

DATE	DESCRIPTION
03/31/25	PLANNING SUBMITTAL

RENDERINGS  
 PROJECT TEAM  
 VICINITY MAP  
 PROJECT SUMMARY TABLE  
 SHEET INDEX  
THESE DRAWINGS DO NOT INCLUDE THE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY. © Copyright 2015 SAA, P.C.

# A Remodel for 1306 Lincoln Avenue

Steamboat Springs, Colorado

# Minor Modification for A TR IN W2SW4 & SPRINGS ADD. SEC 8-6-84

also known as  
**1309 LINCOLN AVENUE**

## PROJECT TEAM

**Applicant:**  
Ski Town Commercial  
P.O. Box 772207  
Steamboat Springs, CO 80477  
970.871.0002  
Email: jonwsanders@skitowncommercial.com  
Contact: Jon Sanders

**Architect:**  
Steamboat Architectural Associates  
P.O. Box 772910  
Steamboat Springs, CO 80477  
970.879.0819  
Email: wjr@steamboatarchitectural.com  
Contact: Bill Rangitsch

**Property Owner:**  
MTN STREIT SPRINGS III LLC  
P.O. Box 772207  
Steamboat Springs, CO 80477  
Email: jonwsanders@skitowncommercial.com  
Contact: Jon Sanders

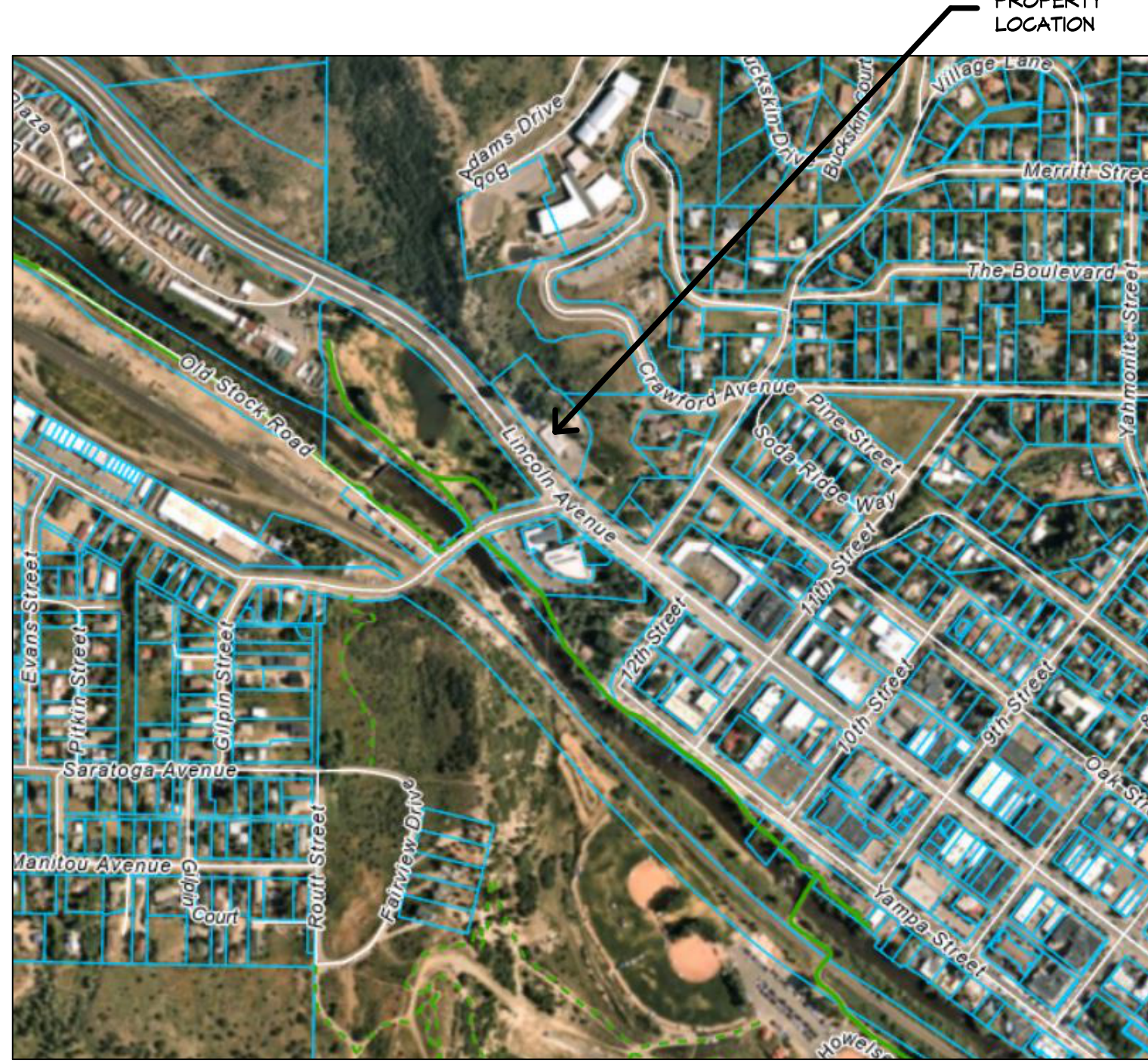
**Civil Engineer:**  
D&D Surveying and Planning LLC  
P.O. Box 770926  
Steamboat Springs, CO 80477  
970.879.2715  
Email: tomk@ddsurveying.com  
Contact: Tom Kelly



