



Town Hall 551 Hot Springs Blvd  
Pagosa Spring, CO 81147

**AGENDA**  
Planning Commission Meeting  
April 14, 2026 @ 5:30 PM

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### **REMOTE PARTICIPATION**

Join Zoom Meeting By Computer - <https://us06web.zoom.us/j/82738710091>  
Dial by Phone - 1-719-359-4580 US - Meeting ID: 827 3871 0091

A Zoom link is made available. The Town cannot guarantee internet service or online broadcasting. Remote participation is at the risk of attendees. The meeting will continue in person regardless of the broadcast capability.

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**I. CALL MEETING TO ORDER**

**II. ANNOUNCEMENTS**

**III. APPROVAL OF MINUTES**

- 1. Approval of the February 24, 2026 Planning Commission Meeting Minutes**

**IV. PUBLIC COMMENT**

**V. DESIGN REVIEW BOARD**

- 1. Sketch Major Design Review - 702 San Juan Street - Mattie Mae's Social - Restaurant, no drive-through**

**VI. PLANNING COMMISSION**

- 1. Recommendation of Appointment of Mr. Matt Nobles as a Regular Member of the Planning Commission**
2. Appeal of Neel Plat Amendment Application

**VII. REPORTS AND COMMENTS**

**VIII. PUBLIC COMMENT**

Public comment and agenda comment item sign-up sheets are available at the meeting  
Copies of proposed Ordinances and Resolutions are available to the public from the Town Clerk

**IX. ADJOURNMENT**

Public comment and agenda comment item sign-up sheets are available at the meeting  
Copies of proposed Ordinances and Resolutions are available to the public from the Town Clerk



## AGENDA BRIEF

**MEETING:** Planning Commission - 4/14/2026

**FROM:** Katelyn Tunnell

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**PROJECT:** Approval of the February 24, 2026 Planning Commission Meeting Minutes

**ACTION:** Discussion and Action

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**PURPOSE/BACKGROUND:**

Approval of the February 24, 2026 Planning Commission Meeting Minutes

**RECOMMENDATIONS:**

1. Move to approve the February 24, 2026 Planning Commission Meeting Minutes
2. Move to approve the February 24, 2026 Planning Commission Meeting Minutes with the following changes:



Town Hall 551 Hot Springs Blvd  
Pagosa Spring, CO 81147

**MINUTES**  
Planning Commission Meeting  
February 24, 2026 @ 5:30 PM

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A regular meeting of the Planning Commission was called to order on February 24, 2026 at 5:30 PM in the Town Hall 551 Hot Springs Blvd.

**COMMISSIONERS  
PRESENT:**

Commission Chair Pitcher, Commissioner Gurule, Commissioner Reid,  
Commissioner Weiler

**COMMISSIONERS  
ABSENT:**

Commissioner Hodges

**I. CALL MEETING TO ORDER**

at 5:36 p.m.

**II. ANNOUNCEMENTS**

None.

**III. APPROVAL OF MINUTES**

**1. Approval of the October 25, 2025, meeting minutes.**

Commissioner Gurule moved to approve the meeting minutes, Commissioner Weiler seconded.

**IV. PUBLIC COMMENT**

None.

**V. DESIGN REVIEW BOARD**

**1. Build Pagosa Regional Workforce Center**

Manager O'Dell presented the staff report. Will Ridlehoover, applicant, gave an overview of the project. Chair Pitcher asked what the target age group intended for the facility. Mr. Ridlehoover answered mainly high school students and potentially adults. Chair Pitcher

asked what would happen to the existing building on the property. Mr. Ridlehoover answered that it will stay as an agricultural building as well as other curriculum such as automotive classes. Chair Pitcher asked what funding would sustain this program. Mr. Ridlehoover answered that the program has three years to secure revenue generation since they have a generous donor. They plan on taking on different certificate programs to assist with funding. They also noted that the school district will be covering 75% of maintenance, utilities and security. Member Weiler asked if they would receive funding from the state for students. Mr. Ridlehoover answered no, that the school gets that funding from the state. He also mentioned that this facility plans on pulling students and adults from other communities. Member Gurule asked whether there would be a secure filtration system within the facility to mitigate dust particles and potential hazards spreading throughout the building. Mr. Ridlehoover answered yes and that their design system specifically focuses on this. Member Weiler asked for the building square footage. Mr. Ridlehoover answered 12,000 square feet. Member Gurule asked for clarification on the building square footage. Mr. Ridlehoover answered that the first phase will be nearly 11,000 square feet and the second phase is to be determined. Chair Pitcher asked if the applicant had considered roof drainage as well as the site. James Dickhoff suggested bioswales. Chair Pitcher noted that there is a storm drain in front of this proposed facility. Chair Pitcher asked Mr. O'Dell if a drainage study is required for this project, and Mr. O'Dell answered yes. Chair Pitcher asked for more information on pedestrian access. Mr. Ridlehoover answered that there would be pedestrian from 8th Street. Chair Pitcher also noted that this building will need to meet the minimum parking requirements, but encouraged the applicant to be aware of events at the high school as that parking lot is full during sporting events and other school activities. Member Reid asked what the purpose of a conditional use permit for this facility would be. Director Dickhoff answered that it is mainly to review the impact on the neighboring properties, including the senior center. Chair Pitcher opened for public comment; none; closed for public comment. Commissioner Reid moved to approve the Build Pagosa Regional Workforce Trade School Sketch Major Design Review with findings A and B and conditions 1-12, Commissioner Weiler seconded.

## **VI. PLANNING COMMISSION**

### **1. Selection of 2026 Planning Commission meeting days of month and time**

Commissioner Gurule moved the Planning Commission set their regular meeting schedule for 2026 as the 2nd and 4th Tuesdays of each month, at 5:30 p.m. to be held in Town Hall Council Chambers with optional Zoom participation. Member Weiler seconded.

### **2. Election of Chair and Vice-Chair for 2026**

Member Weiler moved to elect Chris Pitcher as the Planning Commission Chair and Chad Hodges as the Planning Commission Vice-Chair for 2026. Member Gurule seconded.

### **3. Planning Commission member terms**

Member Weiler moved to promote Brain Reed as a regular Planning Commission member. Member Gurule seconded.

Staff informed Member Weiler that his term has expired, and he will need to reapply if he wishes to stay on the Planning Commission.

**VII. REPORTS AND COMMENTS**

**1. Development Department Report - February 2026**

**2. Colorado Wildfire Resiliency Code**

Manager O'Dell presented the staff report. Chair Pitcher asked if the CWRC would be an addition to the LUDC or a stand-alone document. Manager O'Dell answered that it is a stand-alone document.

**VIII. PUBLIC COMMENT**

None.

**IX. ADJOURNMENT**

at 6:43 p.m.



## AGENDA BRIEF

**MEETING:** Planning Commission - 4/14/2026

**FROM:** Owen O'Dell

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**PROJECT:** Sketch Major Design Review - 702 San Juan Street - Mattie Mae's Social - Restaurant, no drive-through

**ACTION:** Discussion and Action

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### **PURPOSE/BACKGROUND:**

Corey Bobbitt, DBA Mattie Mae's Social, is proposing to develop a restaurant and social gathering in Pagosa Springs. The concept combines multiple curated food offerings with a shared social space where friends, families, and visitors can gather year-round. The proposal involves adaptive revitalization of an existing one-story stone building to act as the bar, indoor seating, bathrooms, and a central fireplace. The applicant is also proposing five cargo containers, three at grade and two stacked, to act as the food court and outdoor seating. The development is being proposed at 702 San Juan Street, highlighted in red below. The parcel is zoned Mixed-Use Town Center (MU-TC).

### **RECOMMENDATIONS:**

#### **PROPOSED MOTION**

**Move to APPROVE Corey Bobbitt's, Mattie Mae's Social, Restaurant, Sketch Plan at 702 San Juan Street with findings A and B, and with conditions 1-17, as presented.**

#### **ALTERNATE MOTIONS**

**Move to DENY Corey Bobbitt's, Mattie Mae's Social, Restaurant, Sketch Plan at 702 San Juan Street**

**Move to TABLE Corey Bobbitt's, Mattie Mae's Social, Restaurant, Sketch Plan at 702 San Juan Street and give direction to staff.**

Town of Pagosa Springs  
 Development Services  
 551 Hot Springs Blvd / P. O. Box 1859  
 Pagosa Springs, Colorado 81147  
 970-264-4151



## STAFF REPORT

TO: Town of Pagosa Springs Planning Commission

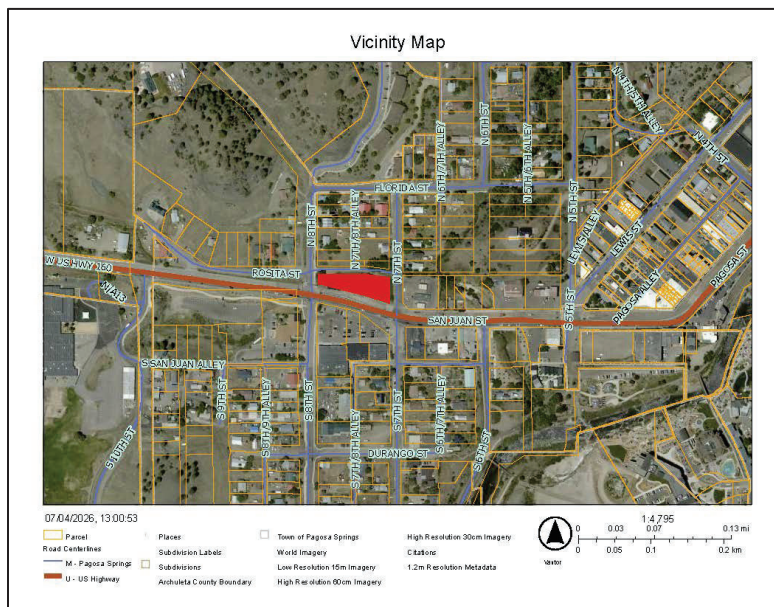
FROM: Owen O'Dell, Planning Manager

DATE: APRIL 14, 2026

STAFF REPORT: Mattie Mae's Social, Restaurant, Sketch Major Design Review, 702 San Juan Street

### EXECUTIVE SUMMARY

Corey Bobbitt, DBA Mattie Mae's Social, is proposing to develop a restaurant and social gathering in Pagosa Springs. The concept combines multiple curated food offerings with a shared social space where friends, families, and visitors can gather year-round. The proposal involves adaptive revitalization of an existing one-story stone building to act as the bar, indoor seating, bathrooms, and a central fireplace. The applicant is also proposing five cargo containers, three at grade and two stacked, to act as the food court and outdoor seating. The development is being proposed at 702 San Juan Street, highlighted in red below. The parcel is zoned Mixed-Use Town Center (MU-TC).



## REVIEW PROCEDURE

Article 2.4.6 of the *Town of Pagosa Springs' Land Use Development Code* ("the Code") requires any development, with the exception of single-family detached or duplex dwellings, that exceeds the size threshold for Administrative Design Review approval (2,500 sq ft) be heard by the Design Review Board as a Major Design Review application. Additionally, Article 2.4.6 F requires that a Major Design review application has a sketch plan review prior to the submission of a Major Design review Final application.

The intent of a sketch plan review is to allow the applicant to understand the scope of requirements and feasibility of the proposed development before substantial expenses have been incurred. It also allows the Design Review Board to make suggestions and recommendations for the developer to consider in their Final Design Review Application.

All public notice requirements in Article 2.3.6 and Table 2.3-1 have been complied with for this project.

## DISCUSSION

The applicant, Corey Bobbitt, is proposing to develop Mattie Mae's Social, a gathering space with food-court styled restaurants. The applicant aims to create a space centered around dining, gathering, and community connection. Mr. Bobbitt plans to lease the space from the current owner, and they have been involved in the process and given the applicant consent to apply for use on their property. Construction is anticipated as a single-phase build-out with completion in the fall of 2026.

The applicant has also expressed interest in hosting events at the location such as:

- Weekly trivia nights, bingo, and live music from local and regional artists
- Family-friendly events and community game nights
- Local 5K runs and community bike rides
- Charity and nonprofit fundraising events benefiting local organizations
- First Responders Appreciation Day honoring Pagosa's fire, EMS, and law enforcement
- Seasonal events: mac and cheese festival, crawfish boil, holiday gatherings
- Arts and crafts festivals and "sip and shop" vendor markets supporting local artisans

In the following paragraphs, Staff elaborated on the review of this proposal as it pertains to the Land Use Development Code (LUDC) and the Comprehensive Plan. Article 6, being the bulk of the design standards, was reviewed in a separate document that is attached to this Staff Report.

### **LUDC Article 3, Zoning:**

The proposed project is located within the Mixed-Use Town Center (MU-TC) zoning district.

*"The MU-TC district is intended to promote a wide range of residential and non-residential land uses in the downtown. The district is intended to maintain and improve the vibrant downtown area as an environment that has employment and shopping opportunities, a range of housing types, and parks, lodging, open space, and civic uses. New development should occur in traditional development patterns-with narrower streets, smaller blocks, and smaller lots. The MU-TC district is intended to encourage predominantly vertical with some horizontal mixed-use in a pedestrian-friendly environment that is not dominated by one (1) land use or housing type."* This proposal complies with the intent of this zoning district.

**LUDC Article 4, Allowable Uses:**

The proposed development at 702 San Juan St. is for a restaurant and social gathering space, which staff has identified as a **Restaurant, without a drive-through** per the definition provided in Article 12:

*An area or structure in which the principal business is the preparation and sale of foods and beverages to the customer in a ready-to-consume state. Operations may or may not include outdoor seating areas or outdoor food service, but the operation does not include a drive-through facility.* This is an allowable Use-by-Right per Table 4.1-1.

**LUDC Article 5, Dimensional Requirements:**

The development proposal included conceptual plans for building orientation and façade design. However, the site plan was not prepared by a licensed Colorado Professional Surveyor, so setbacks cannot be determined at this time. Building height was not noted in the concept plans. Landscaping was not depicted. Staff has devised conditions of approval to guide the applicant into a comprehensive application for their Final Design Review.

**LUDC Article 6, Design Standards**

Staff has created a review matrix for the design standards found in Article 6, that matrix is attached.

**Comprehensive Plan**

The Comprehensive Plan is intended to be the guiding document for development in Pagosa Springs. It is expected that the Town Council, Planning Commission, Historic Preservation Board, special districts, and developers and residents review this plan before making decisions that will affect the community.

The Planning Division identified the following goals and their respective action items in which this development proposal addresses:

- **Goal LU-3:** *Target investment and development in the Downtown and other areas with existing infrastructure.*
- **Goal LU-4:** *New development shall complement existing residential, commercial and other development and shall incorporate principles of livable and sustainable design including green spaces, walkable and bikeable environments, sensible connections to existing development and other desired amenities.*
- **Goal E-2:** *Support new businesses that complement the distinct character and community values of Pagosa Springs and Archuleta County.*
- **Goal E-6:** *Encourage and support the implementation of the Downtown Master Plan to improve the downtown area for residents and tourists.*

This proposal encompasses the above goals in a robust style. It creates jobs, intends to beautify existing buildings, utilizes existing infrastructure, and adds a place downtown for connection. The action items that support the above-mentioned goals prioritizes development proposals such as Mattie Mae’s.

*Public Comment*

As of the date of this report, no written public comment has been received regarding this petition.

## RECOMMENDATION AND FINDINGS

**Based on the evidence provided, staff recommends that if the Design Review Board finds that:**

- a. The application does meet the allowable uses for development in the Mixed-Use Town Center (MU-TC) district, in Article 4.1-1 of the *Code*, and
- b. The application does meet the review criteria for a Sketch Plan in Article 2.4.6 F. 1. B. of the *Code*, then

That the **Design Review Board APPROVES of Corey Bobbitt's, Mattie Mae's Social, Restaurant, Sketch Plan at 702 San Juan Street**, as presented with the following conditions:

1. Applicant must obtain a Floodplain Development Permit prior to any development (LUDC 6.2.3).
2. Applicant must submit an erosion control plan as part of the Final Major Design Review Application (LUDC 6.3B).
3. Applicant must submit a Grading and Drainage plan prepared by a licensed Colorado Professional Engineer for the addition of impervious surfaces associated with the Restaurant and its parking (LUDC 6.3.2).
4. On the submittal for the Final Major Design Review, applicant must depict adequate space for snow storage at 1 sqft of space for every 2 sqft to be cleared (LUDC 6.3.3).
5. Town Utilities staff has requested that a camera is sent down the sanitary sewer line to ensure it's suitable for use (GID Review).
6. Applicant must provide a 'Will Serve Letter' from the Town's GID (LUDC 6.3.4B).
7. Pagosa Area Water and Sanitation District Review:
  - a. The appropriate meter sizing worksheet(s) will need to be completed.
  - b. Request the PAWSD water models be run. The cost for this is basically the cost PAWSD is charged by the engineering firm based on the number of EUs the model is run for and a nominal PAWSD fee but is capped at 10 EUs (e.g., If you would like to build out the project for more units, we would enter that into the meter sizing worksheets to determine the number of EUs required by the project, but you would not pay for more than 10 EUs for modeling purposes.)
  - c. The modeling request form does require meeting with the Pagosa Fire Protection District (PFPD) to determine what they may require of the project. I would encourage you to reach out to the PFPD and possibly an engineer to determine what will be required of the project regarding fire flow, duration, and the possibility of needing sprinklers in the buildings.
  - d. Apply and pay for a Connection Permit at the rates in place at the time of connection.
  - e. Should the water modeling dictate any upgrades/repairs/ replacements required for service, those costs shall be borne by the developer/applicant. Also, any known anecdotal evidence as determined by staff and/or the District Engineer that requires upgrades/repairs/replacements required for service, those costs shall also be borne by the developer/applicant.
  - f. Connection to District services is contingent upon multiple conditions, not all of which may be apparent at the time. Any project design changes may affect the approval of connections and void any previous approvals and/or agreements.
8. Applicant shall preserve existing waterways, vegetation, and other natural vistas for this development (LUDC 6.4.3).

9. Applicant must provide a site plan depicting the floodplain boundary accompanied by an elevation certificate for the proposed development (LUDC 6.4.4).
10. Applicant must provide architectural drawings, providing elevations, on the Final Design Review submittal (LUDC 6.4.7).
11. Applicant must include an accessibility ramp to access the entrance of the building in the Final Major Design Review application (LUDC 6.6.5 B7).
12. Applicant must submit a light management plan in the Final Major Design Review Application (LUDC 6.6.5 B8).
13. Applicant must submit a comprehensive parking plan in the Final Design Review application to include number of spaces and a Grading and Drainage Plan (LUDC 6.6.6 B).
14. Applicant must provide 1 parking space per 300 sq ft of building space for the use of a restaurant (LUDC 6.9.3 A).
15. Applicant must submit a Landscape Plan, consistent with the requirements in Article 6.10, for the Final Design Review (LUDC 6.10.3 G).
16. Applicant must depict the loading and service areas with screening on the Site Plan for the Final Design Review application (6.4.10 C).
17. Applicant must depict the location and screening of a dumpster for this development proposal (LUDC 6.4.10 E).
18. Applicant must provide a percentage breakdown of the cladding to be used for the façade of the cargo containers to show that not more than 35% of the siding material is metal (LUDC 6.7.3 B.2d).

#### PROPOSED MOTION

**Move to APPROVE of Corey Bobbitt's, Mattie Mae's Social, Restaurant, Sketch Plan at 702 San Juan Street with findings A and B, and with conditions 1-18, as presented.**

#### ALTERNATE MOTIONS

**Move to DENY Corey Bobbitt's, Mattie Mae's Social, Restaurant, Sketch Plan at 702 San Juan Street**

**Move to TABLE Corey Bobbitt's, Mattie Mae's Social, Restaurant, Sketch Plan at 702 San Juan Street and give direction to staff.**

#### ATTACHMENTS

Attachment 1: Conceptual Plans

Attachment 2: Matrix Review

Attachment 3: Development Information

Attachment 4: Application Submission Determination



Design, with family in mind  
 (719) 641-2095  
 1760 S. Highway 24  
 Woodland Park, CO 80863  
 allegrodesignco.com

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Mattie Mae's Social

**Mattie Mae's Social – Code Study**

Based on 2015 International Building Code (IBC)

**Project Information**

Section	Details
Project Name	Mattie Mae's Social
Project Description	Change of occupancy from motorcycle shop to restaurant, with outdoor shipping containers and rooftop deck for patron use
Location	Pagosa Springs, CO
Code Type	IBC
Code Year	2015
Project Type	Change of Occupancy & Renovation
Existing Use	Motorcycle shop (Group M or S-1 – to be confirmed)
Proposed Use	Group A-2 (Restaurant)
Total Indoor SF	2,086 SF
Dining Area	1,125 SF
Kitchen/Support	961 SF
Lot Size	10,357.82 SF
Outdoor Structures	Five shipping containers (3 at grade, 2 stacked with rooftop deck)
Stories	1
Existing MEP	None
Zoning	MU-TC (Mixed-Use Town Center)

**Occupancy & Load Calculations**

Area	SF	Load Factor	Occupants
Dining (Indoor)	1,125	15 SF/person	75
Kitchen/Storage	961	200 SF/person	5
Rooftop Deck	1,000 (est.)	15-30 SF/person	34-67
<b>Total Occupant Load</b>	—	—	<b>114-147 occupants</b>

**Means of Egress**

Requirement	Details
Number of Exits	Minimum 2 exits required
Exit Separation	1/2 diagonal (1/3 if sprinklered)
Door Width	Minimum 36" doors typical compliance
Egress Width	0.2" per occupant (non-sprinklered)
Outdoor Deck	Requires independent egress and guardrails

**Plumbing Fixtures (IBC Table 2902.1)**

Fixture	Requirement	Provided
Water Closets (Male)	1 per 75	2
Water Closets (Female)	1 per 75	2
Lavatories	1 per 200	2
Service Sink	1 per building	1
Drinking Fountain	1 per 500	Not required

**ADA Requirements**

- Minimum one accessible stall per restroom
- Accessible lavatories required
- 60" turning radius required

**Parking & Accessibility**

Requirement	Details
Total Parking	Approx. 8-12 spaces (verify with AHJ)
Accessible Parking	1 van-accessible space required
Location	Closest accessible route to main entrance
Path Requirements	Firm, stable, slip-resistant surface
Slope	Max 1:20 without ramp

**Fire Protection**

Requirement	Details
Kitchen Hood	NFPA 96 required
Fire Extinguishers	Required per IFC

Requirement	Details
Exit Signs	Required
Emergency Lighting	Required

**Construction & Structural Considerations**

Element	Requirement
Construction Type	Type V-B or V-A (to be confirmed)
Deck Load	100 psf live load
Guardrails	Required at >30" height
Shipping Containers	Subject to structural and AHJ approval

**Disclaimer**

*This code study is preliminary and intended for reference only.*

**ARCHITECTURAL**

- CS Cover Sheet & General Notes
- C1 Site Plan
- A1 Existing Floor Plans & Elevations
- A2 Proposed Main Floor Plans
- A3 Proposed Upper Floor Plans
- A4 Proposed Building Elevations
- A5 Proposed Food Court Elevations
- A6 Proposed Seating Court Elevations
- A7 3D Visuals
- A8 Logo's and Signs

