steamboat Springs, CO 80487
970-879-1322
www.yvmc.org

RECREATION

Pearl Lake State Park

Pearl Lake State Park, (167 acres) is nestled in the mountains. Visitors camp along the lake and up a gentle hill. Fly and lure fishing are available at the park for native cutthroat trout. Directions from SS: go west 2 miles on US 40 to RCR 129, then turn right. Go north 23 miles to Pearl Lake Road, turn east and drive the final 2 miles to the park.
<http://parks.state.co.us/Parks/pearllake>

Steamboat Lake State Park

Steamboat Lake (1053 acres) State Park offers breathtaking scenery. Fishing, camping and boating are available along with full-service marina and swim beach. Winter offers ice fishing, cross country skiing and access to 60 miles of snowmobiling trails. Directions from SS to go west 2 miles on US 40 to RCR 129. Turn north and drive 26 miles.
<http://parks.state.co.us/Parks/SteamboatLake/>

Pearl Lake/Steamboat Lake State Parks

P.O. Box 750
Clark, CO 80428
970-879-3922

Mount Zirkel Wilderness

The Mount Zirkel Wilderness lies within the Routt National Forest. 160,648 acres, over 70 lakes, and 15 peaks over 12,000 feet, the highest being 12,180 foot Mount Zirkel, named in 1874 to honor Ferdinand Zirkel's contributions to the science of geology. Over 150 miles of trails provide access and the wilderness offers a variety of recreational opportunities. www.mountzirkelwilderness.com

RANCHES

Del's Triangle III, Dutch Creek, Elk River, Glen Eden, Home Ranch, Steamboat Lake Outfitters and Vista Verde Guest Ranches all call this area home. They offer a variety of seasonal activities such as horseback riding, western barbecues and cross country skiing with lodging accommodations.

SNOWMOBILING

North Routt County is a popular spot for winter activities like snowmobiling. You never need to worry about enough snow, the area averages well over 300 inches per year.

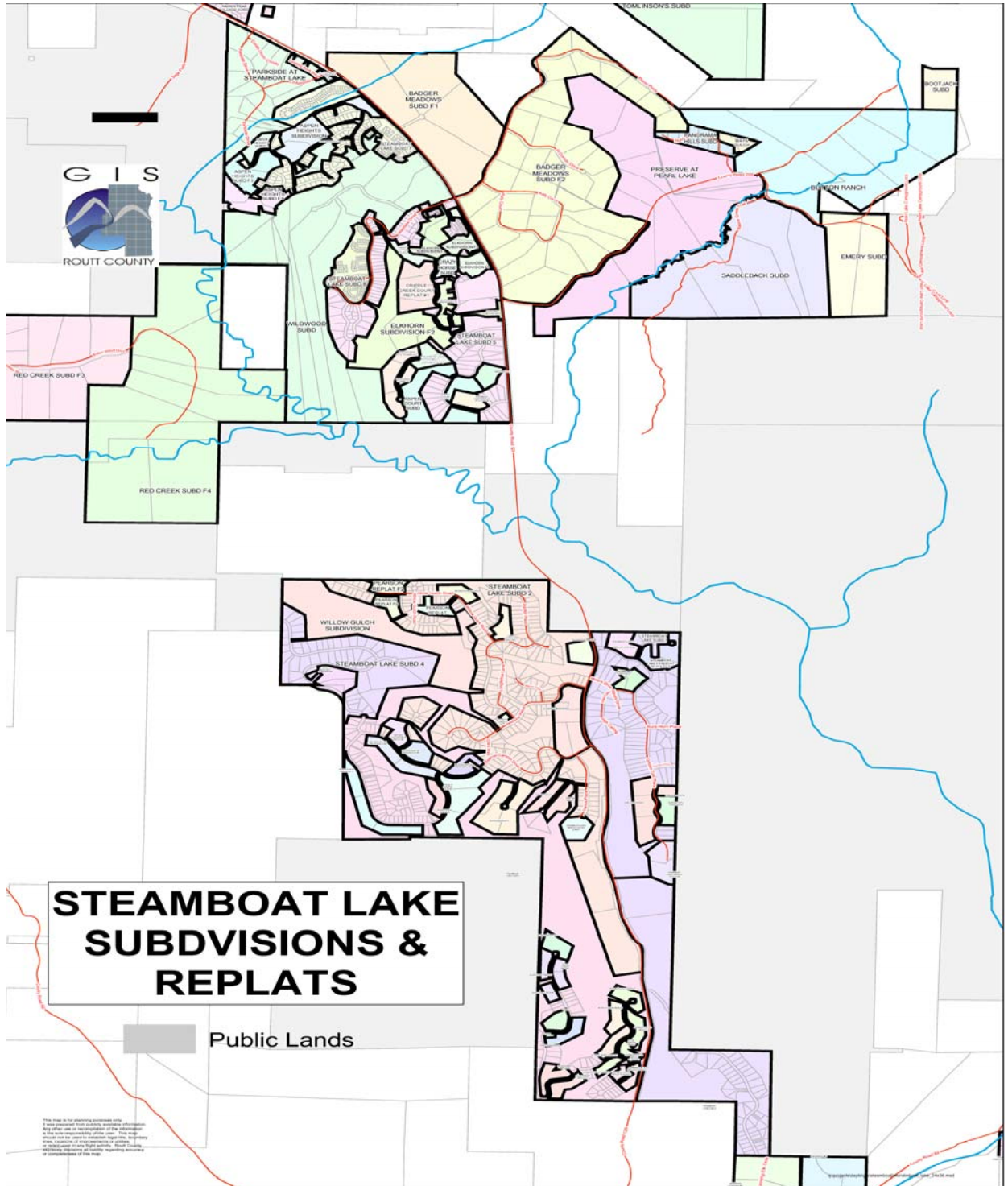
Snowmobiling trails in the National Forest are extensive with endless groomed trails, open meadows, forests, mountains, incredible views, and powder. The snowmobiling trails in the Clark area located in Routt National Forest, Steamboat Lake State Park, and along County Road 129. 146 miles of trails are groomed twice per week by the Steamboat Lake Snow Club. The club maintains non-motorized Nordic Touring Center at Steamboat Lake and the club members request you respect the boundaries of the non-motorized area. Some of these historic trails cross private land. Steamboat Lake Outfitters also offer tours in this area.



