

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 1309 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:**  
 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

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

3/31/2025 11:02:24 AM P:\M-Z\Sanders Jon\1306 Lincoln Ave Facade Remodel\01-Drawings\01-Current\01-Model\1306 Lincoln Ave R24.rvt

### VICINITY MAP



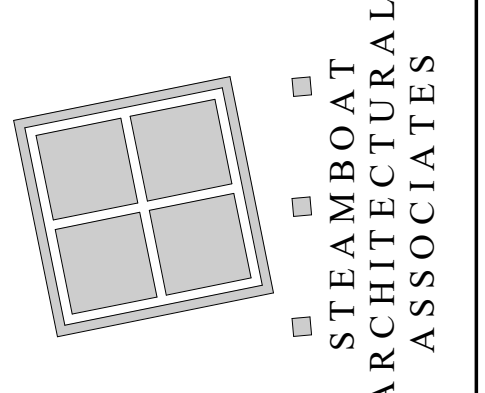
### LAND USE & SITE DEVELOPMENT PROJECT SUMMARY TABLE

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

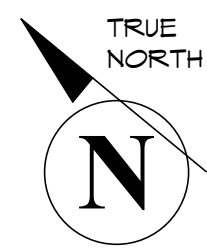
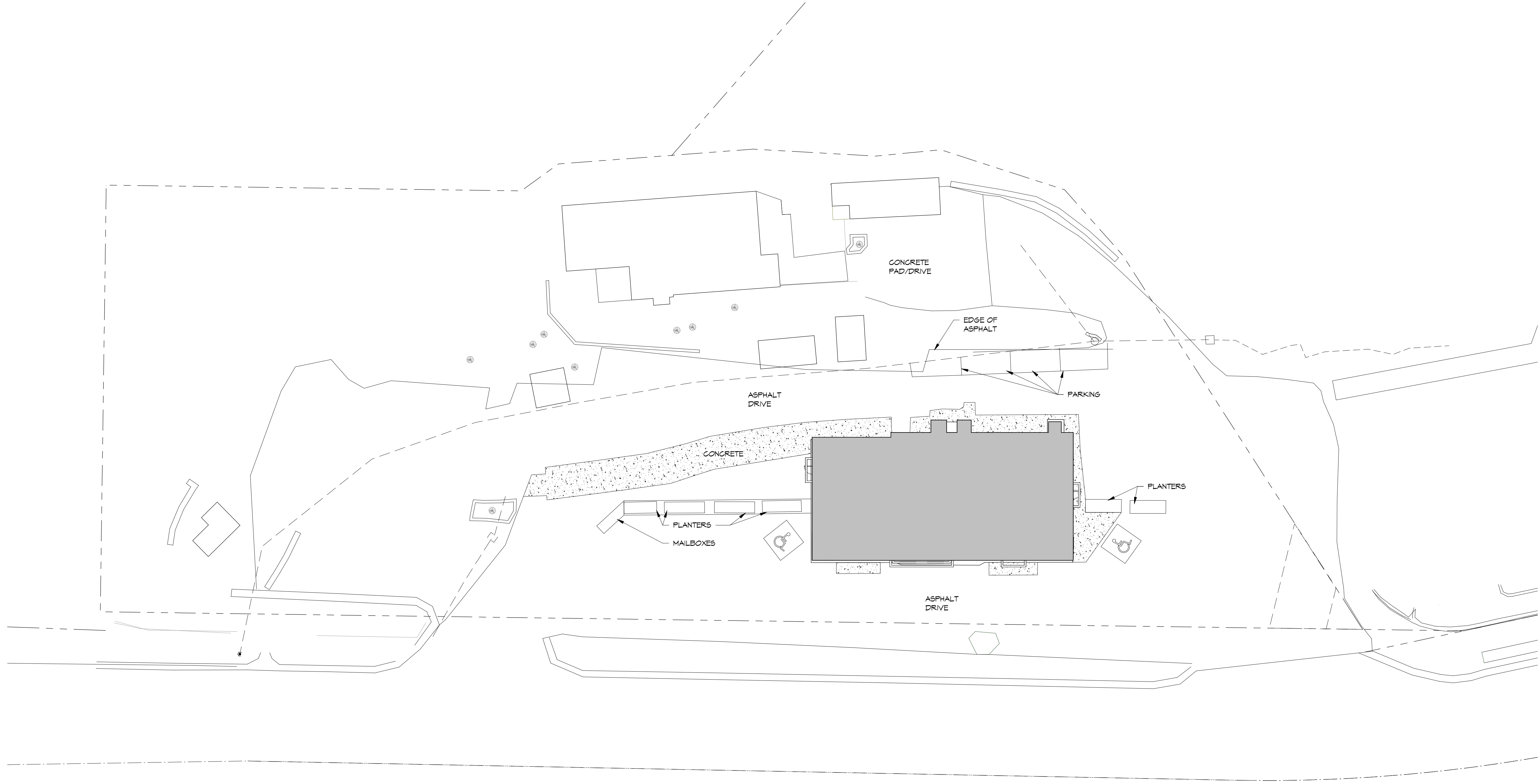
### SHEET INDEX

