

April 26, 2022

City of Steamboat Springs Planning  
137 10th St  
Steamboat Springs, CO 80487

RE: Detailed Narrative for a Minor Modification application for the Steamboat Christian Center  
821 Dougherty Road

Dear City of Steamboat Springs Planning Department,

Please accept this narrative for a requested minor modification development plan for the existing church building for the Steamboat Christian Center. The church is planning on making a few interior layout changes to the building, not needing any exterior additions. These changes require a few new exterior windows to accommodate the new spaces. This meets the criteria for minor modification in CDC Section 709.A.3.a.i. No new exterior lighting or doors are proposed, nor any changes to the siding other than where new windows are being proposed.

**Minor Modification Development Plan:**

The minor modification as submitted meets the Community Development Code (CDC) criteria for approval under Section 709.C, as noted below;

1. *The Development Plan is consistent with the character of the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.*

The existing building/use is consistent with commercial uses in the surrounding zoning. The original church building was built in 1985.

2. *The Development Plan will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.*

The addition of these windows to the existing building will not have any adverse impacts.

3. *The Development Plan provides adequate vehicular access, considering grade, width, and capacity of adjacent streets and intersections; parking; loading, unloading, refuse management, and other service areas; pedestrian facilities; and public or private transportation facilities.*

The existing building and development plan meet the above requirements. The minor modification has no impact to these requirements.

4. *The Development Plan complies with all applicable requirements of this CDC.*

The minor modification meets all applicable requirements of the CDC.

5. *The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.*

Not applicable.

Thank you for your consideration. Please call or reply with any questions.

Sincerely,

Brian Adams  
APEX Architecture, PC

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