



STEAMBOAT ARCHITECTURAL ASSOCIATES

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March 31, 2025

City of Steamboat Springs
Steamboat Springs Planning Department
Toby Stauffer – Senior Planner
P.O. Box 775088
Steamboat Springs, CO 80477

Re: 1306 Lincoln Minor Modification Narrative, PS25-0024 DPMM

Development Plans shall be reviewed through the Minor Modification process when the Development Plan complies with all applicable requirements of this CDC and one or more of the following criteria are met:

- i. The Development Plan includes only changes to the exterior of an existing multiple-family residential or nonresidential building, including changes in materials, significant changes in color, or significant changes in window or door location or size;

The project comprises of an exterior remodel of the existing building only. The proposed exterior materials will be stucco, metal and reclaimed wood. Materials have been called out on the exterior elevations and the renderings show the exterior materials and colors being proposed. The existing mansard roof will remain with areas where the roof is broken up with the new parapet walls. The existing mansard roof will be modified for tenant signage and identification.

There is no change of use. The building is business and retail and will remain commercial space.

All of the existing lighting on the site and building will remain. Therefore, there is no lighting plan provided in this submittal. Parking and traffic flow will remain unchanged. There are no changes being proposed to the site- existing parking spaces, landscaping, planters, paving will remain unchanged.

Thank you for your review. Please feel free to reach out with any questions or comments.

Sincerely,

Bill Rangitsch