Rev. #	Date	Description
1	1/22/23	AX

PROJECT No. MATTIE MAES

DATE 3-18-26

DRAWN BY BLD

CHECKED BY BLD

**CS**

Cover Sheet & General Notes

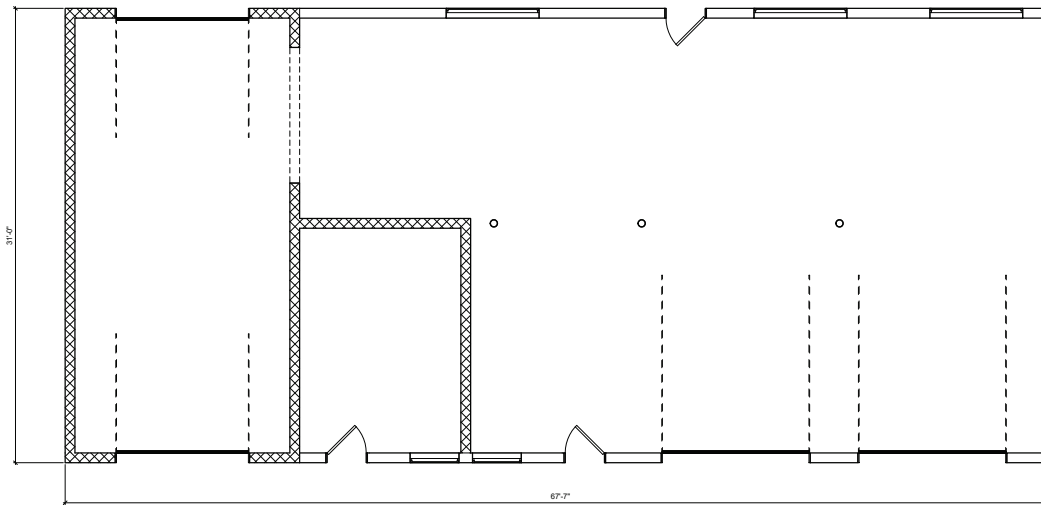




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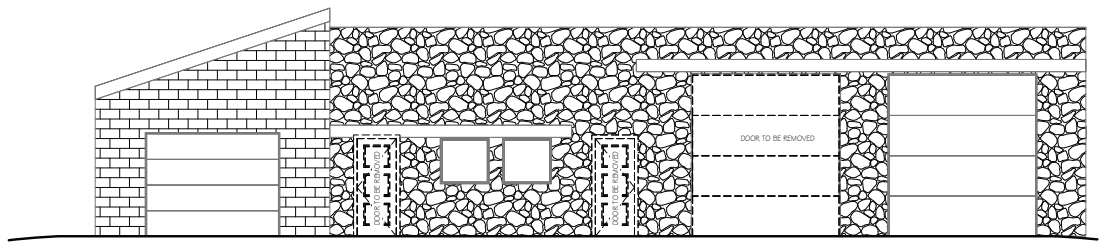
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Mattie Mae's Social



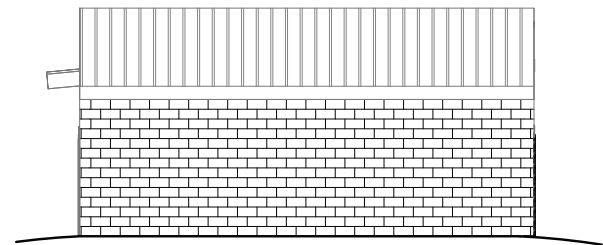
EXISTING MAIN FLOOR PLAN

SCALE 1/4" = 1'-0"



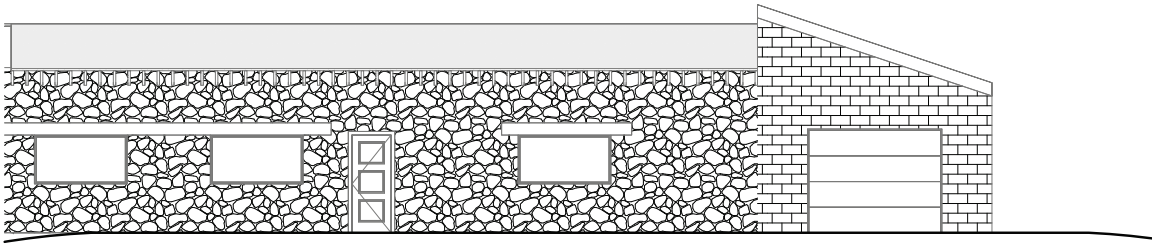
EXISTING FRONT ELEVATION

SCALE 1/4" = 1'-0"



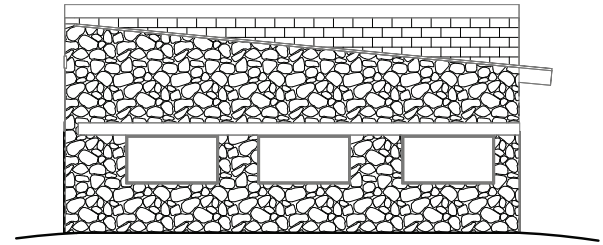
EXISTING LEFT ELEVATION

SCALE 1/4" = 1'-0"



EXISTING REAR ELEVATION

SCALE 1/4" = 1'-0"



EXISTING RIGHT ELEVATION

SCALE 1/4" = 1'-0"

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  - A7 3D Visuals
  - A8 Logo's and Signs

Rev. #	Date	Description
1	1/22/23	AX
2	6/5/23	ReVVV

PROJECT No. MATTIE MAES  
 DATE 3-18-26  
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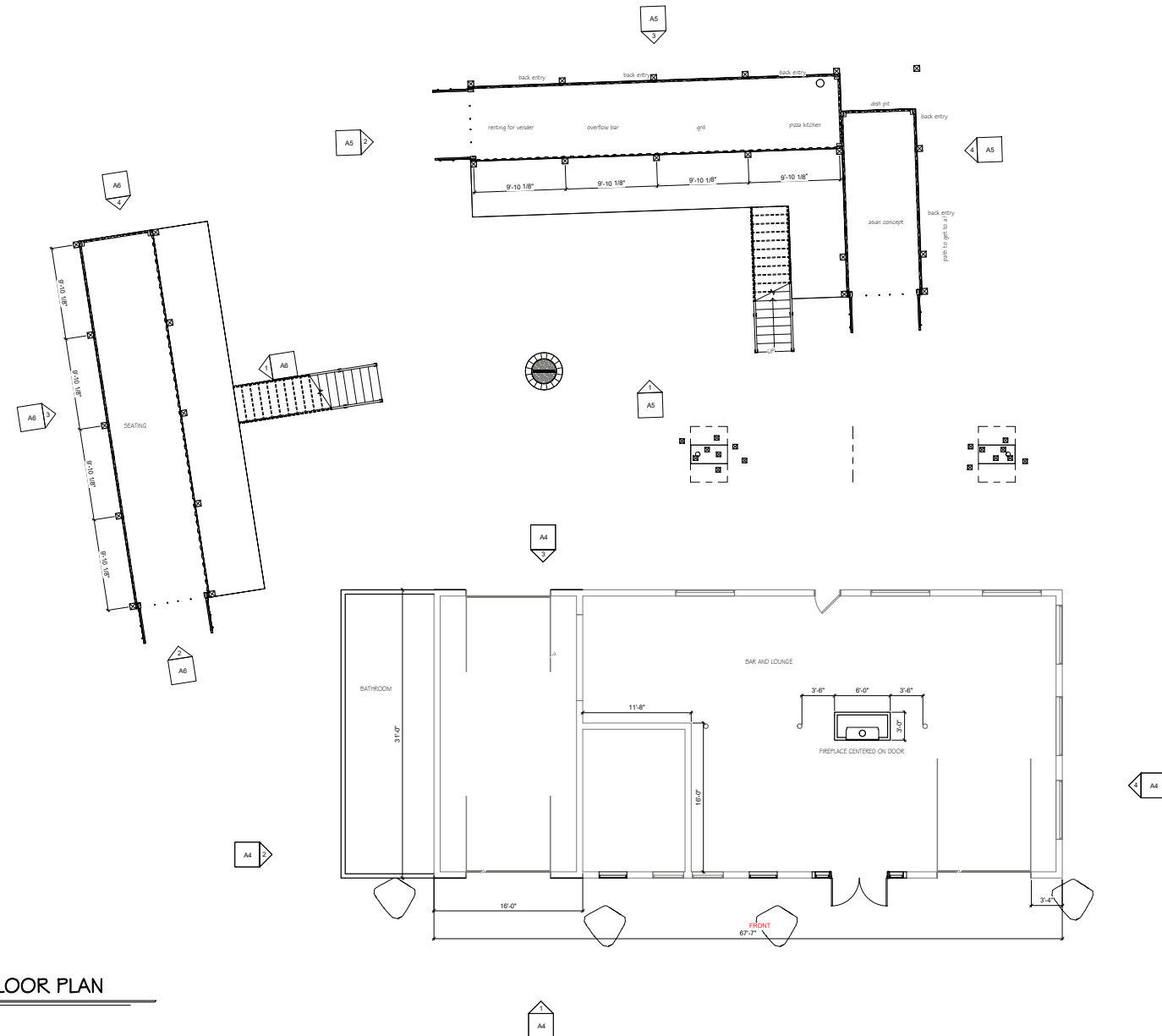
**A1**

Existing Floor Plans & Elevations

Rev. #	Date	Description

PROJECT No.	MATTIE MAES
DATE	3-18-26
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CHECKED BY	BLD

**A2**  
 Proposed Main Floor Plans



**PROPOSED MAIN FLOOR PLAN**

SCALE 3/16" = 1'-0"



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1760 S. Highway 24  
Woodland Park, CO 80863

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Mattie Mae's Social

**ARCHITECTURAL**

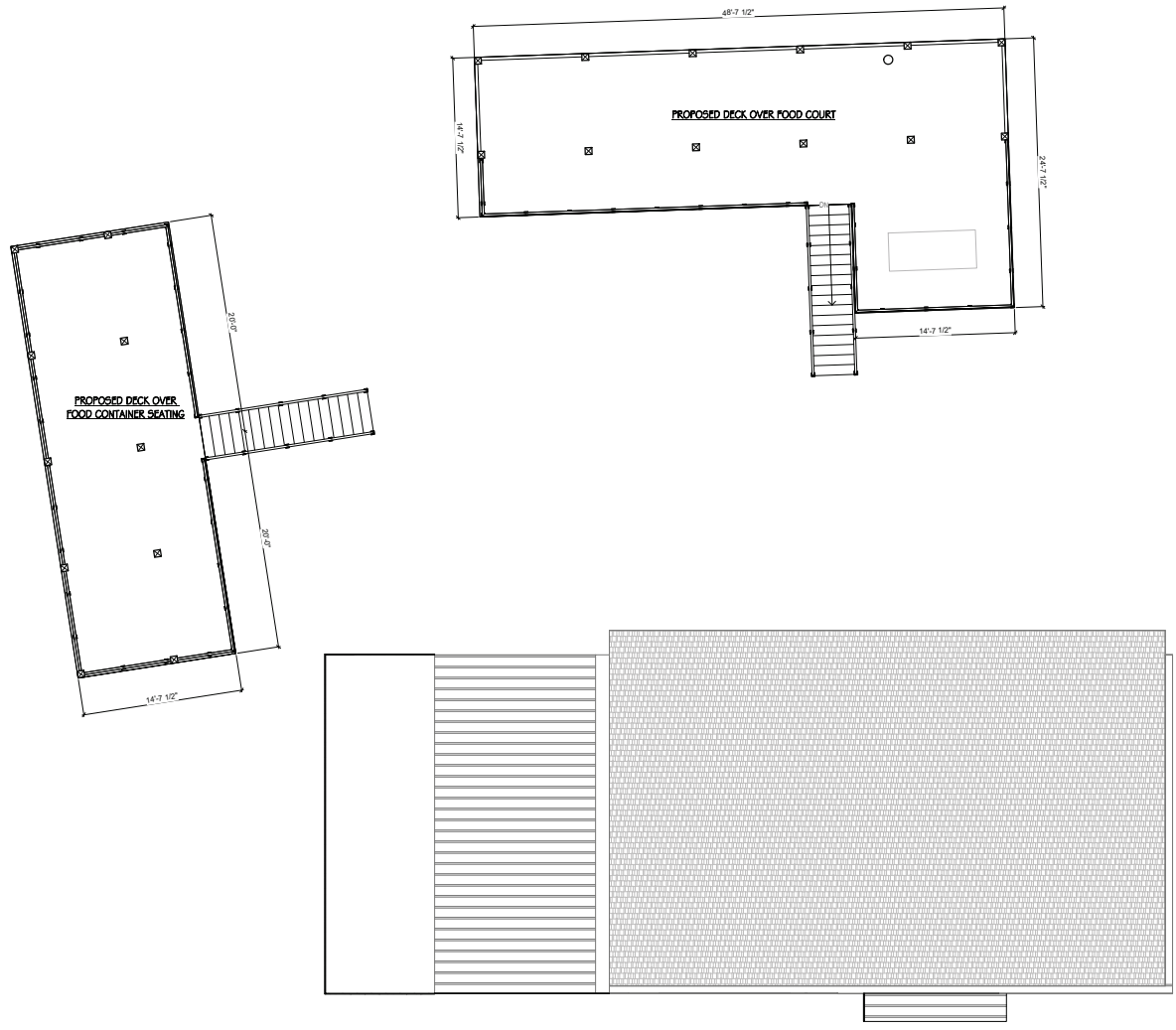
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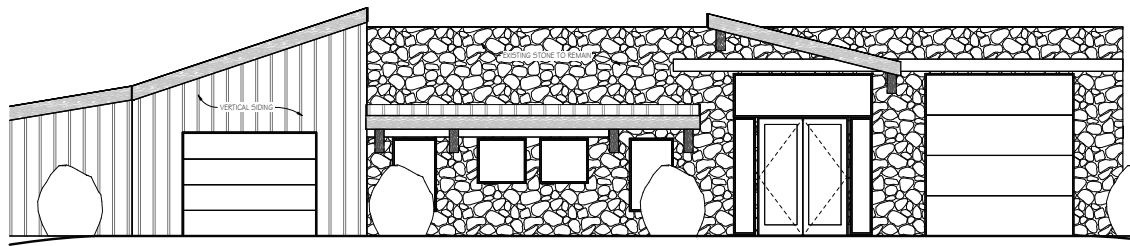
**A3**

Proposed Upper Floor Plans



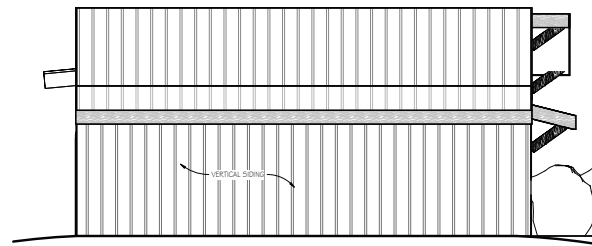
**PROPOSED UPPER FLOOR PLAN**

SCALE 3/16" = 1'-0"



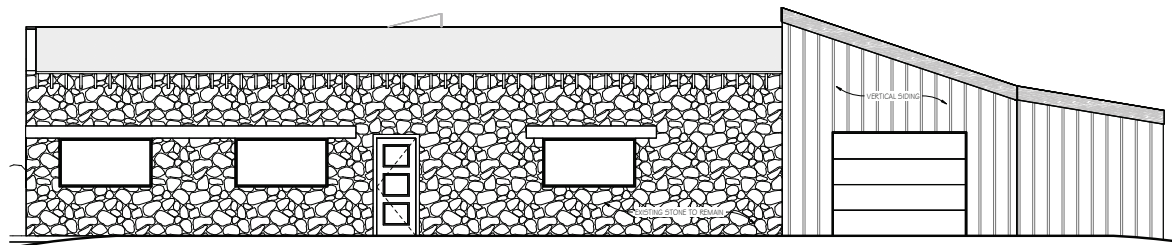
**PROPOSED FRONT ELEVATION**

SCALE 1/4" = 1'-0"



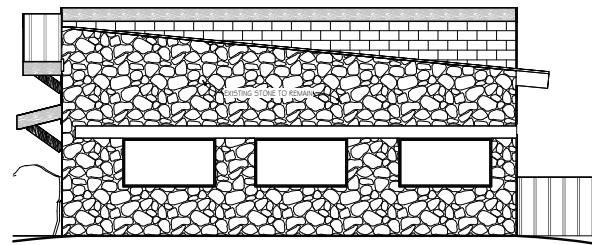
**PROPOSED LEFT ELEVATION**

SCALE 1/4" = 1'-0"



**PROPOSED REAR ELEVATION**

SCALE 1/4" = 1'-0"



**PROPOSED RIGHT ELEVATION**

SCALE 1/4" = 1'-0"

**ARCHITECTURAL**

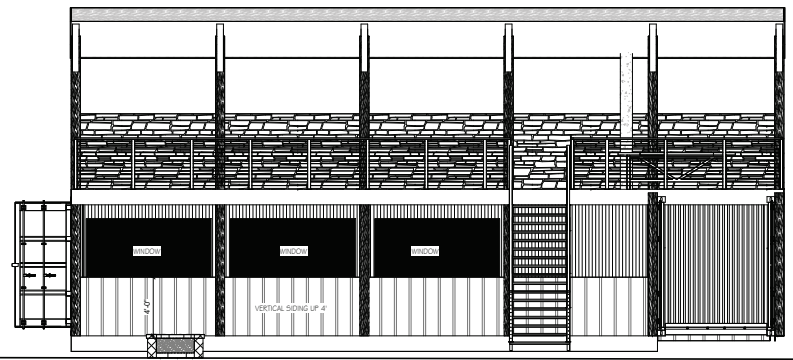
- CS Cover Sheet & General Notes
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- A5 Proposed Food Court Elevations
- A6 Proposed Seating Court Elevations
- A7 3D Visuals
- A8 Logo's and Signs

Rev. #	Date	Description

PROJECT No. MATTIE MAES	
DATE	3-18-26
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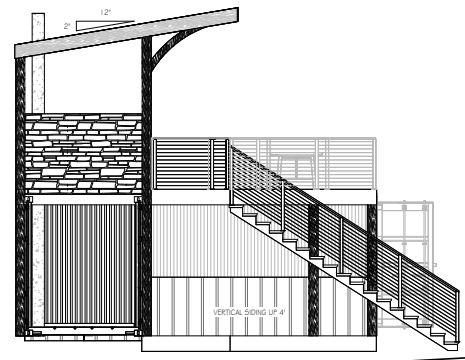
**A4**

Proposed Building Elevations



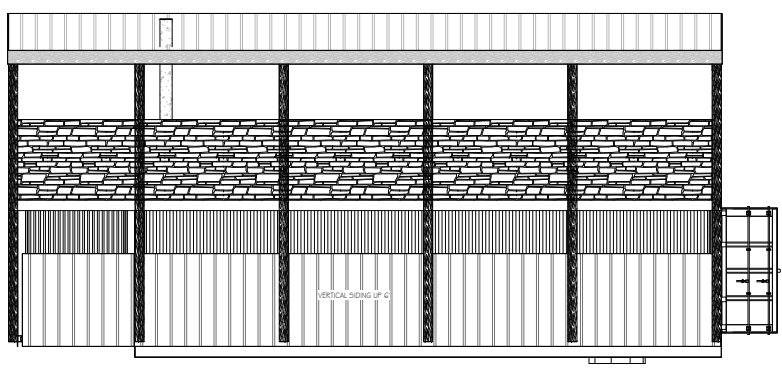
**FOOD COURT FRONT ELEV.**

SCALE 1/4" = 1'-0"



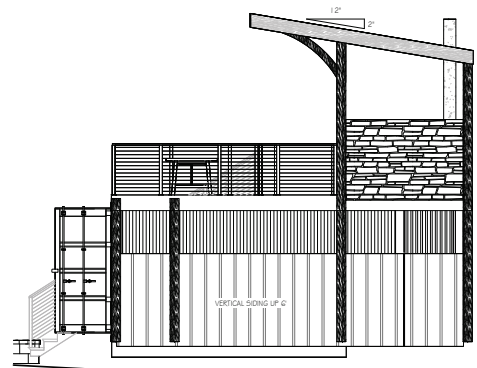
**FOOD COURT LEFT ELEV.**

SCALE 1/4" = 1'-0"



**FOOD COURT REAR ELEV.**

SCALE 1/4" = 1'-0"



**FOOD COURT RIGHT ELEV.**

SCALE 1/4" = 1'-0"

**ARCHITECTURAL**

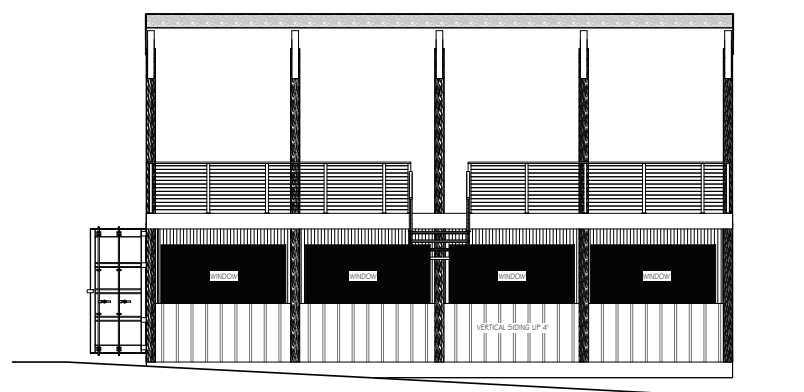
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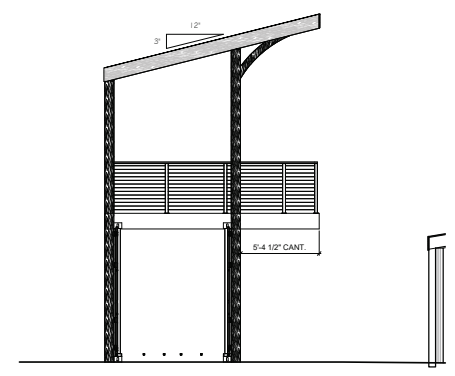
**A5**

Proposed Food Court Elevations



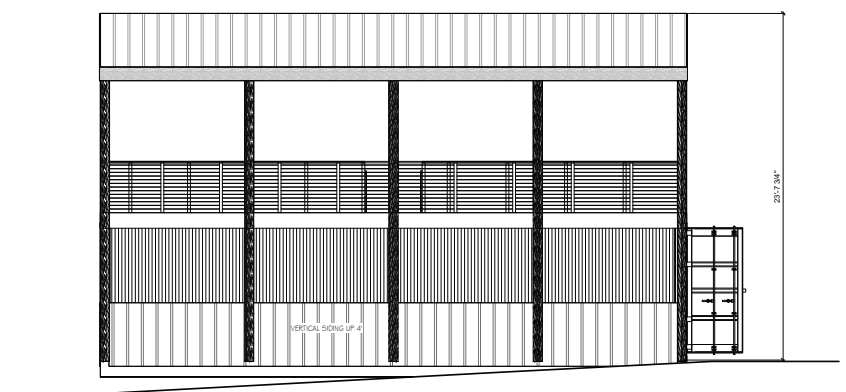
**SEATING COURT FRONT ELEV.**

SCALE 1/4" = 1'-0"