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

2025 03 31  
**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

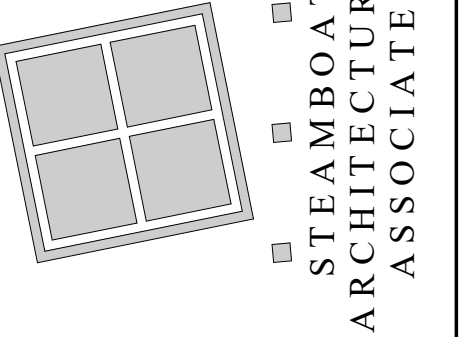


**1 EXISTING SITE PLAN**  
1" = 20'-0"

DATE	DESCRIPTION
03/31/25	PLANNING SUBMITTAL

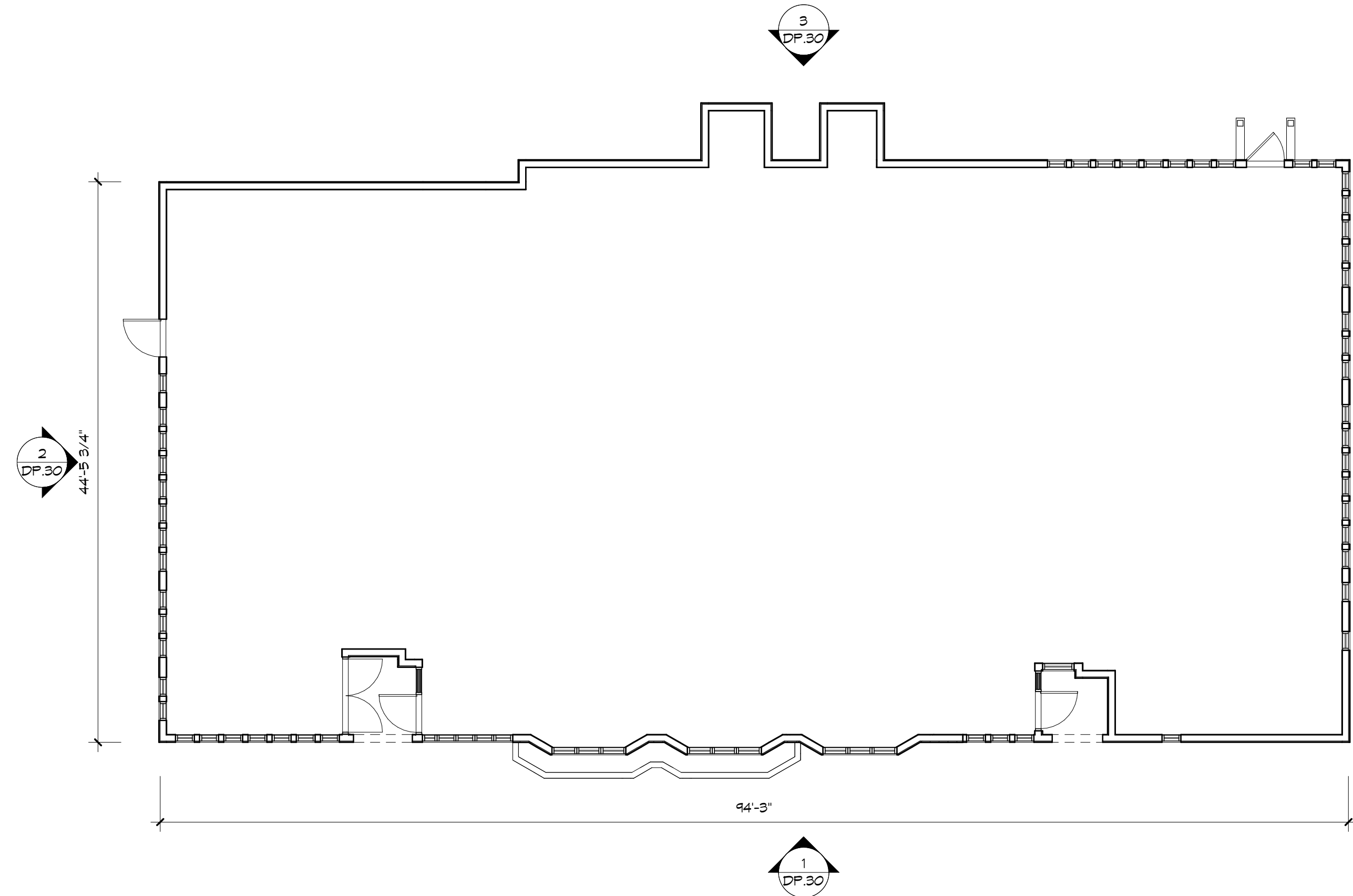
ARCHITECTURAL SITE PLAN

**William J. Rangitsch**  
2025 03 31  
970.879.0819  
p.o. box 772910 345 lincoln ave ste. 200  
steamboat springs, co. 80477