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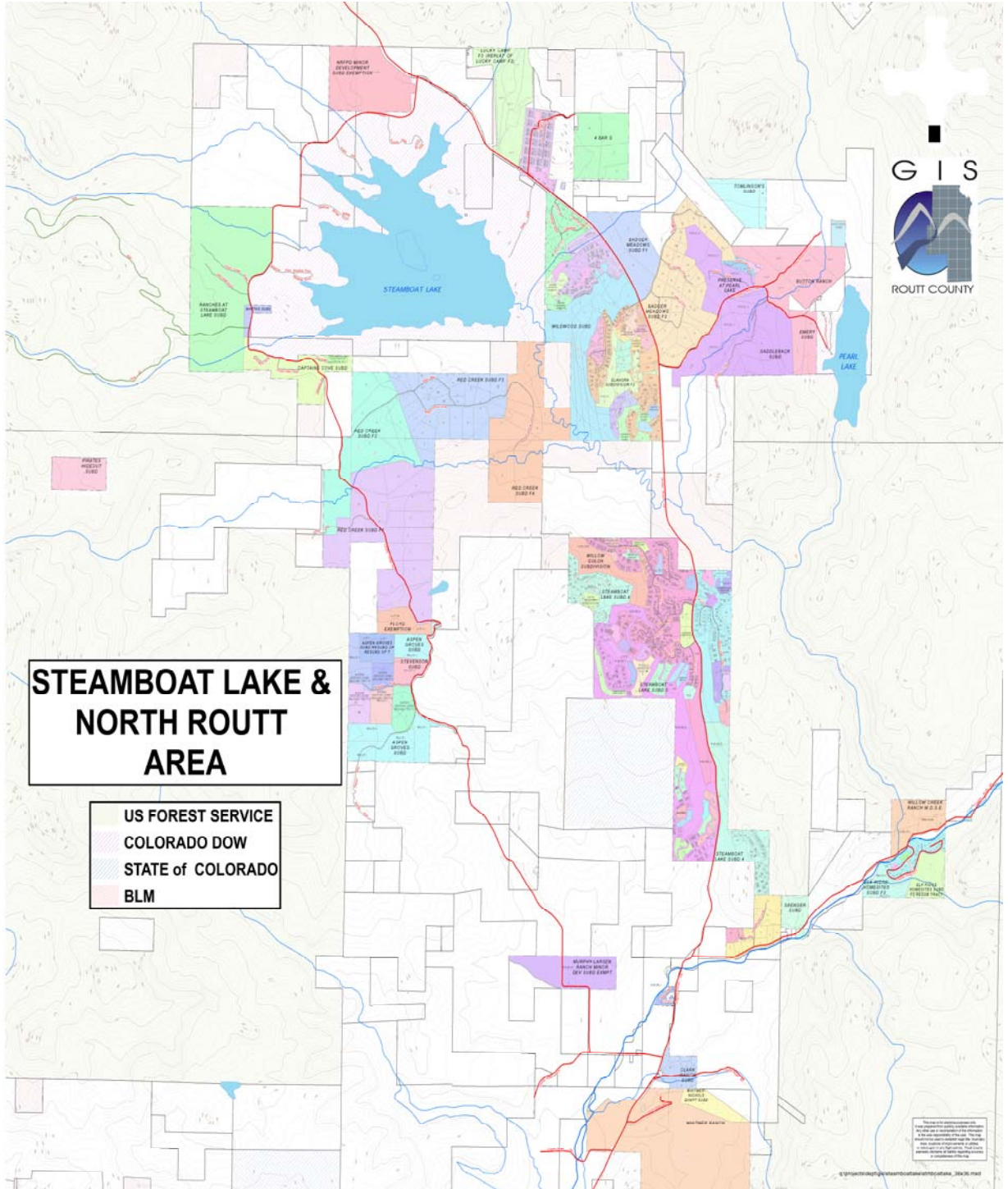




