



**City of Steamboat Springs Planning Dept.**  
**Presubmittal Meeting**  
 02/12/2025 tstauffer  
 PS25-0024-DPMM-1306Lincoln.pdf

## Development Plan – Minor Modification Signature and Submittal Requirements Form - Planning Applications

A presubmittal meeting is required. All submittal items are required unless indicated otherwise by staff. To be considered complete, this checklist must accompany all of the materials listed below, in a PDF format. Failure to provide required materials will result in a returned application at which point processing will be delayed.

### Submittal Requirements

Submittal Item	Staff Use Only
Property Owner Signature & Submittal Requirements Form	
Proof of Ownership	
Detailed Narrative	
Fire Code Analysis, Fire Flow Demand and Availability Form	n/a
Existing Conditions Plan	
Site Plan	
Phasing Plan	n/a
Architectural Drawings	
Landscape Plan	Provide if changes to the site
Grading & Drainage Plan	Provide if changes to the site
Utility Plan	Provide if changes to the site
Lighting Plan	Show existing and proposed

See next page for additional requirements

## Submittal Requirements

Submittal Item	Staff Use Only
Traffic Study or Waiver*	
Soils & Geo-Technical Report or Waiver*	
Drainage Study or Waiver*	
Water Demand Report or Waiver*	
Preliminary Floodplain Analysis	n/a
Other	

\* Preconsultation approval required prior to submitting a Development Plan application.

### All Property Owner Signatures Required

I hereby affirm that I am the lawful owner of the parcel(s) this application is concerning. I further authorize the applicant to submit this application and supporting materials for the applicable departmental review by the City of Steamboat Springs.

Jon Sanders      4/15/25

\_\_\_\_\_  
Name & Date

\_\_\_\_\_  
Name & Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

### Applicant Signature Required

I, the applicant, affirm that this application includes all the required materials to be deemed complete. I understand that if this application or any of the submittal items are incomplete or found to be insufficient, this application will be returned and not processed any further. In submitting this application, I affirm that all information contained within is true and correct. I also understand that all information provided in connection with this application is subject to public disclosure pursuant the Colorado Open Records Act.

Bill Rangitsch      4/15/25

\_\_\_\_\_  
Name & Date

\_\_\_\_\_  
Signature

## Toby Stauffer

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**From:** William Rangitsch <[wjr@steamboatarchitectural.com](mailto:wjr@steamboatarchitectural.com)>  
**Sent:** Wednesday, February 12, 2025 9:00 AM  
**To:** Toby Stauffer  
**Subject:** RE: 1036 Lincoln

CAUTION: EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the content is safe.

By concept information are you asking for the following:

- no change of use, will be commercial space, no residential component
- no additional square footage or foundation work.
- existing mansard roof to be modified for tenant signage and identification
- exterior materials will be stucco, metal and reclaimed wood.
- parking and traffic flow to remain unchanged
- clean up landscaping along Lincoln Avenue.

Are you looking for anything else? Thanks, Bill

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**From:** Toby Stauffer <[tstauffer@steamboatsprings.net](mailto:tstauffer@steamboatsprings.net)>  
**Sent:** Tuesday, February 11, 2025 3:59 PM  
**To:** William Rangitsch <[wjr@steamboatarchitectural.com](mailto:wjr@steamboatarchitectural.com)>  
**Subject:** RE: 1036 Lincoln

Thanks. If you can send me any concept information, that would help as well.

Toby Stauffer, AICP (she/her)  
[tstauffer@steamboatsprings.net](mailto:tstauffer@steamboatsprings.net)

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**From:** William Rangitsch <[wjr@steamboatarchitectural.com](mailto:wjr@steamboatarchitectural.com)>  
**Sent:** Tuesday, February 11, 2025 3:34 PM  
**To:** Toby Stauffer <[tstauffer@steamboatsprings.net](mailto:tstauffer@steamboatsprings.net)>  
**Subject:** FW: 1036 Lincoln

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Hello Toby:

Here are the existing photos of the 1306 Lincoln Avenue along with some renderings as you approach the west and leaving downtown.

Take a look and let me know if you have any questions. Thanks for your help, Bill

Existing Site





Proposed Concept