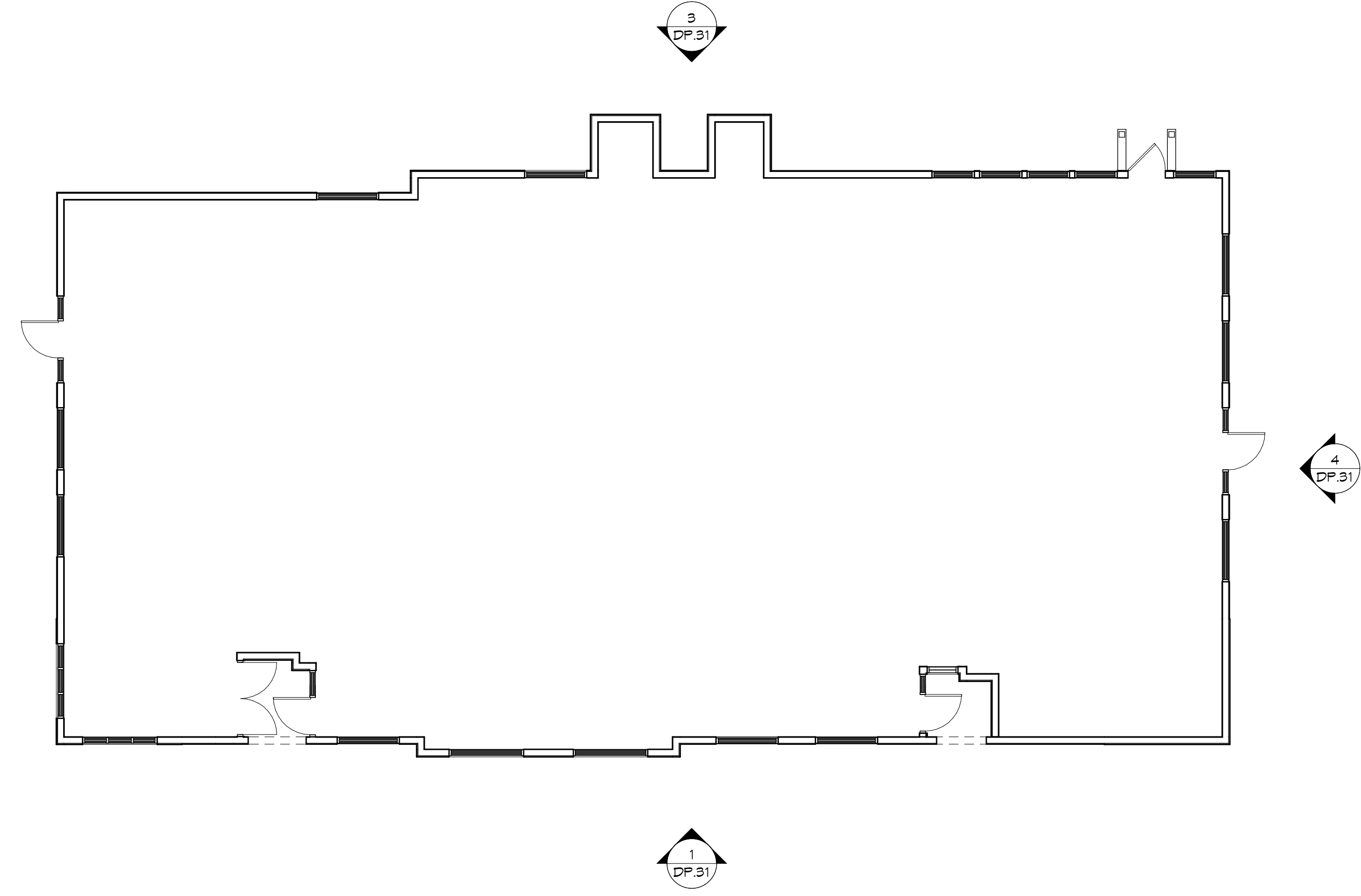


An Exterior Facade Remodel for  
**1306 Lincoln Avenue**  
1306 Lincoln Avenue  
Steamboat Springs, CO 80487

**DP.10**  
24-26



TRUE NORTH  
**1 EXISTING FLOOR PLAN**  
 1/8" = 1'-0"

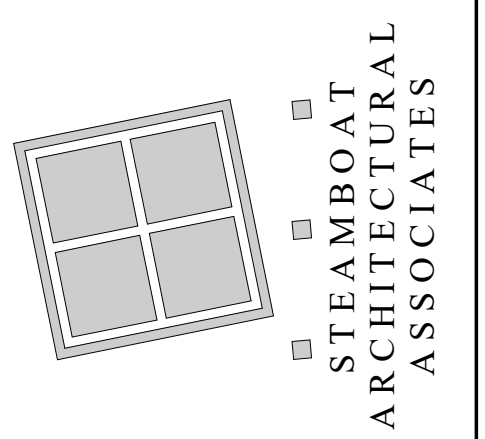


TRUE NORTH  