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| SUBDIVISIONS | # LOTS | # ACRES | DESCRIPTION | DIRECTIONS |
|---------------------------|--------|------------------|---|--|
| Aspen Grove | 18 | 15 - 40 | Some lots border National Forest. No covenants or deed restrictions. No building envelope; well & septic needed. | 8.9 miles north of the Clark store, left on 62 to right on Cottonwood, lots on left going back to National Forest access; also along 62 at base of hill. Backdoor entrance: left at Clark store on 62, 4.7 miles to left on Meadow Lane. |
| Aspen Heights | 15 | 5+ acres | Replats in SB Lake F5. No covenants or deed restrictions. Well & septic needed. | 6.6 miles north of Clark store, left into Aspen Heights. |
| Badger Meadows | 41 | 5+ - 35 acres | Building envelopes and deed restrictions. Well & septic needed - coveants | 6.1 miles north of Clark store, right on Placer Place. |
| Captain's Cove | 45 | 1.68 - 3.85 | Well & septic needed - covenants | 8.9 miles north of Clark store, left on 62, 3.1 miles on 62 to Captain's Cove, it is on both sides of road. Backdoor entrance: left on 62 at Clark store, go 7.7 miles and its on both sides before the Ranches. |
| Clark Ranches | 9 | 5+ | Well & septic needed | Route 60 and road across from Clark store, on east side of 129. |
| Columbine Estates | 8 | 5+ | Well & septic needed | At the end of Stagecoach, nicely wooded, check on roads and utilities |
| Elk Ridge Homesites | 28 | 1+ acres | Along Elk River with common river access. Well and septic needed. | .8 miles north of Clark store at right on 64, 3.2 miles on Seedhouse Road, right on bridge into Elk Ridge. |
| 4 Bar G | 5 | 35+ | | 6.9 north of Clark store to right on Larkspur, behind SLO, some lots also come off Forest Service Road behind Hahn's Peak Village off Main Street. |
| Hahn's Peak Village | 137 | .25 - .5 | Well & septic needed on small lots; wells must be 100 ft from any septic system | 7.6 miles from Clark store, right on Main Street |
| Lucky Camp | 5 | 35+ | Borders National Forest | 7.7 miles north of Clark store, .10 mile beyond Hahn's Peak Village, right into development. |
| Mountain Leisure | 12 | 5+ - 18+ | Well & septic needed | Cross Elk River, right on 64, .8 miles from Clark store, first left on Running Elk Drive |
| Panorama Hills | 10 | 1+ | Well & septic needed, no covenants | 5.6 miles north of Clark store, right on 209, second left on 209 |
| Parkside | 17 | 5+ | Borders Steamboat Lake SP. Well & septic needed | At the end of Stagecoach, nicely wooded, check on roads and utilities |
| Preserve at Pearl Lake | 7 | 35 | | 5.6 miles north of Clark store, right on 209. 1.1 miles on 209 to first left on Private Drive |
| Ranches at Steamboat Lake | 14 | 35 | Well & septic required | 8.9 miles, north of Clark store, left on RCR 62, go 4.6 miles on 62, left on Button Willow. Backdoor entrance: left at Clark store on 62, 9 miles on 62. |
| Red Creek | 45 | 5 to 69 | Well & septic required | 8.9 miles north of Clark store, left on 62, go 4.6 miles on 62, left on Button Willow. Backdoor entrance: left at Clark store on 62, 7.2 miles to right on Button Willow. |
| Saddleback | 5 | 35+ | Well & septic needed | 5.6 miles north of Clark store, right on 209, 14 miles to lots on right side of 209. |
| Steamboat Lake F1-4 | | .25 - .5 replats | Homeowners Assn, covenants, water & sewer district, water/sewer and electric hook up fees to approved lots, approx \$15,000 | SL #2 - 3.7 miles north of Clark store to Neptune SL #1 - east side, right on Miner's Dream |
| Steamboat Lake F5-8 | | | No utilities; must be replated into 5+ acres | |
| Tanglewood | 12 | 1+ | Well & septic needed | North of Columbine |
| Wildwood | 7 | 35 | All lots share common area at back of subdivision going down to Willow Creek below Steamboat Lake. Well & septic needed, covenants & building envelopes; electric and phone to lot line | Left on Westlake |

Downtown . Central Park . Lower Mountain . Hayden . 800.556.6717