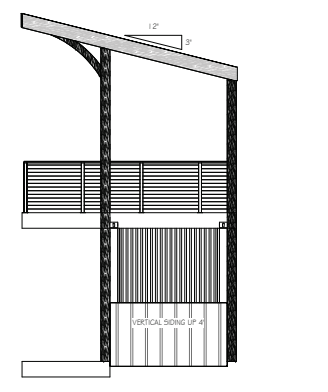
**SEATING COURT LEFT ELEV.**

SCALE 1/4" = 1'-0"



**SEATING COURT REAR ELEV.**

SCALE 1/4" = 1'-0"



**SEATING COURT RIGHT ELEV.**

SCALE 1/4" = 1'-0"

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**A6**

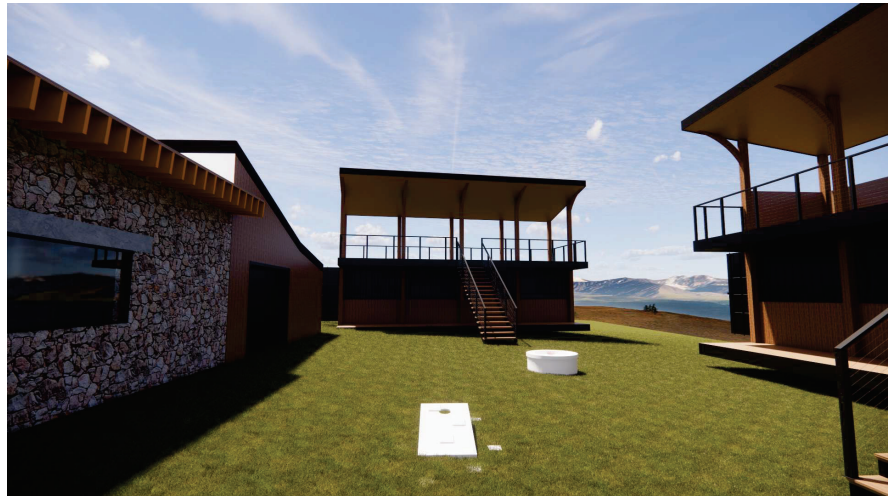
Proposed Seating Court Elevations



Design, with family in mind  
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 1760 S. Highway 24  
 Woodland Park, CO 80863  
 allegrodesignco.com

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Mattie Mae's Social



- ARCHITECTURAL**
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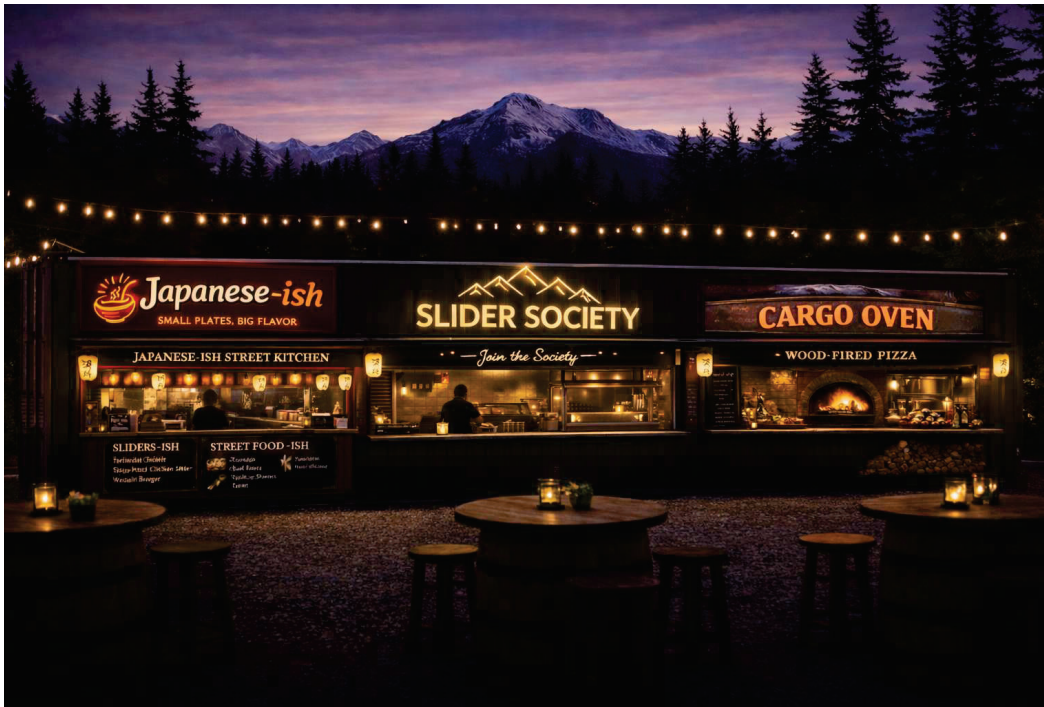
**A7**  
 3D Visuals



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Mattie Mae's Social



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**A8**  
 Logo's and Signs

## STANDARDS AND CRITERIA REVIEW

### Town of Pagosa Springs Major Design Review Sketch Corey Bobbitt, Mattie Mae's Social, Restaurant, 702 San Juan St.

Item #	Reference	Standard/Criteria	Comparison	Meet / Not Meet	Condition #
<b>ARTICLE 6</b>					
1	6.2.3	<p><b>Lands to which Section 6.2 applies.</b> Section 6.2 shall apply to all Special Flood Hazard Areas and areas removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F) within the jurisdiction of the Town of Pagosa Springs, Colorado.</p>	<p>This proposal is within the mapped floodplain Zones AO and AE.</p> <p>Applicant must obtain a Floodplain Development Permit prior to any development (LUDC 6.2.3).</p>	NOT	1
2	6.3 B	<p><b>Erosion control.</b> The prevention of soil erosion and transport of sediments during construction is of paramount importance. Therefore, the developer will be responsible for creating an erosion control plan consistent with the State of Colorado's requirements for Stormwater Management Plans (SWMP), and providing to the Director a copy of the stormwater discharge permit obtained from the State of Colorado.</p>	<p>Applicant must submit an erosion control plan as part of the Final Major Design Review Application (LUDC 6.3B).</p>	NOT	2
3	6.3.2	<p><b>General.</b> The standards of this Section are intended to protect properties, both private and public, against flooding, erosion, sedimentation, and other encroachment due to storm waters.</p> <p>1. Peak discharge control is required when post-development runoff rates exceed historic one hundred-year base storm runoff rates due to the change in site conditions as a result of the development. Post-development peak discharge for the minor storm event shall not exceed the historic or pre-development conditions for the minor storm event.</p> <p>2. The major drainage system that conveys off-site drainage through the development and/or serves as the primary drainage channel for the development and all drainage structures therein must safely convey the base storm peak discharge and maintain them within the confines of public rights-of-way and easements. There is no requirement to provide peak discharge control for the base storm peak discharge.</p> <p>3. The minor drainage system that collects on-site drainage and conveys it through the development to primary drainage channels and consists of curb, gutter, inlets, storm drains, culverts, swells, ditches and detention</p>	<p>Applicant must submit a Grading and Drainage plan prepared by a licensed Colorado Professional Engineer for the addition of impervious surfaces associated with the Restaurant and its parking (LUDC 6.3.2).</p>	NOT	3

## STANDARDS AND CRITERIA REVIEW

### Town of Pagosa Springs Major Design Review Sketch

Corey Bobbitt, Mattie Mae's Social, Restaurant, 702 San Juan St.

		<p>facilities shall be designed to convey flows from the minor storm event and maintain their integrity if overtopped by flows from a base storm event.</p> <p>4. Determination of storm runoff shall be made by the methods defined in the following table:</p>			
<b>4</b>	6.3.3	<p>Adequate space for snow storage shall be provided. For planning purposes, one (1) square foot of snow storage space is generally necessary for each two (2) square feet of area to be cleared. This ratio may be somewhat greater or lesser depending on individual circumstances. On-site snow storage space shall be encouraged, but removal of snow may be allowed if planning considerations so dictate.</p>	<p>On the submittal for the Final Major Design Review, applicant must depict adequate space for snow storage at 1 sqft of space for every 2 sqft to be cleared (LUDC 6.3.3).</p>	NOT	4
<b>5</b>	6.3.4 A	<p>All residential, commercial, and industrial uses shall have sanitary sewer facilities designed by a registered professional engineer in accordance with the regulations and standards of the Colorado Department of Public Health and Environment and any sanitation district having jurisdiction over the property.</p>	<p>Applicant plans to tap into the Pagosa Springs GID with the existing line.</p> <p>Town Utilities staff has requested that a camera is sent down the sanitary sewer line to ensure it's suitable for use.</p>	NOT	5
<b>6</b>	6.3.4 B	<p>The Town will require the sewage collection system to be conveyed to Pagosa Area Water and Sanitation District or the Pagosa Springs Sanitation General Improvement District.</p>	<p>Applicant must provide a 'Will Serve Letter' from the Town's GID (LUDC 6.3.4B).</p>	NOT	6
<b>7</b>	6.3.4 C	<p>The sanitary sewer system shall be connected to an existing public sanitary sewer system and consist of a closed system of sanitary sewer mains and lateral branch connections to each structure or lot upon which a structure is to be built.</p>	<p>This is the applicants intent.</p>	MEETS	
<b>8</b>	6.3.4 D	<p>Sanitary sewer lines are to be of sufficient size and design to collect all sewage from all proposed or portable structures within the subdivision or development.</p>		TBD	
<b>9</b>	6.3.4 E	<p>On a case-by-case basis, the Town Council may approve on-site wastewater systems that comply with the San Juan Basin Health Department standards. However, no new addition, upgrade or major repair to an individual sewage disposal system will be permitted if the property is located within four hundred (400) feet of an established municipal or sanitation district collection line, measured through existing sewer easements or utility rights-of-way, unless</p>		NA	

STANDARDS AND CRITERIA REVIEW

Town of Pagosa Springs Major Design Review Sketch

Corey Bobbitt, Mattie Mae's Social, Restaurant, 702 San Juan St.

		connection is infeasible or has been denied by the Town or a sanitation district with jurisdiction over the property.			
10	6.3.4 F	Where on-site wastewater systems are proposed for any property, the use of the system must be approved by the San Juan Basin Health Department, who shall provide a written opinion concerning the suitability of the proposed subdivision or development for individual systems, before the Town Council approves the on-site wastewater system.		NA	
11	6.3.5 A	All development shall have a potable water system provided by the Pagosa Area Water and Sanitation District or another approved water district. The design of the water system shall have been prepared by a registered professional engineer, in accordance with the regulations of the Colorado Department of Health or any water district having jurisdiction over the property. The water system shall be of sufficient size and design to supply potable water to each structure or lot in the development.	<ol style="list-style-type: none"> <li>1. The appropriate meter sizing worksheet(s) will need to be completed.</li> <li>2. Request the PAWSD water models be run. The cost for this is basically the cost PAWSD is charged by the engineering firm based on the number of EUs the model is run for and a nominal PAWSD fee but is capped at 10 EUs (e.g., If you would like to build out the project for more units, we would enter that into the meter sizing worksheets to determine the number of EUs required by the project, but you would not pay for more than 10 EUs for modeling purposes.)</li> <li>3. The modeling request form does require meeting with the Pagosa Fire Protection District (PFPD) to determine what they may require of the project. I would encourage you to reach out to the PFPD and possibly an engineer to determine what will be required of the project regarding fire flow, duration, and the possibility of needing sprinklers in the buildings.</li> <li>4. Apply and pay for a Connection Permit at the rates in place at the time of connection.</li> <li>5. Should the water modeling dictate any upgrades/repairs/ replacements required for service, those costs shall be borne by the developer/applicant. Also, any known anecdotal evidence as determined by staff and/or the District Engineer that requires upgrades/repairs/replacements required for</li> </ol>	NOT	7

STANDARDS AND CRITERIA REVIEW

Town of Pagosa Springs Major Design Review Sketch

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			<p>service, those costs shall also be borne by the developer/applicant.</p> <p>6. Connection to District services is contingent upon multiple conditions, not all of which may be apparent at the time. Any project design changes may affect the approval of connections and void any previous approvals and/or agreements.</p>		
12	6.3.5 B	Pursuant to C.R.S. 29-20-303, the Town shall not approve an application for development unless it determines in its sole discretion, after considering the application and all of the information provided, that the applicant has satisfactorily demonstrated that the proposed water supply will be adequate. For purposes of this requirement, "adequate" means a water supply that will be sufficient for build-out of the proposed development in terms of quality, quantity, dependability, and availability to provide a supply of water for the type of development proposed, and may include reasonable conservation measures and water demand management measures to account for hydrologic variability.		NA	
13	6.3.6	The subdivision or development shall be required to install fire hydrants at points per the requirements of any fire district having jurisdiction over the property and in compliance with the adopted fire code.		NA	
14	6.4.2	Steep land (thirty (30) percent or greater slopes), unstable ground, and land subject to hazards such as landslides, rockfall, ground subsidence, wildfire, or flooding shall not be platted or developed for residential or other uses that may endanger life and limb or improvements, unless appropriate provisions, as deemed necessary by the building department, are made to eliminate or control the hazard.	This site is predominantly flat with less than a 10% grade at its steepest.	NA	
15	6.4.3	Subdivisions and any development shall make every effort to preserve existing waterways (lakes, rivers, and streams), primary vegetation (trees), rock formations, and other natural vistas.	Applicant shall preserve existing waterways, vegetation, and other natural vistas for this development (LUDC 6.4.3).	NOT	8
16	6.4.4	The Director shall keep on file and available to the public, a set of maps clearly showing all known and identified areas of special flood hazard in the Town, as such become	Applicant must provide a site plan depicting the floodplain boundary accompanied with an elevation	NOT	9

STANDARDS AND CRITERIA REVIEW

Town of Pagosa Springs Major Design Review Sketch

Corey Bobbitt, Mattie Mae's Social, Restaurant, 702 San Juan St.

		available. The Town shall not approve any proposed subdivision or development in either an identified area of special flood hazard or in an area suspected of being in an area of special flood hazard, unless the subdivider or developer can submit adequate evidence, prepared by a registered professional engineer, that the proposed subdivision or development is not in an area of special flood hazard or meets the conditions set forth in <a href="#">Section 6.2</a> .	certificate for the proposed development (LUDC 6.4.4).		
17	6.4.5	<p>The Town Clerk shall keep on file and available to the public, a set of maps clearly showing all known and identified geologic hazard areas in the Town, as such become available. The Town shall not approve any subdivision plan or site plan if the proposed subdivision or development is either in one (1) of these identified geologic hazard areas or is in an area suspected of being in a geologic hazard area, unless the applicant can submit adequate evidence, prepared by a registered professional geotechnical engineer, that the proposed subdivision or development meets the following conditions:</p> <p>A. Provisions have been made for the long term health, welfare, and safety of the public from geologic hazards to life, property, and improvements.</p> <p>B. The proposed development will not create an undue financial burden on the existing or future residents of the area or community as a result of damage due to geologic hazards.</p> <p>C. Structures designed for human occupancy or use shall be constructed to prevent danger to human life or property.</p> <p>D. Permitted land uses, including public facilities serving such use, shall avoid or mitigate geologic hazards at the time of initial construction.</p> <p>E. Man-made changes shall not initiate or intensify adverse natural conditions within a geologic hazard area.</p>	This is not within an identified Geological Hazard Area	MEETS	

## STANDARDS AND CRITERIA REVIEW

### Town of Pagosa Springs Major Design Review Sketch

Corey Bobbitt, Mattie Mae's Social, Restaurant, 702 San Juan St.

<b>18</b>	6.4.6	<p>The Town Clerk shall keep on file and available to the public, a set of maps clearly showing all known and identified wildfire hazard areas in the Town, as such become available. The Town shall not approve any subdivision plan or site plan if the proposed subdivision or development is in an area identified as a wildfire hazard area or is in an area suspected of being in a wildfire hazard area, unless the applicant can submit adequate evidence, prepared by a qualified professional forester, that the proposed subdivision or development meets the following conditions:</p> <p>A. Any development in which residential activity is to take place shall be designed to minimize significant wildfire hazards to public health, safety, and property.</p> <p>B. Any development shall have adequate roads for emergency service by fire trucks, fire fighting personnel, and fire breaks or other means of alleviating conditions conducive to wildfire hazard.</p> <p>C. Precautions required to reduce or eliminate wildfire hazards shall be provided at the time of initial development.</p> <p>D. All subdivision and development shall adhere to the Guidelines and Criteria for Wildfire Hazard Areas published by the Colorado State Forest Service.</p> <p>E. Consideration shall be given to recommendations of the State Forest Service resulting from review of a proposed subdivision or development in a wildfire hazard area.</p>	<p>The entirety of Pagosa Springs in within an identified wildfire hazard area as depicted in the Colorado Wildfire Resiliency Code Map. Depending on when the applicant submits for a building permit, this development may have to comply with the Colorado Wildfire Resiliency Code, which is to implemented no later than July 1, 2026.</p>	MEETS	
<b>19</b>	6.4.7	<p>If implemented, perimeter fencing shall be no higher than forty-two (42) inches, so as not to impede the movement of deer and elk. Recorded covenants or restrictions shall require individual owners to maintain said fence.</p>	<p>Applicant must provide architectural drawings, providing elevations, on the Final Design Review submittal (LUDC 6.4.7).</p>	NOT	10
<b>20</b>	6.4.8	<p>The following standards are intended to promote, preserve, and enhance the important hydrologic, biological, ecological, aesthetic, recreational, and educational functions that river and stream corridors, associated riparian areas, and wetlands provide.</p>	<p>The National Wetlands Inventory depicts a riverine habitat on this property, however it appears to follow the McCabe creek, which will be addressed as condition 9.</p>	SEE CONDITION 9	

STANDARDS AND CRITERIA REVIEW

Town of Pagosa Springs Major Design Review Sketch

Corey Bobbitt, Mattie Mae's Social, Restaurant, 702 San Juan St.

21	6.6.2 A	<p><b>Purpose.</b> Street and block patterns should include a clear hierarchy of well-connected streets that distribute traffic over multiple streets and avoid traffic congestion on principal routes. Within each development, the access and circulation system and a grid of street blocks should accommodate the safe, efficient, and convenient movement of vehicles, bicycles, transit users, and pedestrians through the development, and provide ample opportunities for linking adjacent neighborhoods, properties, and land uses. Local neighborhood street systems are intended to provide multiple direct connections to and between local destinations such as parks, schools, and shopping.</p>		NA	
22	6.6.2 B	<p><b>Vehicular access to public streets.</b> Any residential development of more than one hundred (100) units or commercial or mixed-use development with one hundred thousand (100,000) square feet or more of gross floor area, or additions to existing developments such that the total number of units or size exceeds these thresholds, shall be required to provide vehicular access to any adjacent public streets, and a minimum of two (2) street access points, unless such provision is deemed impractical by the Director due to topography, natural features, or the configuration of adjacent developments.</p>	This proposal is under the 100,000 sqft threshold	NA	
23	6.6.2 C	<p><b>Connections to vacant land.</b> Where new development is adjacent to land likely to be developed or redeveloped in the future, all streets, bicycle paths, and access ways in the development's proposed street system shall continue through to the boundary lines of the area, as determined by the Director, to provide for the orderly subdivision and development of such adjacent land or the transportation and access needs of the community. In addition, all redevelopment and street improvement projects shall take advantage of opportunities for retrofitting existing streets to provide increased vehicular and pedestrian connectivity.</p>		NA	
24	6.6.2 D	<p><b>Vehicular interconnections to similar or compatible adjacent uses.</b> Every proposed public or private street system shall be designed to provide vehicular interconnections to all similar or compatible adjacent uses (existing and future) when such interconnections would</p>		NA	

STANDARDS AND CRITERIA REVIEW

Town of Pagosa Springs Major Design Review Sketch

Corey Bobbitt, Mattie Mae's Social, Restaurant, 702 San Juan St.

		facilitate internal and external traffic movements in the area. Such connections shall be provided during the initial phase of the project approximately every one thousand two hundred fifty (1,250) to one thousand five hundred (1,500) linear feet for each direction (north, south, east, west) in which the subject property abuts similar or compatible uses. If the common property boundary in any direction is less than one thousand two hundred fifty (1,250) linear feet, the subject property will be required to provide an interconnection if it is determined by the Director that the interconnection in that direction can best be accomplished through the subject property. When the Director deems a vehicular connection impractical, he or she can increase the length requirement and/or require pedestrian connections. The Director may delay the interconnection if such interconnection requires state approval or will result in significant hardship to the property owner.		
25	6.6.2 E	<b>Cul-de-sacs and dead-end streets discouraged.</b> The design of street systems shall use through-streets. Permanent cul-de-sacs and dead-end streets shall only be used when topography, the presence of natural features, and/or vehicular safety factors make a vehicular connection impractical. Where cul-de-sacs or dead-end streets are unavoidable, site and/or subdivision plans shall incorporate provisions for future vehicular connections to adjacent, undeveloped properties, and to existing adjacent development where existing connections are poor.		NA
26	6.6.2 F	<b>Neighborhood protection from cut-through traffic.</b> Street connections shall connect neighborhoods to each other and to local destinations such as schools, parks, greenbelt trail systems and shopping centers, while minimizing neighborhood cut-through vehicle traffic movements that are non-local in nature. Configuration of local and internal streets and traffic calming measures shall be used to discourage use of the local street system for cut-through collector or arterial vehicle traffic.		NA
	6.6.3 ROADWAYS			NA
27	6.6.5 B1	<b>Interconnected network.</b> A sidewalk network that interconnects all dwelling units with other dwelling units, non-residential uses, and common open space shall be		NA

STANDARDS AND CRITERIA REVIEW

Town of Pagosa Springs Major Design Review Sketch

Corey Bobbitt, Mattie Mae’s Social, Restaurant, 702 San Juan St.

		provided throughout each development. Sidewalks shall be separate and distinct from motor vehicle circulation to the greatest extent possible and may be required to be separated by a vegetated median and/or curb and gutter. The pedestrian circulation sys			
28	6.6.5 B2	<b>Sidewalks required.</b> In all zone districts, excluding Agricultural/Residential (RA), sidewalks are required along both sides of a street unless otherwise waived through the issuance of a variance as described in Section 2.4.11 or the project meets the alternative compliance requirements as set forth in <a href="#">Section 6.1.2</a> .	This development is facing US Hwy 160 and fronts the expansion for the pedestrian network from the reconstruction project.	MEETS	
29	6.6.5B3	<b>Sidewalk width.</b> Sidewalks shall be a minimum of five (5) feet wide along local streets; a minimum of five (5) feet wide along one (1) side and eight (8) feet wide along the other side of collector streets; and a minimum of eight (8) feet wide along both sides of arterial streets. A detached sidewalk is an acceptable sidewalk alternative if it is approved through the alternative equivalent compliance process. Sidewalks adjacent to storefronts in the downtown commercial areas shall be ten (10) to fifteen (15) feet in width, or consistent with the average sidewalk width on the block if sidewalks already exist.		NA	
30	6.6.5 B4	<b>Sidewalk location.</b> Sidewalks shall be located within the right-of-way unless otherwise authorized by the Town Council.		NA	
31	6.6.5 B5	<b>Sidewalk materials.</b> The visual and tactile properties of sidewalk paving materials shall be consistent with the proposed functions of pedestrian circulation. Sidewalks shall be constructed of concrete, brick, slate, colored/textured concrete pavers, concrete containing accents of brick, or some combination thereof that is compatible with the style, materials, colors, and details of the surrounding buildings or sidewalks. Asphalt shall not be used for sidewalks. Sidewalks must be constructed of approved materials of sufficient strength to support light maintenance vehicles.		NA	
32	6.6.5 B6	<b>Sidewalk installation.</b> Sidewalks and related improvements shall be installed in accordance with plans and specifications approved by the Town; and after installation or construction, they shall be subject to inspection and approval by the Town Engineer.		NA	

## STANDARDS AND CRITERIA REVIEW

### Town of Pagosa Springs Major Design Review Sketch

Corey Bobbitt, Mattie Mae's Social, Restaurant, 702 San Juan St.