**2 NEW FLOOR PLAN**  
 1/8" = 1'-0"

DATE	DESCRIPTION
03/31/25	PLANNING SUBMITTAL

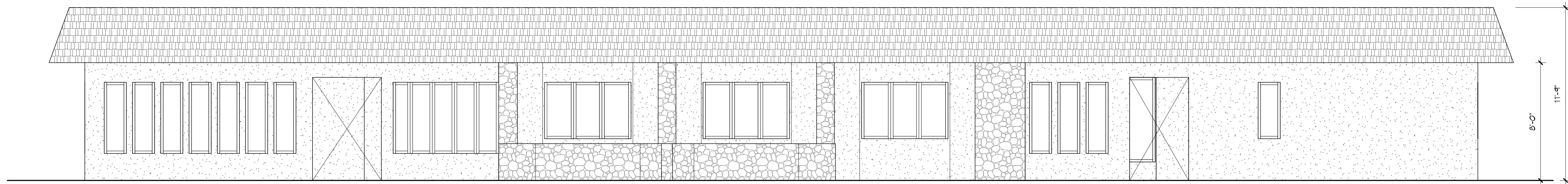
EXISTING FLOOR PLAN  
 NEW FLOOR PLAN

2025 03 31  
**William J. Rangitsch**  
 970.879.0819  
 p.o. box 772910 345 lincoln ave ste. 200  
 steamboat springs, co. 80477