## LAND USE & SITE DEVELOPMENT PROJECT SUMMARY TABLE

PROJECT SUMMARY TABLE			
GROSS FLOOR AREA	4,300 SF		
NET FLOOR AREA	4,143 SF		
ZONING (EXISTING AND PROPOSED)	CO		
FRONTAGE			
USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	RETAIL/ BUSINESS/ MERCANTILE		N/A
ACCESSORY USES	N/A		
STANDARDS	ZONE DISTRICT REQMTS	PROPOSED	VARIANCE?
LOT WIDTH	25' MIN, 150' MAX	NO CHANGE/ EXISTING	NO
LOT DEPTH	NO MIN	NO CHANGE/ EXISTING	NO
LOT AREA	3000 MIN, 22,000 MAX	NO CHANGE/ EXISTING	NO
LOT COVERAGE	NO MAX	NO CHANGE/ EXISTING	NO
FLOOR AREA RATIO	200% MAX	NO CHANGE/ EXISTING	NO
OVERALL BUILDING HEIGHT	28' MAX	15'-6"	NO
FRONT SETBACK	0' MIN, 0' MAX	NO CHANGE/ EXISTING	NO
SIDE SETBACK	0' MAX	NO CHANGE/ EXISTING	NO
REAR SETBACK	10' MIN	NO CHANGE/ EXISTING	NO
PARKING	1 PER 900 SF (RETAIL/ SERVICE)	NO CHANGE/ EXISTING	NO
SNOW STORAGE	1 SF PER 2 SF OF PAVED AREA	NO CHANGE/ EXISTING	NO

## VICINITY MAP

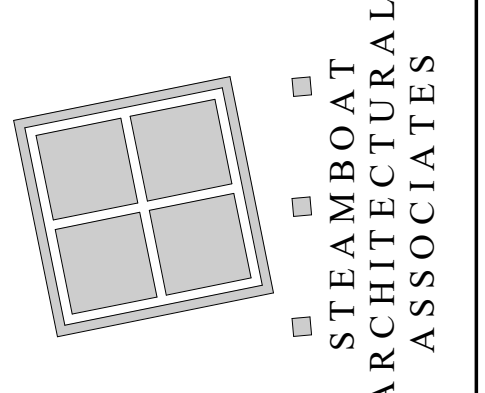


## SHEET INDEX

SHEET #	DESCRIPTION
DP.00	COVER SHEET
ALTA	EXISTING CONDITIONS PLAN
DP.10	ARCHITECTURAL SITE PLAN
DP.20	EXISTING AND PROPOSED FLOOR PLANS
DP.30	EXISTING EXTERIOR ELEVATIONS
DP.31	PROPOSED EXTERIOR ELEVATIONS
DP.32	EXISTING PHOTOS & EXTERIOR RENDERINGS

City of Steamboat Springs  
 Planning Department  
 Approved Plan Set  
 10/06/2025 jbrown

**William J. Rangitsch**  
 970.879.0819  
 p.o. box 772910 345 lincoln ave ste. 200  
 steamboat springs, co. 80477



An Exterior Facade Remodel for  
**1306 Lincoln Avenue**  
 1306 Lincoln Avenue  
 Steamboat Springs, CO 80487