33	6.6.5 B7	<p><b>Accessibility.</b> Sidewalks, walkways, and multi-use trails shall be universally accessible. Refer to the Americans with Disabilities Act (ADA) requirements.</p>	Applicant must include an accessibility ramp to access the entrance of the building in the Final Major Design Review application (LUDC 6.6.5 B7).	NOT	11
34	6.6.5 B8	<p><b>Lighting.</b> All sidewalks and other pedestrian walkways shall have lighting that complies with the standards in Section <a href="#">6.11</a>, Exterior Lighting, using poles and fixtures consistent with the overall design theme for the development.</p>	Applicant must submit a light management plan in the Final Major Design Review Application (LUDC 6.6.5 B8).	NOT	12
35	6.6.5 B9	<p><b>Walkways.</b> Walkways through a subdivision block shall be not less than eight (8) feet in width, shall be within a dedicated right-of-way not less than twenty (20) feet in width, and shall be flanked with appropriate landscaping and lighting. Walkways along buildings and within parking lots shall be raised and curbed, where suitable. A direct pedestrian connection from public sidewalks to building entries, public space and parking areas shall be provided. Walkways shall be constructed of the same materials as sidewalks; except that walkways internal to asphalt surfaced parking lots may be of asphalt construction. Walkways crossing driveways in parking lots shall be clearly delineated by a change in pavement color or texture or paint striping.</p>		NA	
36	6.6.5 B10	<p><b>Multi-use trails.</b> Multi-use trails shall be provided in the form of a pedestrian easement and construction of a trail to link internal open space areas with peripheral open space areas, and shall connect to multi-use trail routes throughout the community. The trail location, width, and materials shall be consistent with the adopted Regional Parks, Recreation, Open Space, and Trails Master Plan adopted by resolution of the Town Council, or as otherwise required or waived.</p>		NA	
37	6.6.6 B	<p><b>Vehicle access.</b></p> <ol style="list-style-type: none"> <li>1. The number of driveways and curb cuts should be minimized and/or shared.</li> <li>2. Driveways should be accessed via alleyways, if available, and should be located so that they are less visually dominant.</li> </ol>	<p>Applicant has indicated they plan to utilize the vacant lot to the west for parking.</p> <p>Applicant must submit a comprehensive parking plan in the Final Design Review application to included number of spaces and a Grading and Drainage Plan (LUDC 6.6.6 B).</p>	NA	
38	6.6.7 A	<p><b>Streets in general.</b> Street, block, and alley networks reflecting existing Town patterns shall be observed, to the extent reasonably feasible, providing opportunities for</p>		NA	

STANDARDS AND CRITERIA REVIEW

Town of Pagosa Springs Major Design Review Sketch

Corey Bobbitt, Mattie Mae’s Social, Restaurant, 702 San Juan St.

		safe and efficient vehicular and/or pedestrian movement within the Hot Springs Boulevard Neighborhood, to the downtown core, and to adjacent natural features. For a network to provide a desirable pedestrian environment, it must be designed to discourage excessive speeding and cut-through traffic. Street widths and corner curb radii shall be as narrow as possible, while still providing safe access for emergency and service vehicles. Frequent, controlled intersections, raised and textured crosswalks, and various other specialized measures may be used to slow and channel traffic without restricting convenient, direct access and mobility.			
39	6.6.7 B	<p><b>Streets - Dimensional standards.</b> Hot Springs Boulevard shall consist of an eighty-foot right-of-way (R.O.W.), with one (1) twelve-foot drive lane in each direction, a center bi-directional left-turn lane fifteen (15) feet wide, and a ten-foot parallel parking lane in selected locations, used as a right-turn lane within fifty (50) feet of an intersection. The total paved width will be fifty-nine (59) feet. From the curb to the build-to line will be: a six-foot planting, lighting, and snow loading zone, an eight-foot sidewalk, and a second six and one-half-foot planting zone.</p> <p>1. Collector streets shall consist of a sixty-foot R.O.W. with two (2) drive lanes twelve (12) feet each (which includes one and one-half-foot curbs and gutters on both sides). Outside the curblines shall be a six-foot snow loading, lighting, and planting area, six-foot sidewalks, and another six-foot wide planting area.</p> <p>2. Minor and residential streets shall consist of a fifty-foot R.O.W. with two (2) drive lanes nine (9) feet each, on-street parking lane eight (8) feet on each side (including one and one-half-foot curbs and gutters on each side), a three-foot snow loading and planting area, and a five-foot sidewalk.</p>		NA	
40	6.6.7 C	<p><b>Pedestrian network.</b></p> <p>1. Pedestrian use will be encouraged by the establishment of clear and direct walking routes throughout the Master Plan area and linking this area to the existing downtown</p>		MEETS	

STANDARDS AND CRITERIA REVIEW

Town of Pagosa Springs Major Design Review Sketch

Corey Bobbitt, Mattie Mae’s Social, Restaurant, 702 San Juan St.

		<p>core, recreational amenities, and educational facilities. A greenbelt with a walkway within the landscaped area shall be located between the commercial parking blocks and the residential area. Public sidewalks shall be constructed by the developer and shall be constructed of poured-in-place concrete, masonry paving units, or the equivalent. Sidewalks will be maintained by the property owner.</p> <p>2. Pedestrian amenities shall be located along walkways and at areas of concentrated pedestrian use, and may include benches, gazebos, bollards, kiosks, trash receptacles, path lighting, drinking fountains, public art, bicycle racks, and interpretive displays.</p>			
41	6.6.7 D	<p><b>Crossings.</b> To ensure safety and minimize conflicts, pedestrian crossings on collector streets shall be located at traffic stop points, and/or announced by signage, landscape features, and changes in pavement type or elevation. Rolled curbs shall be constructed at all crossings.</p>	There are no appropriate street crossings.	NA	
42	6.9.2 A	<p><b>Generally.</b></p> <p>1. The off-street parking and loading standards of this Section shall apply to all parking lots and parking structures accessory to any building constructed and to any use established in every district.</p> <p>2. The requirements of this Section shall apply to all temporary parking lots and parking lots that are the principal use on a site.</p>		MEETS	
43	6.9.2 B	<p><b>Expansions and enlargements and changes in use.</b> The off-street parking and loading standards of this Section shall apply when an existing structure or use is expanded or enlarged, or when there is a change in use. Additional off-street parking and loading spaces shall be required to serve the enlarged or expanded area or the new use, provided that in all cases the number of off-street parking and loading spaces provided for the entire use (pre-existing plus expansion) must equal one hundred (100) percent of the minimum ratio established in this Section.</p>		NA	

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Town of Pagosa Springs Major Design Review Sketch

Corey Bobbitt, Mattie Mae’s Social, Restaurant, 702 San Juan St.

44	6.9.3 A	Unless otherwise expressly stated in this Land Use Code, off-street parking spaces shall be provided in accordance with Table 6.9-1, Off-Street Parking Schedule A.	Applicant must provide 1 parking space per 300 sq ft of building space for the use of a restaurant (LUDC 6.9.3 A).	MEETS	
45	6.10.1	This Section is intended to ensure that new landscaping and the retention of existing vegetation is an integral part of all development and that it contributes added high quality to development, retains and increases property values, conserves water, and improves the environmental and aesthetic character of the community. It is also the intent of this Section to provide flexible requirements that encourage and allow for creativity in landscape design.	See cell 53	UNKNOWN	
46	6.10.2	All landscaping, buffering, and screening provided pursuant to this Land Use Code shall comply with the standards in this Section. A minimum landscaped area is required for development in certain zoning districts, as identified in the tables of dimensional requirements in Article 5.	See cell 53	UNKNOWN	
47	6.10.3 A	<p><b>General.</b> Developments shall incorporate a variety of landscape elements to enhance the building or site, add privacy or shade, screen obtrusive or objectionable features, and take advantage of special site conditions. Landscape elements may include, but not be limited to:</p> <ol style="list-style-type: none"> <li>1. Living plant material;</li> <li>2. Decorative pavement;</li> <li>3. Screening walls;</li> <li>4. Planters; or</li> <li>5. Site furniture or similar details to enhance the project.</li> </ol> <p>All unimproved earth areas shall be planted, restored, or otherwise protected from erosion. No more than thirty (30) percent of any landscaping provided to meet the requirements of this Land Use Code shall consist of inorganic materials.</p>	See cell 53	UNKNOWN	

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Corey Bobbitt, Mattie Mae’s Social, Restaurant, 702 San Juan St.

48	6.10.3 B	<p><b>Protection of existing vegetation.</b> The appeal and character of the site shall be preserved and enhanced by retaining and protecting existing vegetation and trees whenever possible.</p> <ol style="list-style-type: none"> <li><b>Incentive.</b> The owner shall receive credit against the percentage of landscaped area otherwise required by this Land Use Code for each healthy mature tree over two and one-half (2.5) inches diameter at breast height (DBH) preserved on the site. The credit for preserved trees is determined based on the size of the preserved tree, as shown in Table 6.10-1 below. Credit for preserved trees must not result in any reduction of trees planted in street frontage landscaping unless the preserved trees are located within twenty (20) feet of the front lot line.</li> <li><b>Designation, protection, and replacement.</b> The owner must indicate trees intended to be preserved with a special symbol on the landscaping plan and must protect the designated trees during construction through use of a fence around the drip line. If any preserved trees for which credit has been given are lost to damage or disease within two (2) years after the credit is awarded, the owner must replace with the number of trees that would otherwise have been required if credit had not been given.</li> </ol>	See cell 53	UNKNOWN	
49	6.10.3 C	<p><b>Maintenance.</b> Landscaping shall be watered and maintained by the property owner/leaseholder as necessary to preserve the intent of any approved landscape plan. Ongoing maintenance shall include the replacement of dead or unhealthy plants. Violations of this Section shall be subject to penalties pursuant to Section <a href="#">1.6</a> of this Land Use Code.</p>	See cell 53	UNKNOWN	
50	6.10.3 D	<p><b>Plant materials.</b> Plant materials shall be adaptable to local conditions. Naturalized planting schemes using native or drought-tolerant plant materials with a mountain character theme are encouraged. Lawn areas shall be kept to a minimum.</p>	See cell 53	UNKNOWN	

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51	6.10.3 E	<p><b>Street trees.</b> Street trees shall be organized in a formal architectural fashion to reinforce, define, and connect the spaces and corridors created by buildings and other features along a street.</p> <p>1. <b>Location.</b> Street trees shall be planted in the area between the curb and sidewalk or a location most appropriate for street tree planting.</p> <p>2. <b>Spacing.</b> Spacing of street trees shall not exceed two (2) times the tree's mature crown diameter.</p> <p>3. <b>Type.</b> Street trees shall consist of a mixture of canopy shade trees.</p> <p>4. <b>Additional landscaping.</b> Additional landscaping within the area between the curb and sidewalk may consist of shrubs, annuals, perennials, ground cover and turf, and shall be planted and maintained by the adjacent property owners at the approval of the appropriate jurisdiction.</p>	See cell 53	UNKNOWN	
52	6.10.3 F	<p><b>Visibility and security.</b></p> <p>1. Intersections shall be landscaped with plant materials of a shape and size that will not impede visibility of motorists, cyclists, or pedestrians.</p> <p>2. At no time may the security of a building, specifically the entryway and parking area, be compromised by creating visual barriers or hiding places.</p>	See cell 53	UNKNOWN	
53	6.10.3 G	<p><b>Landscape plan required.</b> A landscape plan shall be submitted for developments as required in the user's manual. Plant materials shall be installed prior to issuance of a Certificate of Occupancy.</p>	Applicant must submit a Landscape Plan, consistent with the requirements in Article 6.10, for the Final Design Review (LUDC 6.10.3 G).	NOT	13
54	6.10.4 B	<p><b>General provisions.</b></p> <p>1. Special consideration shall be given to adjacent land uses of different intensities. It shall be the responsibility of the more intensive use to ensure that the transition from one use to another is attractive, functional, and minimizes conflicts between the current and planned uses.</p>		MEETS	

STANDARDS AND CRITERIA REVIEW

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		<p>2. It is the responsibility of the higher intensity use to demonstrate that the uses will be compatible. This can be accomplished through the effective use of shared access and parking, appropriate building orientation and setbacks, landscaping, architectural treatment and limited use of fencing and screening walls. Special consideration shall be given to the impact of aesthetics, noise, lighting, and traffic.</p> <p>3. Buffering may be required between any development and adjacent natural or environmentally sensitive areas. This will be determined on a case-by-case basis.</p> <p>4. Under no circumstances shall a fence be the only screening material used as a buffer between land uses.</p>			
55	6.4.10 C	<p>Loading and service areas.</p> <p>1. Location. Loading docks, solid waste facilities, recycling facilities and other service and utility areas shall be placed to the rear or side of buildings in visually unobtrusive locations.</p> <p>2. Screening and landscaping. Screening and landscaping shall prevent direct views of the loading areas and their driveways from adjacent properties or from public rights-of-way. Screening and landscaping shall also prevent spill-over glare, noise, or exhaust fumes. Screening and buffering shall be achieved through walls, architectural features, and landscaping, and shall be visually impervious. Recesses in the building or depressed access ramps may be used.</p>	Applicant must depict the loading and service areas with screening on the Site Plan for the Final Design Review application (6.4.10 C).	NOT	14
56	6.4.10 D	Mechanical equipment. Mechanical equipment antennas, rooftop appurtenances, and outdoor storage areas should be screened. Rooftop appurtenances, such as mechanical equipment and antennas shall be screened from view.		UNKNOWN	
57	6.4.10 E	<b>Dumpsters and trash storage areas.</b> Every development that is required to provide one (1) or more dumpsters for solid waste collection shall provide sites for such dumpsters that are:	Applicant must depict the location and screening of a dumpster for this development proposal (LUDC 6.4.10 E).	NOT	15

STANDARDS AND CRITERIA REVIEW

Town of Pagosa Springs Major Design Review Sketch

Corey Bobbitt, Mattie Mae’s Social, Restaurant, 702 San Juan St.

		<ol style="list-style-type: none"> <li>1. Trash storage areas shall be screened from view and secure from animals.</li> <li>2. Adjacent properties shall combine trash areas when feasible.</li> <li>3. Located to facilitate collection and minimize any negative impact on persons occupying the site, neighboring properties, or public rights-of-way; and</li> <li>4. Constructed to allow for collection without damage to the site or the collection vehicle; and</li> <li>5. Screened to prevent them from being visible to:             <ol style="list-style-type: none"> <li>a. Any dwelling unit on residential property, other than the property on which the dumpster is located;</li> <li>b. Occupants, customers, or other invitees to any building on nonresidential property, other than the property on which the dumpster is located; and</li> <li>c. Persons traveling on any public street, sidewalk, or other public way.</li> </ol> </li> </ol>			
58	6.11.1	<p>The general purpose of this Section is to require outdoor lighting that is adequate for safety and convenience; in scale with the activity to be illuminated and its surroundings; directed to the surface or activity to be illuminated; and designed to clearly render people and objects and contribute to a pleasant night environment</p>	<p>An exterior lighting plan was not provided in the application and shall be submitted with the Final MDR application. The Exterior lighting plan shall demonstrate that all exterior lighting sources (bulb, LED board, reflective surface) will be completely shielded from visibility while standing at the property line.</p> <p>All exterior lighting will be inspected after installation for compliance determination prior to issuance of CO. All exterior lighting shall ensure the light source (bulb, LED board, reflective surface) is completely shielded from visibility at the property line. Provide an illumination plan demonstrating zero additional footcandles at any point off-site, and exterior lighting specifications that demonstrate that all light sources will be shielded from visibility at a 5-foot height at the property line.</p>	NOT	15

STANDARDS AND CRITERIA REVIEW

Town of Pagosa Springs Major Design Review Sketch

Corey Bobbitt, Mattie Mae's Social, Restaurant, 702 San Juan St.

59	6.12.1 A	<b>General purpose.</b> The purpose of the Pagosa Springs Sign Code is to regulate noncommercial, commercial and event signage with a comprehensive system of reasonable, effective, consistent and nondiscriminatory sign standards and requirements. The Sign Code will identify sign regulations that detail specifics for signs identifying non-commercial and commercial establishments and events, while maintaining public safety and overall community welfare.	Applicant must submit a Sign Permit application for the signage associated with this proposal (LUDC 6.12.1 A).	NOT	16
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# MATTIE MAE'S SOCIAL

## General Development Information

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702 San Juan Street, Pagosa Springs, Colorado 81147

*Prepared for the Town of Pagosa Springs Planning Commission (Design Review Board)*

Applicant: Corey Bobbitt

Architect: Allegro Design Co. LLC

Date: March 2026

## 1. Project Summary

<b>Project Name</b>	Mattie Mae's Social
<b>Location</b>	702 San Juan Street, Pagosa Springs, CO 81147
<b>Lot Size</b>	10,357.82 SF (per survey)
<b>Zoning</b>	MU-TC (Mixed-Use Town Center)
<b>Existing Use</b>	Motorcycle shop (Group M or S-1) – vacant for multiple years
<b>Proposed Use</b>	Group A-2 (Restaurant / Food & Beverage Assembly)
<b>Existing Building</b>	One-story masonry/stone building, approx. 2,086 SF
<b>Outdoor Structures</b>	Five shipping containers (3 at grade, 2 stacked with rooftop deck)
<b>Total Indoor Area</b>	2,086 SF (1,125 SF dining, 961 SF kitchen/support)
<b>Rooftop Deck</b>	Approx. 1,000 SF (estimated)
<b>Occupant Load</b>	114–147 occupants (per IBC calculation)
<b>Parking</b>	8–12 spaces (to be verified with AHJ); leased from adjacent Lots 10–13
<b>Applicant</b>	Corey Bobbitt
<b>Architect</b>	Allegro Design Co. LLC, Woodland Park, CO
<b>Code Year</b>	2015 IBC

## 2. Detailed Description of Proposed Development

### 2.1 Vision and Purpose

Mattie Mae's Social is a community-centered food and gathering space designed to bring people together in a welcoming, family-friendly environment. The concept combines multiple curated food offerings with a shared social space where friends, families, and visitors can gather year-round.

The name honors Mattie Mae, the grandmother of owner Corey Bobbitt—a woman whose warmth, hospitality, and love of bringing people together inspired the very heart of this project. Mattie Mae's Social is built on her legacy: the belief that the best moments in life happen around a table, surrounded by people you care about.

This project is being pursued to create something Pagosa Springs currently lacks—a space centered not just around dining, but around connection, community, and shared experiences. The goal is to provide a comfortable, inclusive environment that serves as a daily gathering place for locals and a memorable destination for visitors.

### 2.2 Development Concept

The project involves the adaptive reuse and renovation of an existing one-story masonry and stone commercial building at 702 San Juan Street, which has sat vacant for several years and is

currently an eyesore on a highly visible highway corridor. The renovation will transform this underutilized property into an active, vibrant community asset.

The existing building (approximately 2,086 SF) will be renovated to house a bar and lounge area, bathrooms, a central fireplace feature, and indoor seating. Five shipping containers will be added to the site—three at grade and two stacked—to create the food court and additional covered seating areas with a rooftop deck above. This approach creates a distinctive, architecturally engaging food hall experience that is unlike anything currently available in Pagosa Springs.

The food offerings will operate in an upscale stationary food-truck style, with a minimum of three distinct food concepts planned at opening:

- Japanese-ish – Japanese-inspired street food (small plates, ramen, dumplings)
- Slider Society – Premium sliders and craft burgers
- Cargo Oven – Wood-fired pizza

A fourth vendor space is available for future rotation or a specialty concept. All food concepts will be owned and actively managed by the applicant, ensuring quality, consistency, and a cohesive guest experience across every offering.

### 2.3 Exterior Improvements and Site Design

Exterior improvements include new vertical siding on the existing building (with existing stone to remain), outdoor seating booth areas, a fire pit gathering area, string lighting, landscaping, and cornhole/game areas visible from the highway. The visual transformation of the property from a vacant, dilapidated structure to an active, well-designed social space will significantly improve the streetscape along San Juan Street (US Highway 160) and contribute positively to the character of the surrounding area.

### 2.4 Ownership and Operations

Mattie Mae's Social will be owned and actively managed by Corey Bobbitt. Mr. Bobbitt brings over 20 years of experience in the food and beverage industry, including ownership and operation of three high-quality restaurants in Texas. This is not a speculative venture—it is backed by proven operational expertise and a personal commitment to building something lasting for Pagosa Springs.

The building and land are owned by the property owner, and Mr. Bobbitt will lease both the building and the land under a signed lease agreement. All food concepts, the bar, and event programming will be managed directly by the applicant to ensure a unified brand experience.

## 3. Estimated Development Timeline

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Phase	Target Date
Design Review Approval	Spring 2026
Building Permit Submittal	Spring 2026

<b>Construction Start</b>	Mid-Summer 2026
<b>Shipping Container Delivery &amp; Installation</b>	Summer 2026
<b>Interior Build-Out &amp; Equipment</b>	Summer–Fall 2026
<b>Final Inspections &amp; Certificate of Occupancy</b>	Fall 2026
<b>Grand Opening</b>	Fall 2026 (target)

Construction is anticipated as a single-phase build-out. The estimated construction budget is approximately \$300,000, representing a significant private investment in the revitalization of this property.

## 4. Utility Needs: Water, Sewer, and Fire Protection

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### 4.1 Water Service

The property is currently connected to Town of Pagosa Springs municipal water. Existing water service taps are in place. An upgrade to the water service line may be required to accommodate the increased demand of a restaurant use (dishwashing, food prep, restrooms, and fire suppression needs). The applicant will coordinate with the Town’s Public Works Department to evaluate capacity and complete any required upgrades prior to the Certificate of Occupancy.

### 4.2 Sewer Service

The property is currently connected to the Town of Pagosa Springs municipal sewer system. The existing sewer connection will be evaluated for adequacy given the change of occupancy from retail/storage to food service. A point-of-use grease interceptor will be installed at the dish pit and kitchen sink locations to prevent grease discharge into the municipal system. If the Town or Pagosa Area Water and Sanitation District (PAWSD) requires a larger external grease interceptor, the applicant will comply. All connections will be routed to the existing sewer main serving San Juan Street.