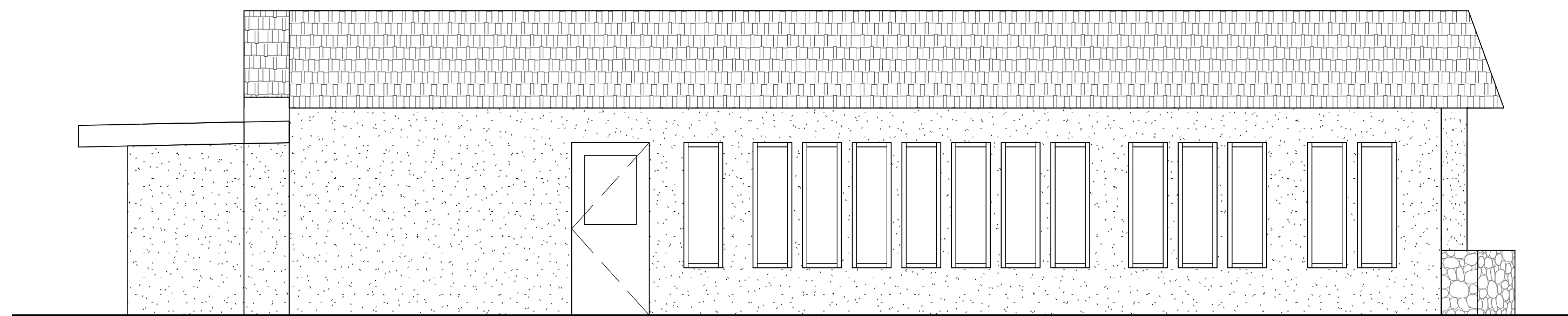


An Exterior Facade Remodel for  
**1306 Lincoln Avenue**  
 1306 Lincoln Avenue  
 Steamboat Springs, CO 80487

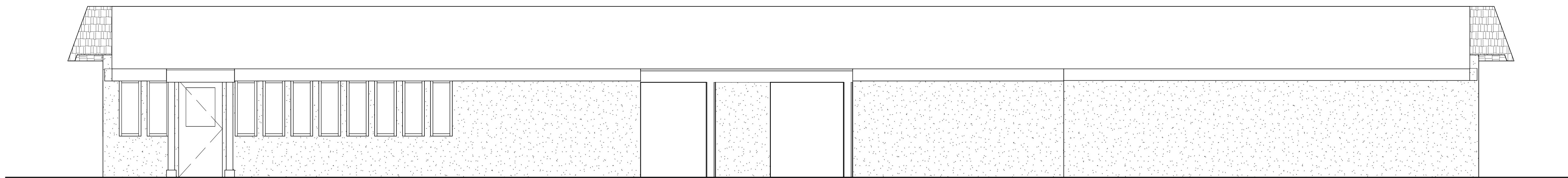
THESE DRAWINGS DO NOT INCLUDE THE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY. © Copyright 2011 SAA, P.C.



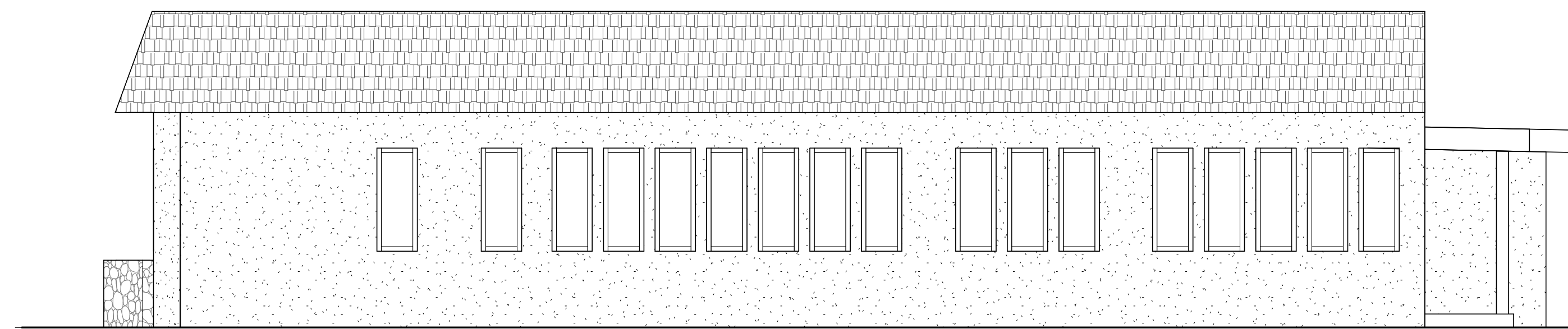
**1 EXISTING WEST ELEVATION**  
1/4" = 1'-0"