### 4.3 Fire Protection

The applicant has been in communication with the Pagosa Fire Protection District (PFPD). The fire district has indicated they will defer to the project architect, Allegro Design Co., for fire protection design and compliance. The code study prepared by Allegro Design Co. (included with the architectural plan set) identifies the following fire protection requirements:

- NFPA 96-compliant kitchen hood and suppression system for all cooking operations
- Fire extinguishers per IFC throughout all occupied areas
- Emergency lighting and illuminated exit signs at all required exits
- Minimum two means of egress from the building, with independent egress from the rooftop deck
- The building is classified as non-sprinklered; exit separation is calculated at 1/2 diagonal per IBC for non-sprinklered buildings

The nearest fire hydrant location will be verified with PFPD, and the applicant will comply with any additional requirements identified during the building permit review process.

#### **4.4 Utility Connection Routes**

All utility connections (water, sewer, gas, electric) are anticipated to connect to existing infrastructure along San Juan Street (US 160) via the existing service routes already established for the building. No new utility easements or off-site infrastructure extensions are anticipated at this time.

### **5. Compliance with Land Use Development Code**

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#### **5.1 Zoning District: MU-TC (Mixed-Use Town Center)**

The property at 702 San Juan Street is zoned MU-TC. The MU-TC district is intended to promote a wide range of retail, restaurant, office, lodging, residential, and entertainment uses in the town's core commercial areas. A restaurant and food service assembly use (Group A-2) is a permitted use within the MU-TC district. The planner is currently confirming any additional conditional use or overlay requirements; the applicant will comply with any additional conditions identified.

#### **5.2 Change of Occupancy**

The project involves a Change of Occupancy from the existing motorcycle shop (Group M or S-1, to be confirmed) to a restaurant use classified as Group A-2 per the 2015 IBC. The change of occupancy triggers review of building code compliance for the new use, including egress, plumbing fixtures, ADA accessibility, and fire protection. All requirements are documented in the code study prepared by Allegro Design Co. and included in the architectural plan set (Sheet CS).

#### **5.3 Parking and Accessibility**

The code study identifies approximately 8–12 total parking spaces required (to be verified with AHJ). Parking will be provided through a signed lease agreement with the adjacent property (Lots 10–13), which shares ownership with the subject property. One van-accessible parking space will be provided at the closest accessible route to the main entrance. All pathways will be firm, stable, slip-resistant surfaces with a maximum slope of 1:20 without a ramp, per ADA requirements.

#### **5.4 Plumbing Fixtures (IBC Table 2902.1)**

Based on the occupant load calculation, the following plumbing fixtures are required and will be provided: two water closets (male, 1 per 75), two water closets (female, 1 per 75), two lavatories (1 per 200), and one service sink per building. A drinking fountain is not required (1 per 500 threshold not met). All restrooms will include a minimum of one accessible stall per restroom with a 60-inch turning radius, per ADA requirements.

## 5.5 Means of Egress

A minimum of two exits are required per the IBC. Exit separation will be a minimum of 1/2 the diagonal distance of the space (non-sprinklered). All exit doors will be a minimum of 36 inches wide. Egress width is calculated at 0.2 inches per occupant for non-sprinklered buildings. The rooftop deck will have independent egress via a dedicated stairway with code-compliant guardrails (minimum 30 inches high for decks).

## 5.6 Construction Type and Structural

The construction type is classified as Type V-B or V-A (to be confirmed during building permit review). The deck is designed for a 100 PSF live load. All shipping containers are subject to structural and AHJ approval prior to installation.

## 5.7 Signage

Signage concepts are included in the architectural plan set (Sheet A8). The applicant will submit a separate sign permit application in compliance with the LUDC signage standards for the MU-TC district, including any size, height, illumination, and placement requirements. Proposed signage includes the primary Mattie Mae's Social building sign and individual food concept signage on the shipping containers.

## 5.8 Design Standards

The exterior design retains the existing stone facade of the building, complemented by new vertical wood siding, covered outdoor structures, and warm string lighting—all consistent with the mountain-town character of Pagosa Springs. The shipping container structures are clad with vertical siding at the lower portions and feature steel-framed covered decks, creating a modern yet rustic aesthetic that complements the surrounding commercial district. All exterior materials and design elements are shown on Sheets A4, A5, and A6 of the architectural plan set.

## 6. Additional Applications and Permits Required

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- Building Permit — Change of Occupancy and Renovation (Town of Pagosa Springs)
- Liquor License — The applicant will apply for a Colorado liquor license for on-premises consumption of beer, wine, and spirits
- Food Service Permit — Archuleta County Public Health Department for all food preparation areas
- Sign Permit — Per LUDC signage requirements for the MU-TC district
- Grease Interceptor / Plumbing Permit — As required by PAWSD or the Town
- Fire Inspection — Pagosa Fire Protection District pre-occupancy inspection
- NFPA 96 Kitchen Hood Permit — As required for commercial cooking equipment

The applicant will coordinate with all relevant agencies and obtain all required permits and inspections prior to opening for business.

## 7. Community Benefit and Vision

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### 7.1 Why This Project Matters

Pagosa Springs is a community built on connection—neighbors who know each other, businesses that support one another, and a shared love for this place. But the town currently lacks a dedicated gathering space where the community can come together regularly, not just for a meal, but for shared experiences, celebrations, and connection.

Mattie Mae's Social fills that gap. It is not simply another restaurant—it is a community hub designed around the idea that food is the vehicle and connection is the destination.

The property at 702 San Juan Street has been vacant and deteriorating for years. It sits on one of the most visible corridors in town and currently detracts from the character of the surrounding area. This project will transform a blighted, underutilized property into a vibrant, active space that improves the streetscape, increases foot traffic, and contributes to the economic vitality of the town center.

### 7.2 Events and Community Programming

A major emphasis will be placed on events and community engagement, creating a consistent and active social atmosphere. Planned programming includes:

- Weekly trivia nights, bingo, and live music from local and regional artists
- Family-friendly events and community game nights
- Local 5K runs and community bike rides
- Charity and nonprofit fundraising events benefiting local organizations
- First Responders Appreciation Day honoring Pagosa's fire, EMS, and law enforcement
- Seasonal events: mac and cheese festival, crawfish boil, holiday gatherings
- Arts and crafts festivals and “sip and shop” vendor markets supporting local artisans

These events are not afterthoughts—they are central to the business model. Mattie Mae's Social is being built to be a place people return to weekly, not just when they're hungry.

### 7.3 Hours of Operation

The business will operate approximately 11:00 AM to 9:00–10:00 PM daily, with seasonal adjustments as needed. These hours balance accessibility and activity with respect for surrounding neighbors and properties.

### 7.4 Economic Impact

The project represents an estimated \$300,000 private construction investment in the Town of Pagosa Springs. The business is projected to generate approximately \$300,000 in revenue in its first year of operation, growing to approximately \$800,000 by year two as the brand establishes itself and event programming scales. The project will create 3–5 new jobs, contributing to local employment and supporting the year-round economy.

As an owner-operated business with deep roots in the hospitality industry, Mattie Mae's Social is positioned not as a speculative venture, but as a long-term commitment to the Pagosa Springs community.

## 7.5 Operator Qualifications

Corey Bobbitt brings over 20 years of experience in the food and beverage industry, including the ownership and operation of a restaurant and two bar and grill concepts in Texas. This is not his first venture—it is a carefully considered expansion of a proven track record into a community he is deeply committed to serving. His hands-on management approach ensures that Mattie Mae's Social will be operated with the consistency, quality, and attention to detail that defines a lasting neighborhood establishment.

## 8. Closing Statement

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Mattie Mae's Social is more than a place to eat. It is a community gathering space built around connection, local involvement, and a strong sense of place—designed to serve Pagosa Springs for years to come.

This project transforms a vacant, deteriorating property into the kind of space every mountain town deserves: a place where locals come together, visitors feel welcome, first responders are honored, local artisans are supported, and families make memories.

*It is named for a woman who believed that the best of life happens when people gather around a table. That's exactly what we intend to build.*

**Our goal is simple: to create a place where the community doesn't just come to eat, but comes to gather, celebrate, and feel at home.**

---

Respectfully submitted,

**Corey Bobbitt**

Owner, Mattie Mae's Social

Architectural Design by:

**Allegro Design Co. LLC**

1760 S. Highway 24, Woodland Park, CO 80863

(719) 641-2095 | [allegrodesignco.com](http://allegrodesignco.com)

P.O. Box 1859  
551 Hot Springs Boulevard  
Pagosa Springs, CO 81147



Phone: 970.264.4151  
Fax: 970.264.4634  
www.pagosasprings.co.gov

## Development Application Submission Determination

Stephen Corey Bobbitt  
1040 County Road 335  
Pagosa Springs, CO 81147  
[Scbob2@yahoo.com](mailto:Scbob2@yahoo.com)

Mr. Bobbitt,

This letter serves as a determination of your **Sketch Major Design Review Application** for the development of a restaurant at 702 San Juan Street, Pagosa Springs, CO. You submitted application documents via email on March 18, 2026. After staff reviewed the submission, it was determined the following application documents were missing:

1. **Evidence of Good Title (g)** – A current report providing evidence that the applicant owns the subject property, acceptable examples include: title commitment, title policy and ownership & encumbrance report. Reports shall include a legal description of the property and be dated no more than (30) days from the date of application submittal. If another party is submitting the development application, notarized authorization from the property owner is required.
2. **Preliminary Landscape Sketch Plan (l)** – A sketch Landscape Plan shall be provided, conforming to the specific landscaping requirements set forth in the LUDC, Section 6.10 and the requirements set forth in Section 6 of the User's Manual.
3. **Grading and Drainage Plan/ Report (p)** – Sketch Plans shall include a conceptual plan for drainage based on an engineer's initial review of the development. Submitted conceptual plans and information shall be in general conformance with the specific requirements set forth in the LUDC, Section 6.3 and the requirements set forth in Section 6 of the User's Manual. In addition, submittals shall indicate any potential required FEMA application/ permit and appropriate permits as used by the Army Corps of Engineers and State of Colorado Department of Health and Environment.
4. **Master Utility plan (q)** – Sketch plan submittal shall include evidence of available service from all utility providers. The applicant must consult with the appropriate utility service providers regarding the availability and location of all utilities.
5. **Context & Vicinity Map (t)** – Context and Vicinity maps shall show the proposed development or subject property in relation to the surrounding area, a minimum of one and one-half (1 ½) mile radius. Maps shall be in conformance with the specific requirements set forth in Section 6 of the User's Manual.

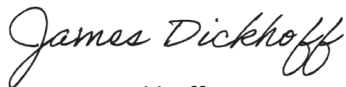
The Land Use Development Code allows for waivers from certain submittal requirements. Article 2.3.3 F:

*Waivers. The Director may waive certain submittal requirements in order to reduce the burden on the applicant and to tailor the requirements to the information necessary to review a particular application. The Director may waive such requirements where he or she finds that the projected size, complexity, anticipated impacts, or other factors associated with the proposed development clearly, in his or her opinion, support such waiver.*

Given the complexity of the engineering requirements of this proposal, staff deems it appropriate to allow the applicant to present the conceptual development proposal without incurring substantial costs for engineering at this time. As the applicant, you have submitted adequate materials to allow for an initial conceptual sketch review of your proposal. It must be noted that the items identified, and potentially others, will be required to be submitted with your Final Major Design Review application without exception. Additionally, items l, p, and q will be required to be comprehensive complete plans rather than the allowed concepts provided for sketch review.

Please feel free to reach out with any questions or concerns.

Respectfully,

A handwritten signature in black ink that reads "James Dickhoff". The signature is written in a cursive, flowing style.

James Dickhoff

Development Director

970-585-8633

[Jdickhoff@pagosasprings.co.gov](mailto:Jdickhoff@pagosasprings.co.gov)



## AGENDA BRIEF

**MEETING:** Planning Commission - 4/14/2026

**FROM:** Katelyn Tunnell

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**PROJECT:** Recommendation of Appointment of Mr. Matt Nobles as a Regular Member of the Planning Commission

**ACTION:** Discussion and Action

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### **PURPOSE/BACKGROUND:**

The Planning Commission is asked to consider a recommendation, via resolution 2026-07, to the Town Council to appoint Mr. Matt Nobles as a Regular Planning Commission Member.

Mr. Nobles has expressed interest in serving on the Planning Commission and has submitted an application to Planning Division Staff (attached). He is currently serving as the Chair of the Archuleta County Planning Commission and has approximately two and a half years of experience on that board.

Mr. Nobles meets the eligibility requirements outlined in LUDC Section 2.5.2.B.1, which states: "The Planning Commission shall consist of five (5) regular members and two (2) alternate members, who shall be appointed by the Town Council by resolution. All members shall be either (a) a Town Resident; or (b) an owner of a business located within the Town which business or owner also owns real property within the Town, and which owner is a resident of Archuleta County; or (c) the Chair or Co-Chair of the Archuleta County Planning Commission. An owner of a business includes a sole proprietor and the majority owner of a business entity such as a corporation, a limited liability company or a partnership. Non-Town residents shall be limited to two members at any one time."

He is eligible to serve as he is the current Chair of the Archuleta County Planning Commission, complying with the eligibility requirements as stated in Municipal Code Chapter 21, Article 2, Section 2.5.2.B.1(c).

### **ATTACHMENTS:**

1. Matt Nobles Joint PC Member Application
2. Res 2026-07

### **RECOMMENDATIONS:**

1. Move to Approve a Recommendation for Town Council to Approve Resolution 2026-07, Appointing Mr. Matt Nobles to the Town's Planning Commission as a Regular Member for a 4-year term from April 21, 2026, through April 21, 2030.
2. Move to Direct Staff on other options





# Board/Commission Membership Application

Date of Application: 3/5/2026

Please complete the following information in full and return to the Town Clerk. Appointments are made by the Town Council collectively. The Tourism Board and Parks & Recreation Advisory Board appointments also require approval by the County Commissioners. Do not attach additional information to this application, i.e., resume, cover letter.

### Board or Commission Applying for: (select one)

- Town Council (appointment only)
- Code Board of Appeals
- Planning Commission/Design Review Board/Historic Preservation Board
- Combined Parks & Recreation Advisory Board
- Pagosa Area Tourism Board

### Applicant Information

Nobles	Matthew	L			
Last Name	First Name	MI	Cell Phone		
			Pagosa Springs	CO	81147
Physical Address	Street Address		City	State	Zip

Mailing Address (if different)	PO Box	City	State	Zip
 @gmail.com				
Email Address				

I have been a resident of Pagosa Springs (within town limits) for N/A years. *Note: Town residency not required for Tourism Board or the Parks & Recreation Advisory Board or for two Planning Commission seats.*

Are you currently serving, or previously served, on any Boards for the Town of Pagosa Springs? NO

Please list any training, experience, education, or skills that you believe would enhance your ability to serve on the board or commission you are interested in:

I have served and currently serving on the Archuleta County Planning Commission for the last 2.5 years.

Explain why you are seeking appointment to this board or commission:

Currently the Chairman for the Archuleta County Planning Commission and am requesting to be a joint member.

### Affirmation and Signature

I hereby certify and affirm that all the information contained in this application is true, complete, and correct. I understand that false or misleading statements or omission of important information made on this application or any time during the process may disqualify me from volunteer work for the Town of Pagosa Springs. I understand that the Mayor and members of the Town Council must appoint members to Boards and Commissions.

\_\_\_\_\_  
Signature

3/5/2026  
\_\_\_\_\_  
Date

**TOWN OF PAGOSA SPRINGS, STATE OF COLORADO**

**RESOLUTION NO. 2026-07**

**A RESOLUTION OF THE TOWN OF PAGOSA SPRINGS,  
COLORADO APPOINTING MATT NOBLES AS A  
REGULAR MEMBER TO THE PLANNING COMMISSION.**

**WHEREAS**, Town Ordinance No. 745 adopting the Land Use Development Code which establishes powers and duties, qualifications, and terms for members of the Planning Commission; and

**WHEREAS**, Section 2.5.2.B.1 (amended by Ordinance 757, January 2011) of the Town of Pagosa Springs Land Use Development Code states that the “The Planning Commission shall consist of five (5) regular members and two (2) alternate members, who shall be appointed by the Town Council by resolution. All members shall be either (a) a Town Resident; or (b) an owner of a business located within the Town which business or owner also owns real property within the Town, and which owner is a resident of Archuleta County; or (c) the Chair or Co-Chair of the Archuleta County Planning Commission. An owner of a business includes a sole proprietor and the majority owner of a business entity such as a corporation, a limited liability company or a partnership. Non-Town residents shall be limited to two members at any one time.”

**WHEREAS**, Mr. Matt Nobles is currently serving as the Chairman of the Archuleta County Planning Commission, with approximately two and a half (2.5) years of experience on said commission, and is therefore eligible for appointment pursuant to the eligibility requirements set forth in Pagosa Springs Municipal Code Chapter 21, Article 2, section 2.5.2. B.1; and

**WHEREAS**, each member of the Planning Commission shall serve for terms of four (4) years.

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS,

1. **Appointment of Town Planning Commissioners:** Mr. Matt Nobles is hereby appointed to serve as a Regular member of the Town Planning Commission, commencing a four (4) year term beginning April 21, 2026 concluding on April 21, 2030.
2. **Severability:** If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.
3. **Effective Date:** This Resolution shall take effect and be enforced immediately upon its approval by the Town Council.

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, BY A VOTE OF \_\_\_\_ IN FAVOR, \_\_\_\_ AGAINST.

TOWN OF PAGOSA SPRINGS

By: \_\_\_\_\_  
Shari Pierce, Mayor

ATTEST:  
By: \_\_\_\_\_  
April Hessman, Town Clerk



## AGENDA BRIEF

**MEETING:** Planning Commission - 4/14/2026

**FROM:** James Dickhoff

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**PROJECT:** Appeal of Neel Plat Amendment Application

**ACTION:** Discussion and Action

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**PURPOSE/BACKGROUND:**

The Town has received an Appeal of the Director's decision regarding the Neel Plat Amendment Application for properties known as 144 Wildwood Drive and 505B C.R. 600. Attached are the Appeal Briefs submitted by two parties, and the Director's responses.

**ATTACHMENTS:**

1. NEEL Plat Amendment Application Appeal Brief

**Mountain Vista Townhome Association's  
Revised Appeal Submittal - April 1, 2026**

**Appeal of the Approval of the Subdivision and Development of  
144 Wildwood Drive, Pagosa Springs, Colorado  
Containing Lots 2Z-1, 2Z-2, 2Z-3 and 2Z-4  
Of the Martinez Minor Subdivision Amendment 2026-01**

*Appellant #1, Mountain Vista Townhome Association*

*Town of Pagosa Springs Development Director's Appeal Notice Responses  
Regarding the Appeal Notice of the Martinez Minor Subdivision Amendment Plat  
are below in **BLUE TEXT** citing sections of the Land Use Development Code (LUDC) where  
applicable, following the Mountain Vista Townhome Association's (Appellant #1) submitted  
Appeal Brief underlined in **BLACK TEXT**, which have been numbered for ease of reference.*

**Appellant #1 Brief Submittal:**

The subdivision in question lies within the Town Residential District R-6 and currently contains a single-family residence. It must be understood that access to the proposed development is **ONLY** via a privately-owned street (Wildwood Drive) and through a private community, Mountain Vista Townhomes, that resides in Archuleta County and not in the Town limits. This proposed development will not just be one residence utilizing this ingress/egress but a subdivision of potentially four (4) residences [three (3) new and one (1) existing]. Should subdivisions be allowed that only have a single access through a private community via private roads?

This appeal is based on the evaluation of quoted excerpts from the Town of Pagosa Springs Municipal Code. **The quotes and the detailed appeal evaluations are on the support documentation pages following this summary. The major points of the appeal are as follows:**

**#1. The proposed division of the Martinez Minor Subdivision creates a Major Subdivision.**

Chapter 21, Article 2, Section 3, Sub-section B.1.a) – Land Use and Development Code Administration states that Minor Subdivisions shall contain three (3) or fewer lots. The proposed development divides the Martinez Minor Subdivision into four (4) lots which is the definition of a Major Subdivision. Major Subdivisions are subject to a more rigorous approval process with additional development criteria versus a Minor Subdivision.

- a. Ms. Neel owns two parcels of land, Lot 2 of the Martinez Minor Subdivision (144 Wildwood Drive) and 505B C.R. 600. Both properties were annexed into the Town on March 18, 1998. The Town of Pagosa Springs recorded the Martinez Annexation plat (not to be confused with the Martinez Minor Subdivision), with the Archuleta County Clerk and Records Office, under reception #125129. The Annexation plat included properties known today as; 144 Wildwood Drive and 505B C.R. 600, that were then included into the Town’s boundary.
- b. On May 5, 1998, the Town approved the recordation of the Martinez Minor Subdivision, creating three parcels. Lot 2 of the Martinez Minor Subdivision, now known as 144 Wildwood Drive, was one of the three parcels. However, 505B C.R. 600 was not included as part of the minor subdivision and remains a remnant parcel of land not associated with the Martinez Minor Subdivision.
- c. The Development Director has determined that Ms. Neel’s proposed plat amendment application is eligible as a combination of:
  - 1) a boundary line adjustment of Lot 2 of the Martinez Minor Subdivision (144 Wildwood Drive) as it is not eligible for additional subdivision under a minor subdivision process, and
  - 2) a Minor Subdivision of 505B C.R. 600, a remnant parcel of land which is eligible for a minor subdivision for creating two additional lots.
- d. Based on the Director’s determination above, Ms. Neel’s Plat Amendment Application submitted proposes a boundary line adjustment of Lot 2 of the Martinez Minor Subdivision (144 Wildwood Drive) and a Minor Subdivision of 505B C.R. 600, a remnant parcel, creating two additional lots. Thus, the Planning Division has reviewed the Plat Amendment Application as a combination Boundary Line adjustment and Minor Subdivision, pursuant to LUDC Section 2.4.3.B, Minor Subdivision/Plat Amendment.
- e. Due to Mr. Barnum indicating he would be submitting an Appeal, stating that the Mountain Vista Townhome Association Board wanted to shut down Ms. Neel’s development of her property, the Director has placed the final plat review comments on hold until an Appeal determination is provided. The Director has also advised Ms. Neel not to proceed with final plat revisions or to submit an up to \$10,000 fee deposit for sewer and water modeling to PAWSD until such time an Appeal Determination is provided, as these expenses are not reimbursable.
- f. The Director understands that the Preliminary Plat title submitted can be confusing as it is currently titled Martinez Minor Subdivision Amendment. However, the Director is working with the County Surveyor and plat Surveyor for a more appropriate plat title or plat description since the plat amendment is technically not an amendment to only the Martinez Minor Subdivision. Thus, the Director’s final; Plat review comments and required will follow the Appeal determination.

**#2. Discrepancies of this Subdivision within the Zoning District – Chapter 21, Article 3, Section 2, Sub-section 1 - Zoning Districts** explains the general purposes of all residential zone districts.