**2 EXISTING NORTH ELEVATION**  
1/4" = 1'-0"



**3 EXISTING EAST ELEVATION**  
1/4" = 1'-0"



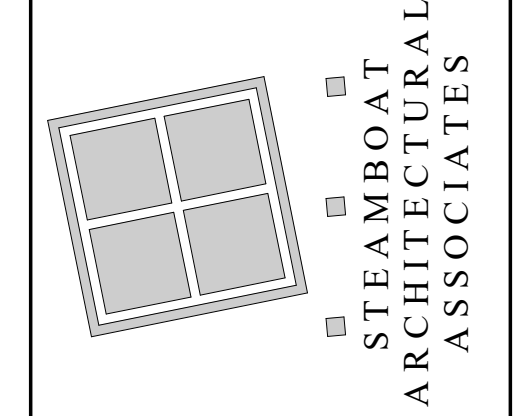
**4 EXISTING SOUTH ELEVATION**  
1/4" = 1'-0"

DATE	DESCRIPTION
03/31/25	PLANNING SUBMITTAL

EXISTING EXTERIOR ELEVATIONS

2025 03 31

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

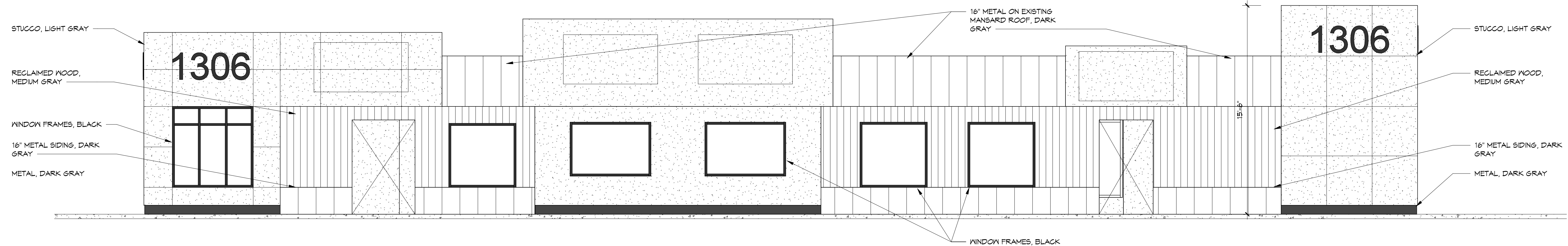


An Exterior Facade Remodel for  
**1306 Lincoln Avenue**  
 1306 Lincoln Avenue  
 Steamboat Springs, CO 80487

THESE DRAWINGS DO NOT INCLUDE THE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY. © Copyright 2011 SAA, P.C.

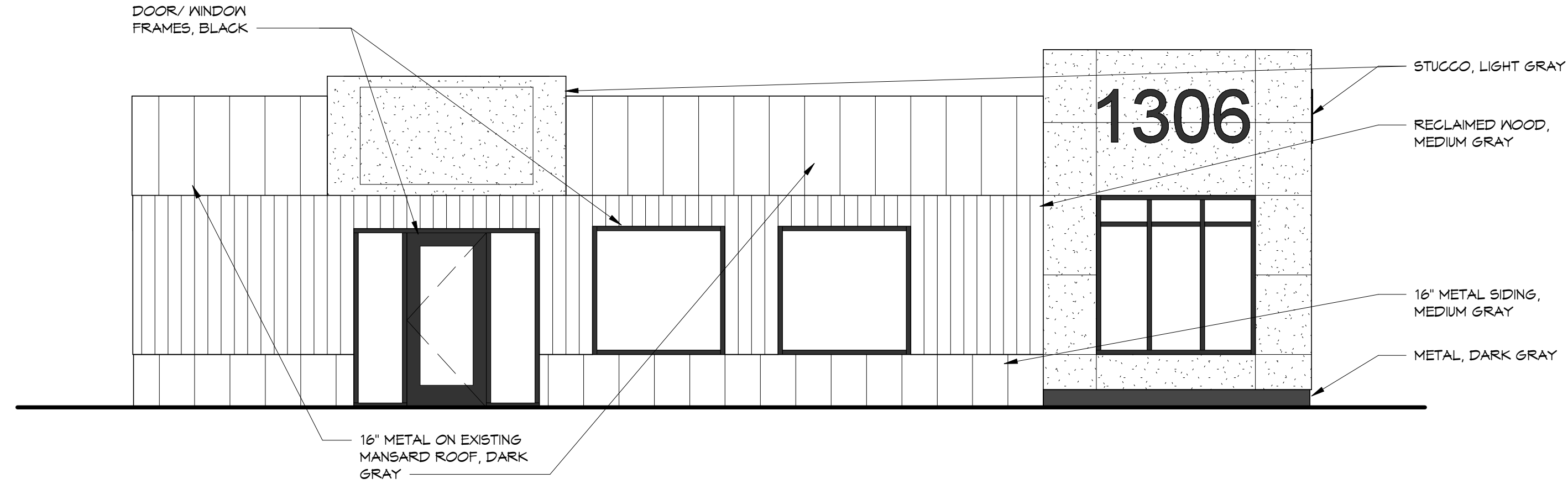
3/31/2025 11:02:27 AM P:\M-Z\Sanders Jon\1306 Lincoln Ave Facade Remodel\01-Drawings\01-Current\01-Model\1306 Lincoln Ave R24.rvt

DATE	DESCRIPTION
03/31/25	PLANNING SUBMITTAL



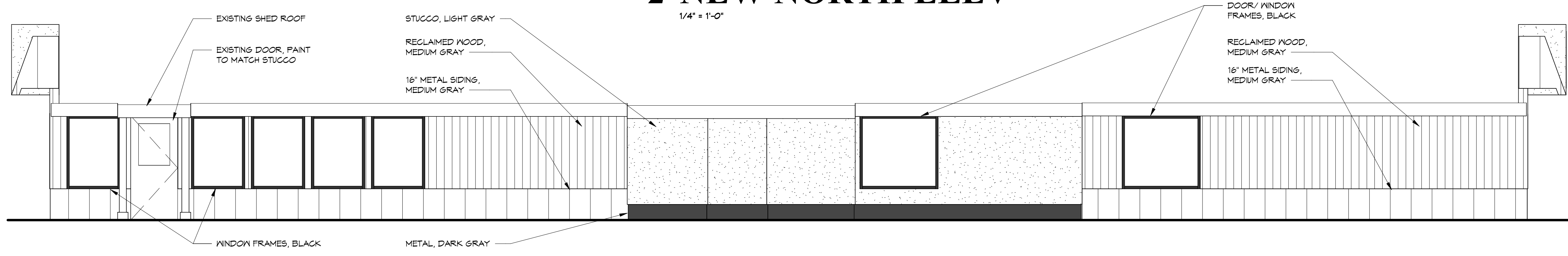
### 1 NEW WEST ELEV

1/4" = 1'-0"