*LUDC 3.2.1. GENERAL PURPOSES OF ALL RESIDENTIAL ZONE DISTRICTS*

*The residential zoning districts are intended to:*

- A. *Provide appropriately located areas for residential development that are consistent with the Comprehensive Plan and with standards for public health, safety, and general welfare;*  
**No discrepancy identified.**
- B. *Ensure adequate light, air, and privacy for all dwelling units with respect to density;*  
**No discrepancy identified. Proposed plat amendment is a much lower density than existing neighboring residential development.**
- C. *Minimize traffic congestion and overloading of public services and utilities;*  
**An additional 20 average daily trips would be generated with 2 additional residential lots. Public service is not expected to overload public services. Applicant is still required to submit water/sewer modeling application to PASWD.**
- D. *Protect residential neighborhoods from incompatible uses that create excessive noise, illumination, unsightliness, odor, and smoke; and*  
**Proposed plat amendment creates two additional low density residential lots, a compatible use with the existing neighboring residential development.**
- E. *Create a mixture of residential uses and preserve edges and transitions between districts.*  
**The proposed two additional lots provide a mixture of residential housing types in comparison with the neighboring multi-family residential developments. There is able buffering spaces between neighboring developments.**

**#3. Chapter 21, Article 3, Section 2, Sub-section 1.A - No adjacent residential developments within Town Limits.**

- a. **Adjacent residential developments within Town Limits is not a LUDC requirement. The Wildwood Drive area is an existing established residential neighborhood, a portion of which is in Archuleta County boundary and a portion in the Town's boundary. The neighboring residential developments are higher density residential developments than the current R-6 zoning and proposed plat amendment.**

**#4. Chapter 21, Article 3, Section 2, Sub-section 1.C - Forty (40) year old sanitary sewer system requires evaluation.**

- a. **This item is a consideration for the Pagosa Area Water and Sanitation District (PAWSD) as part of their plat application review and will be reviewed as part of the Water and Sewer Modeling. The up to \$10,000 fee deposit payment for such modeling has been postponed until the result of the Appeal has been determined, as the cost is not refundable. Water and Sewer modeling is still required to be conducted and approved by PAWSD prior recordation of a final Plat amendment.**

**#5** Chapter 21, Article 3, Section 2, Sub-section 1.D - Smoke potential from developer utilizing a burn permit excessively.

- a. **This is not a LUDC consideration. Complaints regarding mis-use of a burn permit should be directed to the Pagosa Fire Protection District, who authorizes and issues such permits. Burn permits are indented for burning on-site woody debris only.**

**#6.** Chapter 21, Article 3, Section 2, Sub-section 1.E - No identifiable transitions between neighboring districts.

- a. **The Wildwood Drive area has a variety of existing housing types including single family residences, high density Townhomes, four-plexes and a neighboring Lodging and RV Park. The proposed plat amendment proposes two additional single family residential lots. Single family dwellings are considered a much less intensive use than the existing neighboring multi-family residential, and commercial lodging and RV PARK uses.**
- b. **All four lot configurations proposed as part of Ms. Neel's Plat Amendment are much larger than the Town's minimum R-6 zoning lot size of 7,500 sq.ft., thus naturally providing much less density than allowed by the LUDC, which would allow up to 19lots/dwelling units on the 3.2 acres.**
- c. **There is able space between existing neighboring developments.**

**#7.** Chapter 21, Article 3, Section 2, Sub-section 4 - No pedestrian traffic accommodations. No accessibility to parks or schools.

- a. **All existing developments along Wildwood Drive lack pedestrian infrastructure, with the exception of sidewalks to building entrances from parking lots. The Director has determined that sidewalks within the proposed minor subdivision/boundary line adjustment are not needed, as there would not be connectivity off-site, and that two additional lots does not trigger the inclusion of such. As with most of our community, access to schools and parks is achievable with transportation.**

**#8. Conflicts with Development Standards – Chapter 21, Article 6, Section 1 – Design and Development Standards** cover the protection of sensitive areas including access design.

- a. **The Appellant has not provided specific concern. There are not sensitive areas that are identified as being impacted. Access design meets the Town's standards for low density residential.**

**#9. Chapter 21, Article 6, Section 4, Sub-section 1** - Removal of native trees adversely affects the natural character of the Town. The design poses a threat to adjacent wildlife area (wetlands).

**TREES:**

- a. There are a few mature trees on the subject properties, however, there are not “significant amounts of native forest” on the properties” as stated in LUDC Section 6.4.1.
- b. LUDC Section 6.4.3. states “Subdivisions and any development shall make every effort to preserve existing waterways (lakes, rivers, and streams), primary vegetation (trees), rock formations, and other natural vistas”.
- c. The LUDC does not indicate that trees cannot be removed, and there has not been a proposal submitted to remove any trees.
- d. It is very likely that many trees were removed to accommodate the existing neighboring developments along Wildwood Drive.
- e. The Colorado Wildfire Resiliency Code (CWRC) will begin enforcement July 1, 2026, which provides guidance on tree removal in relation to buildings to create a defensible space. CWRC will soon impact the entire state of Colorado.
- f. CWRC information is shared as every community in the state will be reviewing their development codes to ensure compliance with the new CWRC, and guidance for developers and home builders, including required removal of trees within certain distances from residential and commercial structures.

**WETLAND AREA:**

- g. There are no proposed modifications, dredging or fill occurring to the wetlands, which would trigger State and US Army Corps of Engineers Permits.
- h. LUDC Section 6.3.2.A.5 provides a provision for site drainage peak discharge control requirement waivers. LUDC Section 6.3.2.A.5.b. allows a waiver when the “Subdivision will result in a gross residential density of two (2) dwelling units per acre or less. Supporting engineering documentation is not required.”
- i. Lot 505B C.R. 600 will contain a total of 2.3 acres between the proposed total of 3 lots. Total acreage including 144 Wildwood Drive is 3.234 acres. Both of these scenarios create no more than 2 dwellings per acre.
- j. Additionally, LUDC 6.3.2.B, Drainage Study, also provides an exception for providing a Drainage Study, “The subdivision of a single, previously subdivided lot into no more than two (2) new lots shall be exempt from drainage study.

#### ACCESS DESIGN:

- k. There was not a specific LUDC Section indicated by Mountain Vista Townhomes regarding an incorrect Town staff interpretation.
- l. The Mountain Vista Townhome and Wildwood Drive Area have been previously developed with a Private Roadway that provides access to Ms. Neel's properties pursuant to Plat #284, recorded with the Archuleta County Clerk and Records Office, under reception #125129. This plat noted Wildwood Drive is a General Common Element, and further states that *"Pagosa Vista Venture, Ralco Investments, Inc. and Shabil, Inc., as owners, have caused the above described parcel to be subdivided, and designated as "Mountain Vista", and have caused this plat to be made and filed, and further declare that the area designated hereon as General Common Element (GCE) is subject to an easement, granted to the public forever, for the purposes of ingress, egress, access, drainage, utility lines, and facilities and services and other such purposes as may be stated thereon together with the right to carry out construction, operation, maintenance, and activities necessary and appropriate to such purposes"*. The access to Ms. Neel's properties existed when she purchased the parcels.
- m. The Mountain Vista Townhome Association has recently provided formal recorded access easements to both of Ms. Neel's properties and a new Wildwood Drive Maintenance Agreement, all of which recognize the proposed plat amendment and new lot configurations. The recorded access easement agreement further defines the dimensions for both accesses.

**#10. Chapter 21, Article 6, Section 4, Sub-section 6.A** - Adjacent vacant grassland possesses a potential wildfire threat to the County Airport. Minimum access exists for fire apparatus. Fire hydrant access is limited.

- a. **Future homes built on these lots will adhere to the 2025 Colorado Wildfire Sustainability Code which will go into effect on July 1, 2026. There is sufficient access for EMS and Fire Trucks and water trucks.**
- b. **Two additional low density residential lots does not create an EMS access issue.**

**#11. Chapter 21, Article 6, Section 4, Sub-section 6.B** - Only one roadway exists for access to the proposed development with three parcels only accessible by a shared driveway from the roadway.

- a. **There is adequate Access to serve the two new lots. Shared driveways are not prohibited in the LUDC.**
- b. **A shared maintenance agreement has been formalized and recorded defining the shared financial responsibilities for the three lots proposed on 505B CR 600.**
- c. **Additionally, a maintenance agreement has been formalized between Mountain Vista Townhomes and Ms. Neel regarding the financial contributions to maintaining Wildwood Drive, a Private Roadway, that includes a dedicated easement for the public, ingress and egress.**

**#12. Failure to satisfy Regulations of Subdivision Improvement Standards – Chapter 21, Article 7, Section 2, Sub-section 1 – Subdivision Design and Improvement Standards** are designed “for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town”.

- a. **A specific concern has not been provided.**
- b. **Adding two low density residential lots in this existing residential neighborhood does not negatively impact health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town.**

**#13 Chapter 21, Article 7, Section 2, Sub-section 1.B** - Development lacks compatibility with surrounding neighborhood.

- a. **The proposed subdivision does not increase density in comparison to the density on adjacent residential lots.**
- b. **Single family residential is a much lessor use and impact than the existing surrounding developments.**

**#14. Chapter 21, Article 7, Section 2, Sub-section 1.C** - The addition of more residences that utilize an existing private street will create traffic and pedestrian issues that will adversely affect property values for taxpayers.

- a. **Adding two lots and eventually two homes to this area is a very minimal impact to the existing traffic on Wildwood Drive. The rational on impacts to property values was not provided. An additional 20 average daily vehicle trips will be generated as a result of two additional low density residential lots.**

**#15. Chapter 21, Article 7, Section 2, Sub-section 1.D** - Development does not have sidewalks. No recreation space except on privately-owned land. No sense of community except within the actual development.

- a. **The proposed two additional single family lots are much larger than the Town's minimum size of 7500 sq.ft. for low density residential lots.**
- b. **Sidewalks are not triggered for minor subdivisions and there is no existing public sidewalks along Wildwood Drive or Piedra Road for connectivity of such.**

**#16. Chapter 21, Article 7, Section 2, Sub-section 1.I** - Storm water management only exists as a drainage into a designated wetlands' pond endangering local wildlife with potential pollution from additional residences.

- a. **The Plat Amendment proposes two additional low density residential lots.**
- b. **There are no proposed modifications, dredging or fill occurring to the wetlands, which would trigger State and US Army Corps of Engineers Permits.**
- c. **LUDC Section 6.3.2.A.5 provides a provision for site drainage peak discharge control requirement waivers. LUDC Section 6.3.2.A.5.b. allows a waiver when the "Subdivision will result in a gross residential density of two (2) dwelling units per acre or less. Supporting engineering documentation is not required."**  
~ Lot 505B C.R. 600 will contain a total of 2.3 acres between the proposed total of 3 lots.  
~ Total acreage including 144 Wildwood Drive is 3.234 acres.  
~ Both of these scenarios create no more than 2 dwellings per acre
- d. **Additionally, LUDC 6.3.2.B, Drainage Study, also provides an exception for providing a Drainage Study, "The subdivision of a single, previously subdivided lot into no more than two (2) new lots shall be exempt from drainage studies."**

**#17. Chapter 21, Article 7 Section 3, Sub-section 4.D** - Sanitary sewer capacity is a major concern as explained under Article 3 Discrepancies (above).

- a. **All utility providers are notified once a plat amendment is received for their comments. PAWSD has not indicated that their infrastructure is insufficient in this area, however, they do require that the applicant pay for water and sewer modeling.**
- b. **Due to the Appellant indicting to the Director in Late January 2026 that he intends to submit an Appeal of the Directors approval of the Plat Amendment Application, the Director has suggested that the applicant wait to initiate the up to \$10,000 fee deposit to PAWSD for Water and Sewer modeling until a determination on the Appeal has been completed, as this fee in not refundable. This is a recent new requirement imposed by PAWSD for minor subdivisions.**
- c. **The Town relies on PAWSD for the determination of availability and the condition of their infrastructure.**
- d. **PAWSD's process is still required to be completed prior to recordation of the plat amendment.**

**MOUNTAIN VISTA TOWNHOME ASSOCIATION'S APPEAL CONCLUSION:**

**As detailed in the following pages that contain Municipal Code quotes and subsequent appeal statements, the development of the Martinez Minor Subdivision fails to meet the criteria necessary for a minor subdivision, should be treated as a Major Subdivision Development and therefore must be subject to the appropriate approvals, design standards and zoning requirements. As pointed out, discrepancies and failures with various provisions of the Municipal Code contain too many issues that appear to be impossible to rectify with the current development plan. Therefore, it is recommended that the approval of this subdivision should be withdrawn.**



**Appellant #2, Pagosa Landing, LLC.**

The following submittal has been included from the neighboring property owner, Deverick Jordan of Pagosa Landing, LLC., owning lands to the west and south-west of the subject properties owned by Ms. Rebecca Neel.

Mr. Jordan provided a restatement of several previously stated by Mountain Vista Townhome Association as well as additional LUDC interpretation concerns. The additional submitted Appeal brief follows.

Based on the concerns regarding compatibility with the existing neighborhood and other concerns Mr. Jordan has included, it is important to note that:

- Mr. Jordan's property to the west of Ms. Neel's property is 17.3 acres, zoned low-density residential, allowing up to 104 residential single family dwelling units, under the existing zoning. Multi-family is not allowed in the R-6 zoning district.
- Mr. Jordan's Mixed Use Corridor (MU-C) zoned property SW of Ms. Neel's subject properties would allow up to 43 multi-family residential dwelling units, under the existing zoning. Single family residential homes are not allowed in the MU-C zoning district.

The following Director's Appeal Responses are in BLUE TEXT below, (many referring to previous responses by reference numbers), following Pagosa Landing, LLC's additional underlined Appeal brief in BLACK TEXT.

Mr. Jordan's code citations were provided to the Town in RED TEXT.

**Appellant #2 Appeal Brief – Pagosa Landing, LLC.**

Appeal of the Approval of Subdivision and Development of 144 Wildwood  
Drive, Pagosa Springs, Colorado  
Containing Lots 2Z-1, 2Z-2, 2Z-3 and 2Z-4  
Of the Martinez Minor Subdivision Amendment 2026-01

The subdivision in question lies within the Town Residential District R-6 and currently contains a single-family residence. Access to the proposed development is ONLY via a privately-owned street (Wildwood Drive) and through a private community, Mountain Vista Townhomes, that resides in Archuleta County and not in Town limits. (see Exhibit B) This proposed development will not just be one residence utilizing this ingress/egress but a subdivision of potentially four (4) residences [three (3) new and one (1) existing]. Should subdivisions be allowed that only have a single means of access through a private community via private roads?

This appeal is based on the evaluation of the following excerpts from the Town of Pagosa Springs Municipal Code which appear in red. The appeal evaluations are in black bold print and contain factual situations and are not subjective in nature. Several paragraphs within the Municipal Code raise questions as to the validity of criteria for this Minor Subdivision.

The Municipal Codes and appeal evaluations are as follows:

Chapter 21- LAND USE AND DEVELOPMENT CODE  
ARTICLE 2 – ADMINISTRATION  
2.4-SPECIFIC PROCEDURES AND APPROVAL CRITERIA  
2.4.3 – SUBDIVISION

**A. General provisions.**

1. **Purpose.** The purpose of the subdivision review procedures is to ensure compliance with the standards and requirements in Article 7, Subdivision Design and Improvements, and encourage quality development consistent with the goals, policies, and objectives in the Comprehensive Plan.
2. **General applicability.** The procedures of this Section, and the standards in Article 7, Subdivision Design and Improvements, shall apply to all subdivisions or re-subdivisions that result in the portioning, dividing, combining, or altering of any lot, parcel, or tract of land, including subdivisions or re-subdivisions created by an exercise of the power of eminent domain by an agency of the State or Town, unless specifically excluded by state law.

**B. Minor subdivision/plat amendment.**

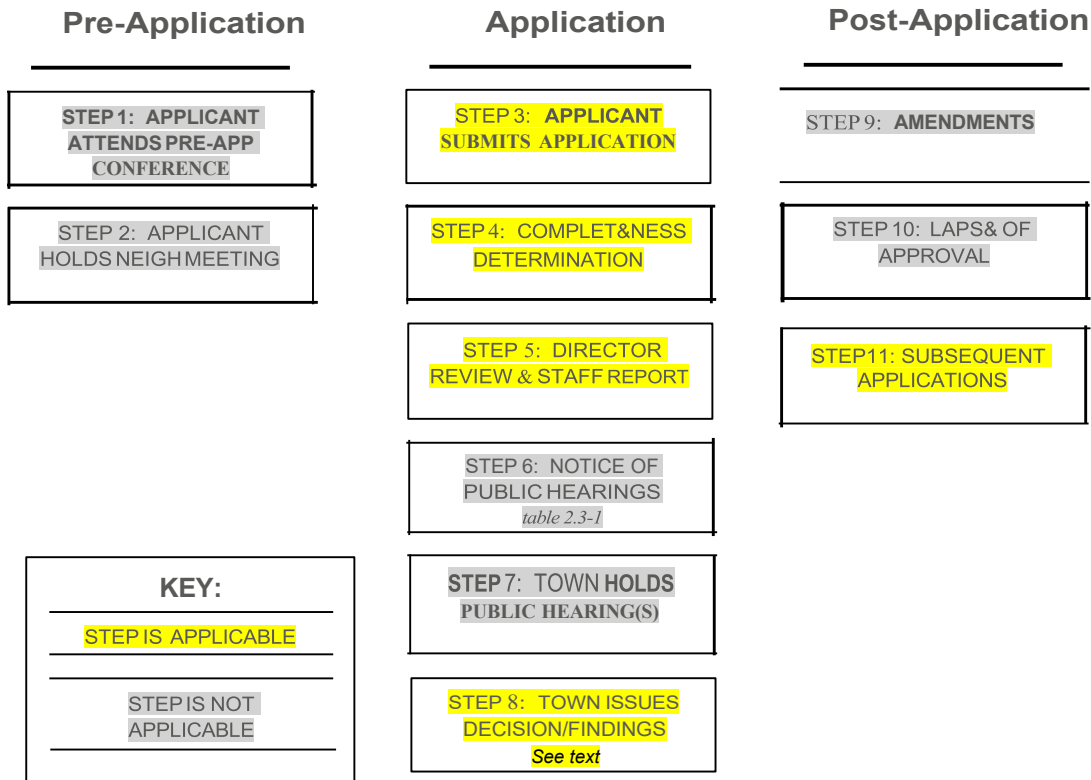
**1. Applicability.**

a. **Eligibility.** The minor subdivision procedure is allowed for the following:

- (i) Subdivisions creating three (3) or fewer lots, provided that parcels are eligible for minor subdivision only once, and

further subdivisions of the original or newly created parcels shall be processed as major subdivisions;

Figure 2.4-4: Procedure for Minor Subdivisions/Plat Amendments (Following chart is from the Municipal Code)



**#18.** The above stated criteria for minor subdivisions are explicit in the requirements relating to number of lots that can be proposed for a subdivision (paragraph 2.4.3.B.1.a). Currently, the Martinez Minor Subdivision Parcel 2, Tract 4 of the Martinez Annexation Plat dated March 18, 1998 consists of approximately 2.6 acres including a remnant parcel. There is currently one residence in this subdivision. The proposed development of this subdivision divides the existing subdivision into four new parcels: 2Z-1, 2Z-2, 2Z-3 and 2Z-4. These parcels are shown on the attached preliminary survey of the existing subdivision dated August 7, 2025. (see Exhibit A) By definition in the above Chapter 21, Article 2, Paragraph 2.4.3, a Minor Subdivision is allowed if it creates "three or fewer lots". It does not appear that the proposed division of the Martinez Minor Subdivision meets the criteria of a minor subdivision since there are four distinct lots on the survey and therefore this development should be treated as a major subdivision development. The above supplied procedural chart (2.4-4) does not appear to be applicable to the development of this subdivision.

- a. **See response under #1 above regarding determination and justification of a minor subdivision application process.**

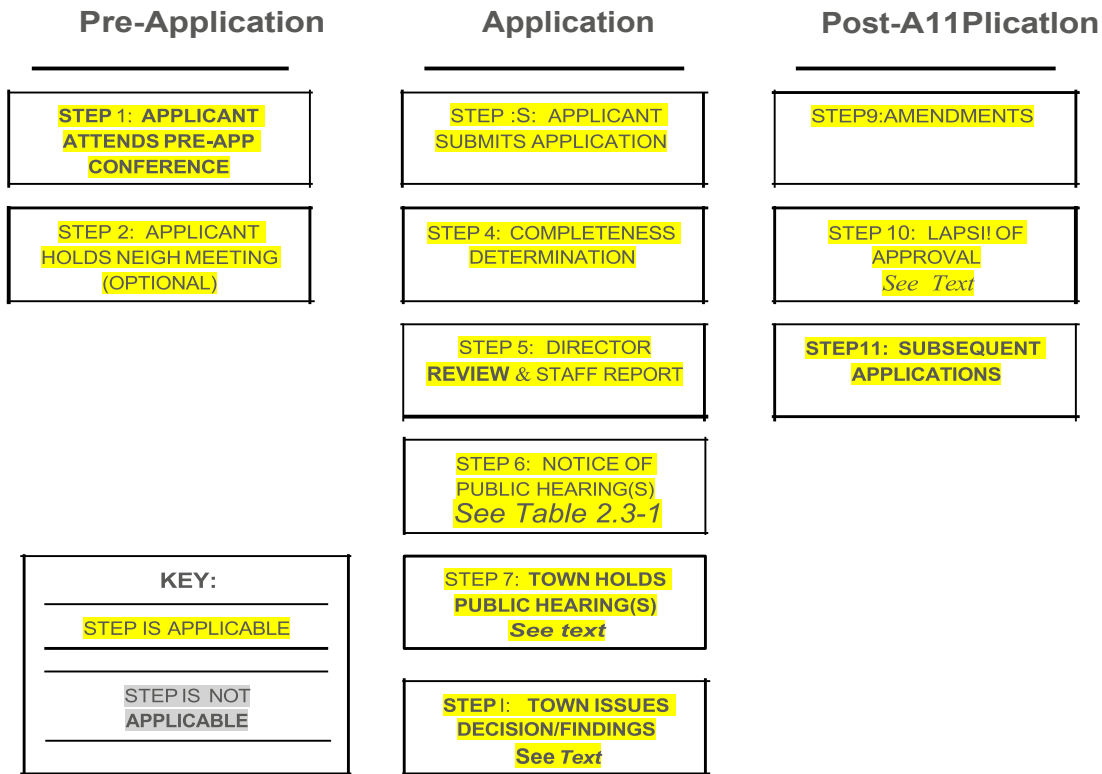
b. Major subdivision.

a. Applicability. The major subdivision procedure is required for a proposed division of land when any one (1) or more of the following conditions exist:

- i. Dedication of public right-of-way, other public tracts, or public improvements (unless the Director determines it shall be processed as a minor subdivision in accordance with Section 2.4.3.B.1);
- ii. The resultant subdivision will produce four (4) or more lots; or
- iii. The subdivision is not otherwise eligible for the minor subdivision process.

c. Figure 2.4-5: Procedure for Major Subdivisions-Sketch

Plan (Following chart is from the Municipal Code)



#19. The above stated criteria specifically state that: "The major subdivision procedure is required for a proposed division of land when any one (1) or more of the following conditions exist:". Condition 2.4.3.C.1.b states that: "The resultant subdivision will produce four (4) or more lots." Based on this applicability, the proposed division of the Martinez Minor Subdivision into four new parcels satisfies the condition of being a major subdivision and not a minor subdivision. The accompanying chart above (2.4-5) contains substantially more steps that are necessary to follow when evaluating a major subdivision. These additional steps include Step 2 which requires neighborhood meetings and Step 7 which requires a public hearing. Neither of these steps are required for the approval of a minor subdivision but are extremely important in the development of any properties within the Town of Pagosa Springs. Neighborhood opinions and public input are sources of valuable information that contribute to the overall "Comprehensive Plan" of Pagosa Springs.