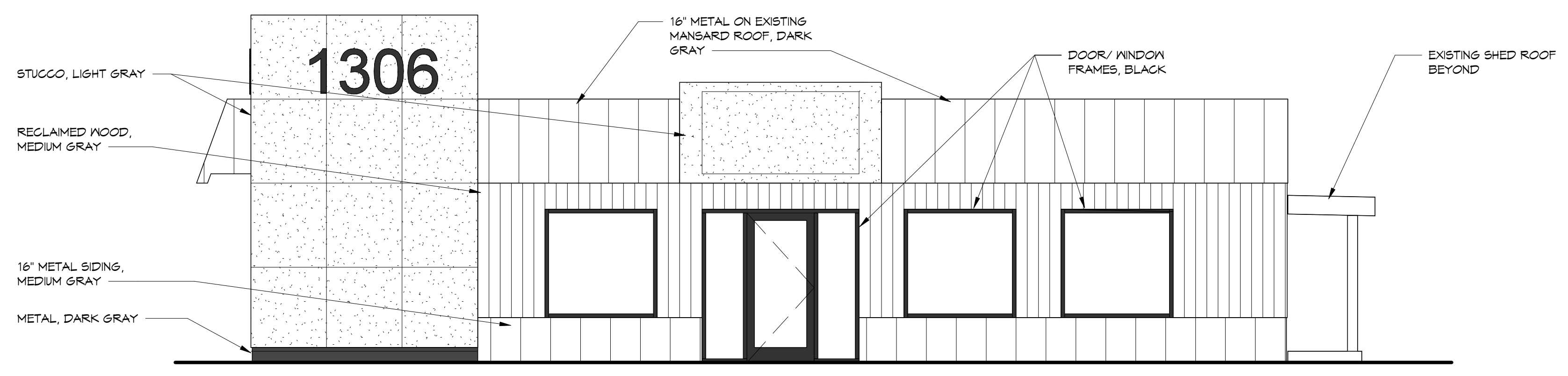
### 2 NEW NORTH ELEV

1/4" = 1'-0"



### 3 NEW EAST ELEV

1/4" = 1'-0"



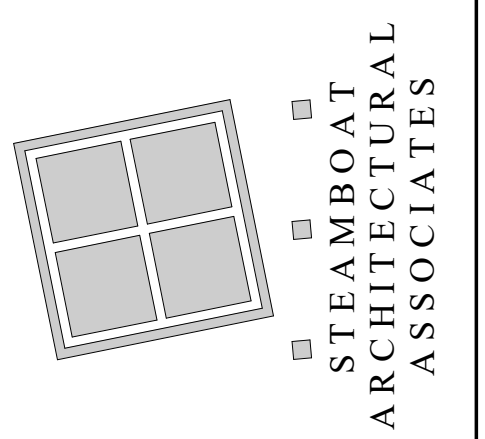
### 4 NEW SOUTH ELEV

1/4" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS

2025 03 31

**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

THESE DRAWINGS DO NOT INCLUDE THE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY. © Copyright 2011 SAA, P.C.

3/31/2025 11:02:27 AM P:\M-Z\Senders Jon\1306 Lincoln Ave Facade Remodel\01-Drawings\01-Current\01-Model\1306 Lincoln Ave R24.rvt



**EXISTING PHOTO**



**EXISTING PHOTO**



**PROPOSED RENDERING**



**PROPOSED RENDERING**

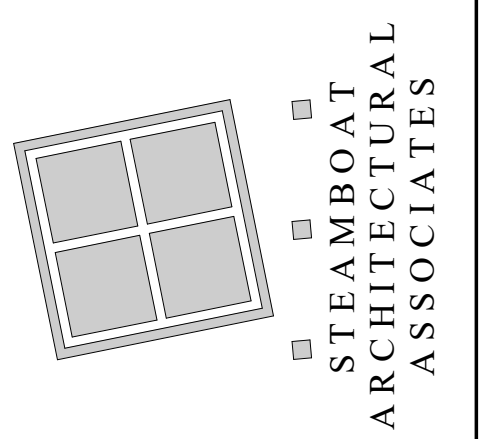
DATE	DESCRIPTION
03/31/25	PLANNING SUBMITTAL

EXISTING PHOTOS  
EXTERIOR RENDERINGS

THESE DRAWINGS DO NOT INCLUDE THE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY. © Copyright 2015 SAA, P.C.

2025 03 31

**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