**a. See response under #1 above regarding determination and justification of a minor subdivision application process.**

#20. The criteria comparison between minor and major subdivisions requires further explanation and raises several procedural questions.

Minor subdivisions are scattered throughout the Town of Pagosa Springs in various sizes and shapes. Why do minor subdivisions have different approval processes than major subdivisions? Are they of lesser importance to the Town? They have the same requirements of a "sustainable neighborhood", "compatibility", promoting a "sense of community" and "enhancing the Town's character".

Minor subdivisions should be required to have a Neighborhood Meeting prior to the application to the Town. The feedback from that meeting should be communicated to the Town Council.

Minor subdivisions should be required to participate in a Public Hearing just like major subdivisions. Why shouldn't the public have an opportunity to ask questions, provide insight, object or approve a development that is purported to relate "to the Town's historic development pattern"?

Currently, a single department decides if a minor subdivision plan is approved or denied. Does the Town Council have an opportunity to **view** the plans and understand what is being proposed? Does the decision just "happen" without the Town Council being aware? The review process and decision making should be no different for minor subdivisions than for major subdivisions. That would assure no surprises to neighboring properties and would eliminate the questions as to "why wasn't I told about this development?"

Minor subdivision developments are just as important to the developer and the neighboring property owners as major subdivision developments. Why have a different process for minor subdivisions?

- a. **The above comments and considerations for Minor Subdivisions are not currently Land Use Development Code provisions and do not represent an incorrect interpretation of the LUDC by the Director.**

### ARTICLE 3 - ZONING DISTRICTS

#### 3.2 - RESIDENTIAL DISTRICTS

##### 3.2.1 - GENERAL PURPOSES OF ALL RESIDENTIAL ZONE DISTRICTS

The residential zoning districts are intended to:

A. Provide appropriately located areas for residential development that are consistent with the Comprehensive Plan and with standards for public health, safety, and general welfare;

#21. The Comprehensive Plan needs explanation for this district. It is removed from any adjacent development plans at this time. Standards need specific explanations.

- a. **A future Comprehensive Plan Update could consider specific standards for this area. However, the LUDC sets forth the code and criteria for development of parcels within certain zoning districts within Town Boundaries. There is not a LUDC interpretation concern presented within #21.**

B. Ensure adequate light, air, and privacy for all dwelling units with respect to density;  
C. Minimize traffic congestion and overloading of public services and utilities;

#22. The development of this district includes a common driveway to three (3) planned residences which will exit onto a privately-owned street. The potential exists on the common driveway for congestion before traffic ever reaches the street.

- a. **Adding two residences to a shared driveway is not anticipated to create congestion that presents a safety hazard. Sharing a driveway for up to 3 dwelling units is acceptable and reduces the number of driveway accesses from a roadway. A Maintenance Agreement has been formalized and recorded, defining the financial share for all three lots for their respective share of maintenance, thus reducing civil issues between property owners in the future.**
- b. **As previously mentioned, the Private owned roadway, Wildwood Drive, has granted a public easement forever, according to Plat # 284. See #9 above for the details.**

#23. Utility services need close evaluation especially sanitary sewer capacity. The sewer lines that would service the three (3) planned residences were installed over forty (40) years ago and were designed to accommodate twenty (20) townhomes. These lines were extended to service various airport hangars, The Knolls neighborhood and a single-family residence located at 94 W Peregrine Circle.

- a. **The utilities were very likely designed to accommodate at least an additional 6-12**

**Townhome units, as Tract 1-E of the Mountain Vista Plat was planned for additional Multifamily development, however, was not completed.**

**b. See # 17 above for more details, as the authority for this determination is PAWSD.**

D. Protect residential neighborhoods from incompatible uses that create excessive noise, illumination, unsightliness, odor, and smoke; and

#24. Excessive noise, illumination, unsightliness and odor are somewhat subjective. However,

smoke is another matter. The current developer possesses a "burn permit" and exercises that "right to burn" on a regular basis...almost weekly throughout the summer months.

Smoke infiltrates the Mountain Vista townhomes, the neighboring Mountain Landing Suites and RV Park, the neighboring auto repair shop (Piedra Automotive) and Wings Early Childhood Center. (see Exhibit B) Nuisance complaints have been filed. The police have been called numerous times from reports of un-attended fires. It is believed that this activity will continue with the developer planning to remain in the development as a resident. It is difficult to understand how a burn permit can be issued in this location.

Insurance coverage for the neighboring townhomes was cancelled due to the evaluation of the location as a wildfire risk. Insurance at the neighboring motel and RV park was also cancelled for the same reason. How does it make any sense to issue a burn permit in this location? If this activity continues, there will be three (3) additional residences closer to potential fire danger and associated smoke from a burn permit.

- a. **The LUDC does not have provisions for issuing or enforcing burn permits, thus is there is not an Appealable mis-interpretation by Town Staff regarding these comments.**
- b. **Archuleta County Residents have a right to burn with an approved and issued Burn Permit. Burn Permits are available for property owners throughout Archuleta County through the Pagosa Fire Protection District who administers the burn permit process and enforcement of such.**

E. Create a mixture of residential uses and preserve edges and transitions between districts.

#25. The vacant land to the south of this proposed development is in the Piedra Business Park Minor Commercial District and is zoned MU-C for Mixed-use. The vacant land to the west of the proposed development is contained within the Town of Pagosa Springs Mountain View Estates and has no current plans of development. The land to the north and east of the proposed development contains the private community of Mountain Vista

Townhomes which reside in Archuleta County, not in the Town limits. Several townhome buildings are located less than twenty-five (25) yards from the proposed development and have no relationship with any of the surrounding properties. There would appear to be no mixture of residential uses within the Town districts that are adjacent to the proposed development. There will not be "preservation of edges" or any identifiable transition between districts or between the proposed development and the immediately adjacent townhome community. This development will just be dropped in the middle of vacant land and placed next to a private residential community (Mountain Vista Townhomes) and a potential "Mixed-use" development.

- a. Pursuant to LUDC Article 4, Allowable Uses, The current R-6 (Low Density Residential) zoning allows low density residential development, including single family homes and duplexes, however, does not allow for multifamily (townhomes, apartments, condominiums). The proposed lots within the new plat Amendment are much larger than the minimum 7,500 sq.ft (.17 acre) in size. This condition provides a condition that provides more buffer from the neighbor existing development than could have been provided if the LUDC allowable density of 19 dwelling units on the 3.2 acres.
- b. The existing residential developments in the Wildwood Drive neighborhood have larger yards, similar to Ms. Neel's proposal regarding larger than minimum lot sizes.

#### **3.2.4 - TOWN RESIDENTIAL - LOW DENSITY (R-6)**

The R-6 district is intended primarily for single-family residences and duplexes. The district should have pedestrian-oriented, connected local streets and sidewalks, as well as accessibility to parks, open space, schools, and other civic activities. The maximum density is six (6) units per acre.

**#26.** As stated above, the subdivision in question lies within the Town Residential District R-6. The subdivision in question is not pedestrian-oriented. There are no sidewalks or planned sidewalks and all neighboring properties are private properties with no trespassing. There are no local streets. The only accessible street is a private street, Wildwood Drive. The closest park is Cloman Park on the opposite side of the county airport. Open space is relegated to private neighboring properties. The undeveloped property immediately adjacent to the proposed subdivision is in the Town of Pagosa Springs Piedra Business Park Minor Commercial District. Schools are only accessible by some form of transportation. Civic activities are non-existent at this location.

- a. **These conditions exist in most portions of our community outside of the core areas.**

- b. The Private Road has been “granted to the public forever, for the purpose of ingress, egress, access, drainage, utility lines, and facilities and services and other purposes as may be stated thereon together with the right to carry out construction, operation, maintenance, and activities necessary and appropriate to such purposes” pursuant to Plat # 284.

## ARTICLE 6- DESIGN AND DEVELOPMENT STANDARD

### 6.1. - GENERAL PROVISIONS

#### 6.1.1. PURPOSE

This Section includes standards that must be followed when developing property or establishing new uses of property within the boundaries of Pagosa Springs, to ensure the protection of the health, welfare, safety, and quality of life for local citizens, visitors, and

business owners. The development and design standards in this chapter shall apply to the physical layout and design of all development, unless exempted by this Land Use Code. These provisions address the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the comprehensive plan vision for a more attractive, efficient, and livable community.

### 6.4 - SENSITIVE AREA PROTECTION

#### 6.4.1. PURPOSE

The Town contains many natural amenities, including stream corridors, river corridors, natural drainages, wildlife habitat areas, waterways (lakes, rivers, and streams), wetlands, viewsheds, and hillsides, as well as significant amounts of native forest, tree cover, and open space, all of which contribute to the Town's character, quality of life, and property values. The regulations of this Section are intended to ensure that the natural character of the Town is reflected in patterns of development and redevelopment, and significant natural features are incorporated into open space areas.

#27. The majority of existing, large, native trees will need to be removed to build additional residences. The wetlands (detailed in Article 7.2.1.i) that reside on the property to the west of the subdivision could be affected by run off from any potential construction process as well as ongoing pollution caused by additional rooftops and possible paving. An important, detailed letter from the owner of the property containing the wetlands follows the Exhibit pages of this appeal. The letter voices further concern regarding the wetlands and potential construction impacts.

- a. After July 1, 2026, All future development statewide will be required to adhere to the 2025 Colorado Wildfire Resiliency Code.
- b. Construction activities require storm water erosion protection, typically including silt fencing and straw waddles to prevent erosion and sediment onto neighboring properties, which is administered once a building permit application is submitted.

#### 6.4.6 - WILDFIRE HAZARD AREAS

The Town Clerk shall keep on file and available to the public, a set of maps clearly showing all known and identified wildfire hazard areas in the Town, as such become available. The Town shall not approve any subdivision plan or site plan if the proposed subdivision or development is in an area identified as a wildfire hazard area or is in an area suspected of being in a wildfire hazard area, unless the applicant can submit adequate evidence, prepared by a qualified professional forester, that the proposed subdivision or development meets the following conditions:

A. Any development in which residential activity is to take place shall be designed to minimize significant wildfire hazards to public health, safety, and property.

**#28.** It must be noted that the majority of the vacant land to the south, west and northwest of the proposed development is grassland. A large portion of this land extends to the airport perimeter. Should a wildfire occur on or around the proposed development and allowed to reach the grassland, the airport hangars will be in jeopardy...not to mention the danger to the adjacent townhome community. Access to this grassland area is extremely limited with no immediate access to fire hydrants. Two existing fire hydrants are located on the easterly perimeter of the current subdivision. No new fire hydrants are shown on the proposal.  
Serious evaluation of wildfire hazards must be made.

- a. The CWRC will be enforced beginning July 1, 2026, and applies to all future building permits for exteriors of building and defensible spaces.
- b. # 28 does not contain an interpretation concern.

B. Any development shall have adequate roads for emergency service by fire trucks, firefighting personnel, and fire breaks or other means of alleviating conditions conducive to wildfire hazard.

**#29.** As stated earlier, emergency vehicles will only have one way through a common driveway to access any wildfire that may occur in this development.

- a. #29 does not contain an interpretation concern.
- b. See responses contained in #10 above.

C. Precautions required to reduce or eliminate wildfire hazards shall be provided at the time of initial development.

D. All subdivision and development shall adhere to the Guidelines and Criteria for Wildfire Hazard Areas published by the Colorado State Forest Service.

E. Consideration shall be given to recommendations of the State Forest Service resulting from review of a proposed subdivision or development in a wildfire hazard area.

#### 6.4.7. PERIMETER FENCING

If implemented, perimeter fencing shall be no higher than forty-two (42) inches, so as not to impede the movement of deer and elk. Recorded covenants or restrictions shall require individual owners to maintain said fence.

#30. A section of perimeter fencing exists today with a height exceeding 72 inches. Deer frequent this entire area because of the access to a water source, grassland and tree cover. Any future fencing must be evaluated in height and location.

- a. The Director will verify that perimeter fencing complies with the intent of the LUDC regarding height.
- b. The Director agrees that future fencing should not fence out wildlife.

### 6.6 - ACCESS AND CIRCULATION

#### 6.6.3-ROADWAYS

##### B. Roadway Design Standards

##### 3. Roadway basic design policies.

a. **Design period.** Roadway design shall be based on the projected needs twenty (20) years after construction. Projection of development over the design period shall be based on land use regulations, existing land use, proximity to developed areas, historic growth, and other factors expected to influence development.

b. **Design controls.** The general design controls cited in the most recent reversion AASHTO Green Book shall be used for the design of all roads in the Town including stopping sight distances, passing sight distances, vertical alignment, crest vertical curves, sag vertical curves, horizontal alignment, and guardrails.

c. **Roadway design.** Roadways shall bear a logical relationship to the topography.

d. **Access.** There shall be no less than two (2) street rights-of-way accessing any subdivision to minimize traffic congestion and/or blockage in times of emergency. Additional access points are required for larger developments pursuant to Section 6.6.2.B.

**#31.** Knowing that this is a small development, there are not two (2) streets for access. There is only a single driveway servicing three (3) of the parcels. Any congestion at the entrance to that driveway will make it impossible to provide emergency services to those three (3) parcels.

- a. **Traffic generated by three residences sharing a driveway is minimal and is not expected to make it “Impossible” for EMS response.**
- b. **This is a shared driveway, not a street.**

e. **Dead-end streets and cul-de-sacs.**

**#32.** The best explanation of the access to this proposed development is that it is via a dead-end driveway. There is currently no turnaround included on the survey. It is assumed that the criteria in this section does not apply to this development but the question should be asked: Why not?

- a. **The shared driveway is not required to meet roadway/street design standards and does not meet the triggering criteria for requiring a hammerhead or cul-de-sac turnaround.**

(i) Dead-end streets are prohibited, unless they are designed as a cul-de-sac to serve no more than twenty (20) dwelling units or designed to connect with future streets in adjacent land, in which case a temporary turnaround shall be provided.

(ii) Cul-de-sacs should be no longer than one thousand (1,000) feet unless approved by the Town Engineer and the local fire district, and a surfaced turnaround shall be provided at the closed end with a radius of at least forty-five (45) feet to the inside edge of the improved road surface and a right-of-way radius of at least fifty (50) feet.

f. **Half streets.** Half streets shall not be permitted. When a proposed half street in a subdivision adjoins another property, the entire street shall be platted.

g. **Right-of-way.** Acquiring right-of-way from the adjoining property owner shall be the responsibility and expense of the development.

- h. **Subdivision access.** Paved access to the subdivision or development from Town, County or State roads shall be provided by the subdivision or development through public streets and any additionally required permitting.
- i. **Curb and gutter.** All streets serving subdivisions shall have curb and gutter; however subdivisions with an average density of one (1) dwelling unit per acre or less may, at the discretion of the Planning Commission, substitute grassed swells for curb and gutter
- m. **Public and private roadway surfacing requirements.**
  - (i) All new roads having a projected trip generation of two hundred (200) or greater ADT shall be paved.
  - (ii) Private drives and roadways serving more than three (3) lots accessing onto a paved public road shall have paved aprons approved by the Town Engineer.

**#33.** Is there a requirement for accessing onto a private, paved road? Three (3) lots are involved and currently the apron and the associated driveway are gravel.

- a. Pursuant to the Access Easement executed between Ms. Neel and the private road owner, Mountain Vista Townhome Association, does not require an apron or pavement.

**ARTICLE 7-SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS**  
**7.1. – GENERAL**

**7.1.1.** This Article contains the Town's Subdivision Regulations, which shall apply to **any proposed subdivisions** of land within the Town's boundaries.

**7.1.2.** The description of a lot or parcel by metes and bounds shall not exempt the transaction from these Subdivision Regulations.

**7.2. - PURPOSE**

**7.2.1.** These Subdivision Regulations are designed and enacted for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town by:

- A. Encouraging new subdivision developments to relate to the Town's historic development pattern.

**#34.** The subdivision in question has been in existence since the 1990's. If this "fits" into an "historic development pattern", why hasn't that occurred over the past 25+ years?

- a. #34 does not contain an interpretation concern.

8. Promoting compact, well-defined, sustainable neighborhoods that enhance the Town's character and are compatible with adjoining lands.

#35. The question of neighborhood compatibility has to be asked. As previously stated, this proposed development is immediately adjacent to a private townhome community that has existed since 1985. To the south of this proposed development is a vacant lot that is zoned for "Mixed-use". Future development of this vacant lot could be residential or a commercial business such as an auto repair shop. The only other "land" that "touches" the proposed development is vacant land to the west with the same R-6 zoning and no current plans for development. What is this proposed development compatible with?

C. Ensuring that any proposed subdivision does not create an excessive burden on the Town's taxpayers as a whole.

#36. Existing taxpayers deserve a voice concerning their perception of how this proposed development will affect their property values. The proposed development must be evaluated as to potential effect on surrounding property values...specifically the value of the twenty (20) townhomes that are immediately adjacent to the development. The increase in traffic on the townhome's private roads will have a negative effect on property values. The closeness of multiple residences will adversely change the character of this quiet, secluded county community. Trespassing on the private community's land has been a constant issue for several years and allowing more adjacent residences will compound the trespassing issue and create potential security issues. The potential for crime will increase. Trespassing on all adjacent private property will become a serious problem. The attached letter from the wetlands property owner further explains the trespassing problem. (Letter follows the Exhibits.)

- a. **Trespassing is a civil matter that is handled through a civil process, not the LUDC.**
- b. **Colorado has specific considerations for enforcing trespassing, and we encourage the Appellant to research such State of Colorado considerations.**
- c. **The proposal adds two additional lots.**

D. Creating livable neighborhoods that foster a sense of community and reduce dependency on private vehicles.

#37. The only "sense of community" will be within the subdivision itself. The only access to this proposed subdivision will be by private vehicles. There are no sidewalks. No public streets. No public lands.

- a. **A LUDC section has not been provided regarding mis interpretation.**
- b. **The Access Control Plan does not address this area of the community.**

E. Encouraging the proper arrangement of streets in relation to the Access Control Plan and to existing or planned streets and ensuring streets facilitate safe, efficient, and pleasant walking, biking and driving.

#38. There are no planned streets in this proposed development. Residences will share a common driveway that accesses a private street. There doesn't appear to be an "Access Control Plan" for this development.

- a. **The adopted Access Control Plan area of focus is along the Hwy 160 corridor between 8<sup>th</sup> Street and Vista Blvd.**
  - F. Providing a variety of lot sizes and housing types in every neighborhood.
- b. **The Wildwood Drive neighborhood provides a variety of lot sizes and housing types and the additional two lots expands the availability for single family homes.**

#39. To be determined. Unknown at this time.

- G. Protecting sensitive natural and historic areas and the Town's environmental quality.
- H. Providing for adequate and convenient open spaces for traffic, utilities, access of fire apparatus, recreation, light and air and for the avoidance of congestion of population.

#40. Access of fire apparatus is a concern. The entrance driveway is a one way in and one way out driveway with no provision for a turnaround of any large equipment shown on the survey. Two fire hydrants currently exist but are located within the adjacent townhome community and will create a challenge for fire fighters for quick access in times of emergency.

Recreation areas will require dedicated space which is not present on the proposed development survey document. Green space or some form of common area for use by residents is not shown on the plans.

- a. **The Director has determined the proposed plat amendment is a Minor Subdivision and a Boundary Line Adjustment, and further has determined that Open space is not required.**
- b. **Fire hydrants are not triggered by a minor subdivision for residential single-family homes, like it is for multi-family developments.**
- c. **The Pagosa Fire Protection District has tanker trucks that can haul water sufficient for managing single family residences.**
- d. **The Director does not agree that Fire Hydrants are required for two additional low density residential lots.**
- e. **Adding two additional low density residential lots through a Boundary line adjustment and Minor subdivision does not dictate the creation of open space or recreation areas.**

#41. Water created by snow melt becomes the larger issue when compared to water generated from rainstorms. Concentrated snow melt from three (3) additional rooftops and possible paving will create a water flow westerly downhill to the adjacent pond on an adjoining property. The pond is in a protected wetlands area and is home to a variety of water fowl and small mammals. It serves as a drinking water source for a multitude of wildlife. The storm water flow can easily bring with it toxins and water contamination. Is that acceptable storm water management?

- a. **There are two additional lots being created associated with the Minor Subdivision of 505B C.R. 600.**
- b. **There is no evidence provided that the wetlands are within a Wetland Conservation Easement that would provide "Protection" status., other than the typical US Army Corp of Engineer permitting process and/or the State of Colorado dredge and fill permitting process.**
- c. **See response associated with # above.**

I. Providing adequate spaces for educational facilities.

#42. Obviously not planned and not needed for a development that is far removed from any educational facility except daycare.

- a. **The Director agrees that adequate spaces for educational facilities is not needed for adding two additional low density residential lots.**

J. Providing protection from natural hazards and flood prone areas.

K. Ensuring compliance with the Land Use and Development Code and the Town Comprehensive Plan or Land Use Plan, whichever was last updated.

L. Regulating such other matters as the Town Council may deem necessary in order to protect the best interest of the public.

#43. If it is determined that the proposed development is an actual Minor Subdivision, then there is no "interest of the public" involved. There would be no neighborhood meetings. No public hearing. No public input of any kind. The Town Council will simply "rubber stamp" an approval because public input is being ignored.

- a. **The Appellant has not provided a LUDC Section Appealing Town Staff's interpretation.**
- b. **Rubber stamping does not occur with plat amendments or other permitting processes submitted to the Town.**
- c. **Trained Professional Planning Division staff forwards plat amendment applications to a dozen outside agencies and organizations for their comments, for every plat amendment**

application submitted to Town.

- d. Staff reviews title reports, utility provider, outside agency and internal department comments, as well as County Surveyor comments, to ensure all plat amendments are reviewed thoroughly for accuracy and legal content. Staff takes this review process very seriously as plats create new lots and legal descriptions.

7.2.2. No land shall be subdivided for any use where the land has limitations adversely affecting the proposed use unless proper mitigation procedures are sufficiently assured to satisfy the evaluation criteria outlined in subsequent sections of these Regulations.

### 7.3. - SUBDIVISION DESIGN

#### 7.3.1. APPLICABILITY

All subdivisions (major, minor, condominium, and plat amendments) shall comply with all applicable provisions in this Land Use Code. Subdivisions shall be designed per all applicable standards unless a standard is modified or varied pursuant to this Land Use Code. No minor modification or variance may be granted for areas of special flood hazard or geologic hazard, nor shall a minor modification or variance be granted for utility construction specifications. To the extent not already addressed in other provisions of this Land Use Code, **the additional design criteria in this Section shall apply to all subdivisions.**

#### 7.3.2. GENERAL DESIGN STANDARDS

A. **Compliance with zoning requirements.** The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within all proposed subdivisions shall be designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation, protects wetlands and critical wildlife habitat, and otherwise accomplishes the purpose and intent of this Land Use Code and of the zone district in which the subdivision is located. Applicants shall refer to the general development standards in Article 6 and shall apply them in the layout of the subdivision in order to avoid creating lots or patterns of lots that will make compliance with such development standards difficult or infeasible.

#44. Land disturbance will not be minimal with this proposed development. Large pine trees will require removal for any new construction (several have already been removed). Open space will only exist on one parcel with the remainder of open spaces being on neighboring private properties. The adjacent pond is in a wetlands and any run off from the three (3) new,

planned houses will enter the pond which is home to a variety of wildlife.

a. See responses associated with #9 above.

## BLOCKS AND LOTS

### A. Blocks.

1. Block lengths and widths shall be designed to allow convenient access and circulation for emergency vehicles and be practical and compatible with the overall design of the subdivision, topography, and natural features.

2. Where block lengths exceed one thousand {1,000) feet, pedestrian rights-of-way no less than ten (10) feet wide shall be provided, as needed for pedestrian circulation.

### B. Lots.

1. Each lot shall have frontage on a public street right-of-way. No lots shall be created that are narrow or irregularly shaped, making construction impractical due to the inability to meet the setback and yard requirements.

#45. The three (3) new parcels only have a shared driveway to a private street if that can be considered a right-of-way.

a. Shared private driveways are not prohibited in the LUDC.

b. A shared driveway accessing three properties is not considered a Right-of-Way, it is a private shared residential driveway.

c. Pursuant to the Mountain Vista, phase-one plat, recorded with the Archuleta County Clerk and Recorders Office on August 14, 1984, Wildwood Drive is a General Common Element, and further states that “... declare that the area designated as a general common element is subject to an easement, granted to the public forever, for the purposes of ingress, egress, access, drainage, utility lines, and facilities and services and other such purposes as may be stated thereon together with the right to carry out construction, operation, maintenance, and activities necessary and appropriate to such purposes.”

2. Measurements of lot dimensions and sizes shall exclude street, alley, or pedestrian rights-of-way.

3. Minimum lot sizes shall be in accordance with the zoning applicable to the proposed subdivision.

4. Single family residential lots with double street frontage (excluding corner lots) shall be avoided, except where essential to provide separation from major highways or incompatible land uses.

C. The sanitary sewer system shall be connected to an existing public sanitary sewer system and consist of a closed system of sanitary sewer mains and lateral branch connections to each structure or lot upon which a structure is to be built.

D. Sanitary sewer lines are to be of sufficient size and design to collect all sewage from all proposed or portable structures within the subdivision or development.

**#46.** As explained in the paragraph concerning overloading public utilities (Article 3.2.1.C), the sanitary sewer system that will service this proposed development must be evaluated and engineering results reported to all parties. PAWSD did not build the sewer system that would service this development and took over maintenance in the late 1990s. Engineering "modeling" is crucial in determining adequate sewer capacity.

**a. See responses in #17 above.**

Deverick Jorqan  
Pagosa Landing LLC  
2000 Renfro Road  
Colleyville, TX 76034  
[deverick@gmail.com](mailto:deverick@gmail.com)  
214.906.0033

February 27, 2026

James Dickhoff  
Town Development Director Town of Pagosa Springs  
P.O. Box 1859  
Pagosa Springs, CO 81147

Care of: Mr. Ronald Barnum  
Mountain Vista Townhomes Association

Re: Appeal of Approval for Martinez Minor Subdivision Amendment 2025-01 at 144 Wildwood Drive, Pagosa Springs, CO

Dear Mr. Barnum:

As the owner of Pagosa Landing LLC, which holds title to the adjacent 17.3-acre parcel in TOPS Mountain View Estates (Parcel No. 569916142001) and the 2.66-acre parcel in TOPS Piedra Business Park Minor Community (Parcel No. 569916143001), I am writing in support of your appeal against Ms. Neel's development. These properties border the proposed subdivision to the east and south, including the pond which is located on my land. I formally object to the approval of the Martinez Minor Subdivision Amendment 2025-01 and request that this letter be considered as tagging onto the comprehensive appeal filed by the Board of Directors of Mountain Vista Townhomes Association, Inc. on February 23, 2026. While I fully endorse their detailed analysis of code discrepancies, I wish to emphasize my unique concerns regarding environmental impacts to the pond and ongoing trespass issues, which directly affect my properties and violate the Pagosa Springs Land Use and Development Code (LUDC).

**#47. Environmental Impacts on the Pond (Violates LUDC Sec. 7.2.1.G and Sec. 8.1)**

The LUDC requires subdivisions to protect sensitive natural areas and the Town's environmental quality (Sec. 7.2.1.G), including impact assessments for developments near wetlands or water bodies <Sec. 8.1). The proposed lots position new homes abutting the pond's edge, increasing risks of stormwater runoff, pollution, and habitat disturbance to this wetland feature on my property. No such assessment or stormwater plan (required under Sec. 8.3) mitigates these threats. despite the plat's configuration inviting degradation. This approval overlooks the pond's vulnerability. Under Colorado law. developments burden on adjacent private water bodies through indirect harm are prohibited (Bijou Irrigation Dist. v. Empire Club, 804 P.2d 175 (Colo. 1991)), and this subdivision exacerbates that by enabling unmitigated environmental risks.

**a. See responses to #16 above.**

**#48. Trespass and Unauthorized Access Risks (Violates LUDC Sec. 7.2.1.B for Compatibility)**

Ms. Neel's documented history of unauthorized use of my pond and suspected pumping without storage rights, has necessitated nearly \$100,000 in legal defense to Pagosa Landing LLC. Future construction poses ongoing trespass threats. In sworn testimony in Archuleta County District Court Case No. 2025CV30024 (Rebecca Neel v. Mountain Vista Townhomes Association, Inc.), Ms. Neel admitted offering boat rides on the pond to neighbors. stating: "I told them sure I said they could even get in the boat and ride on the lake as long as they put on some life vests and they would be responsible for themselves." This occurred despite prior notifications of trespass and confirms her disregard for property boundaries. Colorado law establishes that waters on private land are not open for recreational use without consent (People v. Emmert, 198 Colo. 137,597 P.2d 1025 (1979)). and approving lots abutting the pond facilitates further violations under third-degree criminal trespass statutes (C.R.S. § 18-4-504). The subdivision's shared driveway and proximity will amplify these risks for multiple new residents, undermining compatibility with adjoining lands (LUDC Sec. 7.2.1.B)

**a. The above statements appear to be a trespassing matter and considered a civil issue between property owners and not a matter for Appeal regarding Town Staff's interpretation of the LUDC.**

**#49.** By tagging onto Mountain Vista's appeal, I incorporate their code analysis while highlighting these direct impacts on my properties. The administrative approval side steps transparency and fails to address these violations. I urge revocation of the approval and a public hearing for full review. Please contact me for additional evidence, including water court records, surveys, and the referenced testimony.

Sincerely,



Deverick Jordan, Manager  
Pagosa Landing LLC.

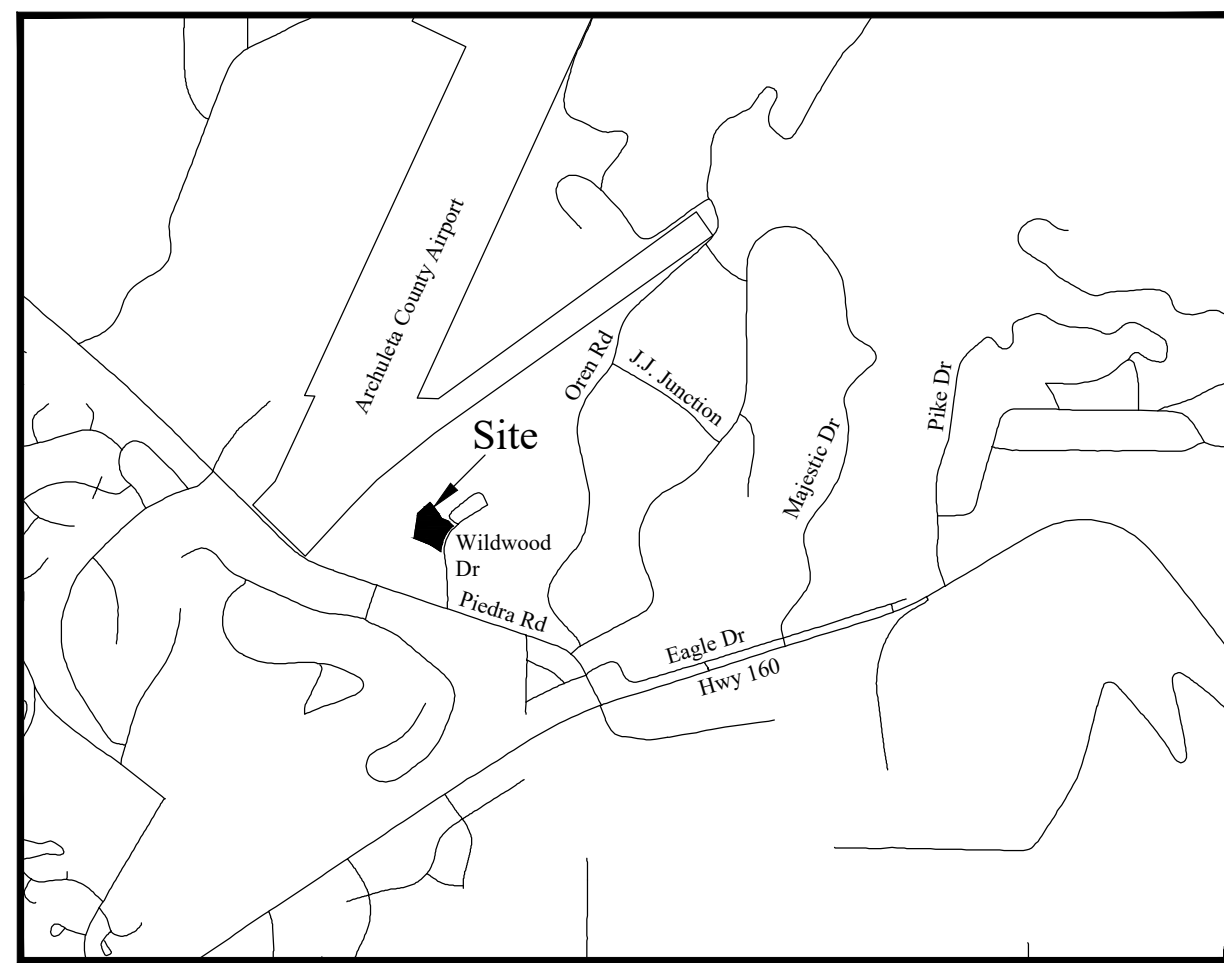
## TOWN STAFF'S APPEAL RESPONSE CONCLUSION:

1. **INCORRECT PLAT TITLE:** The Director agrees that the Martinez Minor Subdivision Plat is incorrectly titled, and that Lot 2 of the Martinez Subdivision cannot be further subdivided through a minor subdivision process, However, 505B C.R. 600 can be approved for a minor subdivision. Staff does not opposed the Appeal of the current preliminary plat titled Martinez Minor Subdivision Amendment.
2. **ALLOWABLE PLAT AMENDMENT:** Moving forward with a boundary line adjustment for Lot 2 of the Martinez Minor Subdivision and a minor subdivision of 505B C.R. 600, the result will be the same in regard to two additional low density residential lots being created, without triggering a Major Subdivision.
3. **COMPATABILITY** with the existing neighborhood is achieved with proposed larger 8,886 sq.ft. lots than the minimum required 7,500 sq.ft. lots sizes for the low-density residential zoning. Ample space between existing developments exists. Low-density residential is much less intensive use than the existing neighboring multi-family residential developments. Single family development provides a mix of residential types within the existing neighborhood.
4. **ACCESS** from Wildwood Drive is allowed pursuant to the Mountain Vista Townhome Association (MVTA) Plat dedication of a Public Easement for access and egress. The applicant's plat amendment application triggered a new maintenance agreement for all four lots for their share of costs for maintaining the Wildwood Drive private roadway, which has been executed with the MVTA. This also provided the MVTA to formalize access easement agreements for all four lots, also executed between the property owner and MVTA.
5. **UTILITIES:** The applicant is required to complete the PAWSD water and sewer modeling application process prior to Plat recordation. Other utility upgrades may be required as building permits are submitted, however, are not needed at the time of Plat Amendment.

Staff requests the Planning Commission to provide their determination on the above items regarding consistency with the LUDC or non-compliance since the Plat Amendment Application will continue as described in #2 above, which will result in the same outcome of two additional low density residential lots.

# MARTINEZ MINOR SUBDIVISION AMENDMENT 2025-01

Being a Replat of Parcel 2, Martinez Minor Subdivision & Tract 4, Martinez Annexation Plat, Creating Parcels 2Z-1, 2Z-2, 2Z-3, & 2Z-4 Within Section 16 T.35N R.2W, N.M.P.M. Town of Pagosa Springs, Archuleta County, Colorado



VICINITY MAP  
Scale: 1" = 2000'

### NOTES:

- Basis of Bearings: Bearings are geodetic bearings determined by GPS observations. The easterly line of Lot 2Z-4, monumented as shown hereon, bears N 43°08'45" W.
- All distances on this plat are in US survey feet.
- These premises are subject to any and all easements, rights of way, variances and or agreements as of record may appear.
- For rights of way and easements shown on this plat, Murrey Land Surveying relied upon Commitment for Title Insurance issued by High Country Title, LLC, Order No. 23-HCT-1009, Effective date October 31, 2023 at 1:29 PM. No additional record title or easement research was done by Murrey Land Surveying.
- Notice: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- A shared maintenance agreement for the shared private driveway defining the final obligations of all newly created lots was recorded \_\_\_\_\_, 20\_\_ at reception number \_\_\_\_\_ in the Archuleta County Clerk and Records Office.
- A shared maintenance agreement for Wildwood Drive defining the final obligations of all newly created lots was recorded \_\_\_\_\_, 20\_\_ at reception number \_\_\_\_\_ in the Archuleta County Clerk and Records Office.

### TOWN APPROVAL TO RECORD CERTIFICATE:

The Town of Pagosa Springs approves this plat for recording by the Archuleta County Clerk. This approval does not extend to the design of utilities, sewage disposal, roads, or any other service facility. The Town's approval of this plat constitutes the acceptance, on the public's behalf of the offer of dedications of rights-of-way and/or easements, but does not constitute acceptance of roads, utilities, or services for the Town for maintenance or operation.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By Mayor \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Attest by Town Clerk \_\_\_\_\_

### SURVEYOR'S CERTIFICATE:

I, David J. Murrey, a duly registered professional land surveyor in the State of Colorado, do hereby certify that this plat of "Martinez Minor Subdivision Amendment 2025-01" was prepared under my direction, meets the State of Colorado minimum standards for Land Survey Plats and truly and correctly represents a field survey of the same, and was monumented in accordance with sections 38-51-101, et seq., C.R.S.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

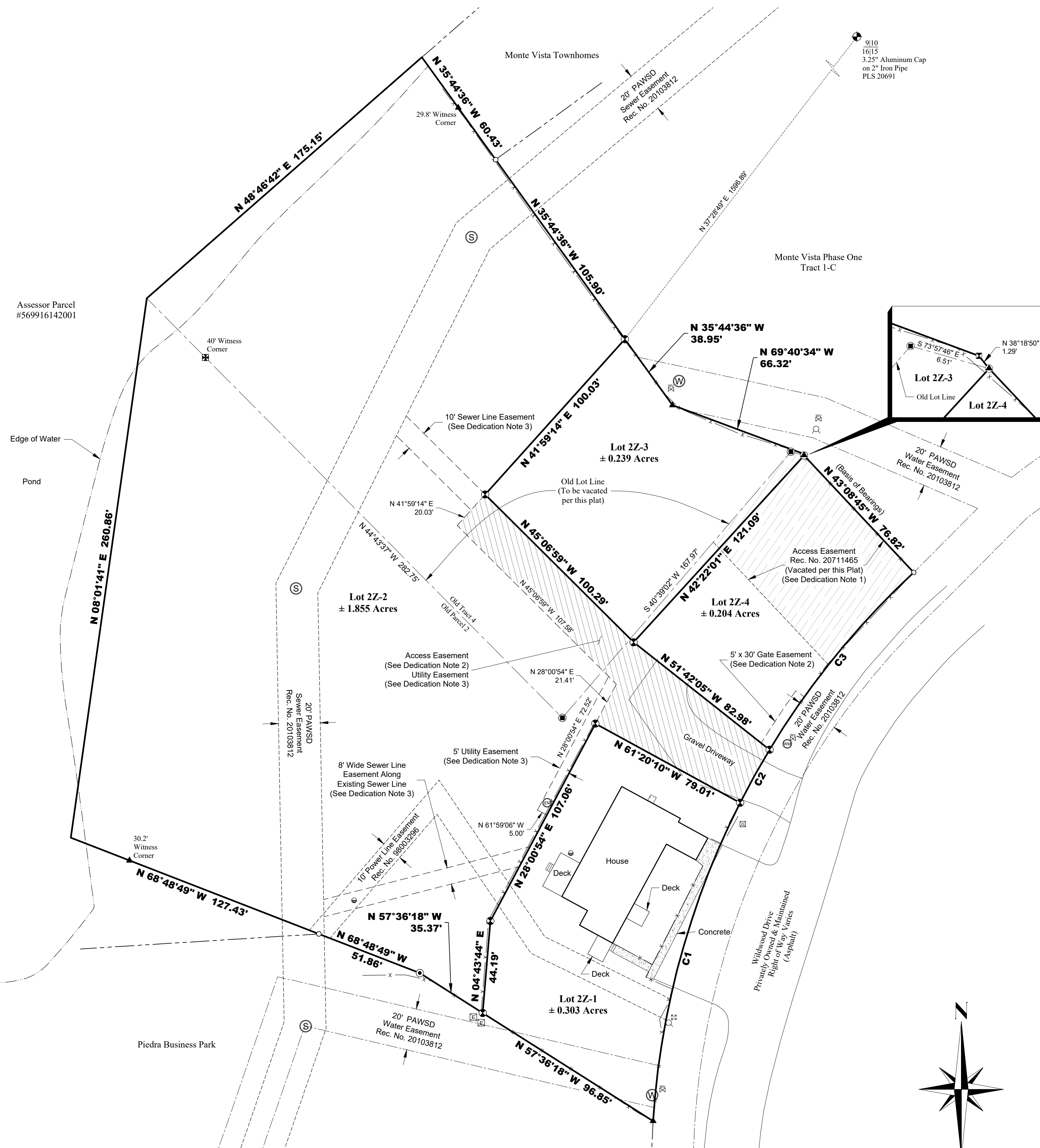
### PLAT REFERENCE:

- Martinez Minor Subdivision Plat filed for record in the Archuleta County Clerk and Records Office at Reception Number 98003296 on May 5, 1998.
- Martinez Annexation Plat filed for record in the Archuleta County Clerk and Records Office at Reception Number 98002088 on March 18, 1998.

### LEGEND

- ⊗ Set 2" Aluminum Cap PLS 37884 on 5/8" Rebar
- ⊙ Found 1" Plastic Cap PLS 23894 on 1/2" Rebar
- ⊕ Found 1.5" Aluminum Cap PLS 20691 on 1/2" Rebar
- ⊖ Found 1" Plastic Cap PLS 18970 on 1/2" Rebar
- ⊗ Found illegible 1" Plastic Cap on 1/2" Rebar
- ⊙ Found 1" Plastic Cap PLS 20691 on 1/2" Rebar
- ⊕ Found 1.5" Aluminum Cap PLS 23894 on 1/2" Rebar
- Found 1/2" Rebar No Identification
- ⊗ Found Section Corner (Described Hereon)
- ⊙ 4" PVC Clean Out
- ⊕ Electric Box
- ⊙ Electric Meter
- ⊕ Water Sewer Manhole
- ⊙ Sanitary Sewer Manhole
- ⊕ Telephone Pedestal
- ⊙ Water Meter
- ⊕ Water Valve
- ⊙ Fire Hydrant
- x — Fence

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	393.18'	159.09'	23°10'57"	N 15°18'14" E	159.00'
C2	393.18'	29.95'	4°14'00"	N 29°00'42" E	29.94'
C3	393.18'	109.72'	15°59'22"	N 39°07'24" E	109.37'



### CERTIFICATE OF OWNERS

#### KNOW ALL MEN BY THESE PRESENTS:

That Rebecca Neel whose address is 144 Wildwood Drive, Pagosa Springs, Colorado 81147, being owner or lien holder of the following described real property, to wit: Parcel 2, Martinez Minor Subdivision & Tract 4, Martinez Annexation Plat, Town of Pagosa Springs, Archuleta County, Colorado, containing 2.602 acres, has caused the same to be surveyed, laid out, subdivided, and designated as "Martinez Minor Subdivision Amendment 2025-01" and has caused this plat to be made and filed. In consideration of the approval of this plat, the above stated owner hereby waives any and all claims of damages against the Town of Pagosa Springs occasioned by the alteration of land surfaces to conform to this plat.

The total area of new of Lot 2Z-1 is ± 0.303 Acres, Lot 2Z-2 is ± 1.855 Acres, Lot 2Z-3 is ± 0.239 Acres, & Lot 2Z-4 is ± 0.204 Acres.

### DEDICATION OF EASEMENTS

- The existing access easement recorded as Rec. No. 20711465 is hereby vacated per this plat.
- The access & gate easement as shown hereon is hereby granted for the exclusive use of Lots 2Z-1, 2Z-2, 2Z-3 & 2Z-4.
- Utility Easement Dedication: The Public Utility Easements as shown hereon are hereby dedicated to all public and private utility companies, as recognized by the Town of Pagosa Springs, as Public Utility Easements, and also dedicated to the property owners within this development for the purposes of access to and connection with the public utilities. Customer owned lines shall exit the Public Utility Easement in the shortest route possible.

In witness thereof, this instrument is executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Rebecca Neel

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

State of Colorado

County of Archuleta

My commission expires: \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_.

[Signature and Seal of Notary Public]

### COUNTY SURVEYOR'S CERTIFICATE:

This plat has been reviewed and approved for statutory compliance, legibility, form and content only and these items have been determined to meet the minimum standards for land surveying in the State of Colorado. This certificate does not represent a thorough review of the calculations, methodology or the correctness of the boundaries depicted hereon.

### CLERK AND RECORDER CERTIFICATE:

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Reception Number: \_\_\_\_\_

Plat File Number: \_\_\_\_\_

By Clerk and Recorder: \_\_\_\_\_

**Preliminary**

MARTINEZ MINOR SUBDIVISION  
AMENDMENT 2025-01  
Lying within Section 16 T.35N R.2W, N.M.P.M.  
Archuleta County, Colorado

PROJECT NO: 25096	SCALE: 1" = 30'	DATE: 12/15/2025
DRAWN BY: MTC	MURREY LAND SURVEYING	SHT: 1 OF: 1
CHECKED BY: DJM	PO BOX 5532	
SURVEYED BY: DJM	PAGOSA SPRINGS, CO 81147	
	(970) 946-1043	