



Town Hall 551 Hot Springs Blvd.
Pagosa Springs, CO 81147

AGENDA

Planning Commission Meeting
Monday, October 20, 2025 @ 5:30 PM

1. REMOTE PARTICIPATION

The public is encouraged to join via Zoom conference call as space is limited in the meeting room.

Please paste this link below to join the webinar:

<https://us06web.zoom.us/j/82738710091>

Or to join by telephone dial: 1-719-359-4580 Webinar ID: 827 3871 0091

Meetings are conducted in person at Town Hall located at 551 Hot Springs Blvd. Whenever possible, meetings will be broadcast online via Zoom, which can be accessed from a computer or phone with internet access, or by calling in. The Town does not and cannot guarantee internet service or online broadcasting. Remote attendance is at the risk of the attendee as public meetings will continue in person regardless of the Town's broadcast capability.

I. CALL MEETING TO ORDER

II. ANNOUNCEMENTS

III. APPROVAL OF MINUTES

A. Approval of the 20 Oct 2025 Meeting Minutes

[Planning Commission - 09 Sep 2025 - Minutes - Pdf](#)

IV. PUBLIC COMMENT

An opportunity for the public to provide comments and to address the Planning Commission on items not on the agenda.

V. BOARD OF ADJUSTMENTS

A. Growing Spaces, Facade Variance, 1868 A & B Majestic Drive

[Agenda Brief - Growing Spaces, Metal Building Facade Variance - Pdf](#)

VI. DESIGN REVIEW BOARD

A. Final Major Design Review Application, 103 Majestic Drive, Vehicle Sales and Rental Use

[Agenda Brief - Final Major Design Review Application, 103 Majestic Drive, Vehicle Sales and Rental Use - Pdf](#)

VII. PLANNING COMMISSION

A. Conditional Use Permit, 103 Majestic Drive, Vehicle Sales and Rental

[Agenda Brief - Conditional Use Permit, 103 Majestic Drive, Vehicle Sales and Rental - Pdf](#)

VIII. REPORTS AND COMMENTS

A. Planning Commission - Comments, Ideas and Discussion

IX. PUBLIC COMMENT

An opportunity for the public to provide comments and to address the Planning Commission on items on the agenda.

X. ADJOURNMENT



Town Hall 551 Hot Springs Blvd.
Pagosa Springs, CO 81147

MINUTES

Planning Commission Meeting
September 9, 2025 @ 5:30 PM

A regular meeting of the Planning Commission was called to order on September 9, 2025, at 5:30 PM in the Town Hall 551 Hot Springs Blvd. .

COMMISSION PRESENT: Commissioner Pitcher, Commissioner Weiler, Commissioner Gurule, and Commissioner Hodges

COMMISSION ABSENT: Commissioner Pribble and Commissioner Reid

1 CALL MEETING TO ORDER

a) at 5:33 p.m.

2 ANNOUNCEMENTS

a) Director Dickhoff introduced the Commission to the new Planning Manager, Owen O'Dell.

3 APPROVAL OF MINUTES

a) Commissioner Gurule moved to approve the June 24, 2025 meeting minutes. Commissioner Weiler seconded.

Carried.

4 PUBLIC COMMENT

a) None.

5 DESIGN REVIEW BOARD

a) Final Design Review Application - Pagosa Bible Church, 209 Harman Park Drive

Brad Ash, applicant representative introduced the project. Planner Tunnell presented the staff report. Chair Pitcher asked for clarification from staff about the IWUIC Code reference in the staff report. Planner Tunnell noted that the adoption of the code will happen in April of 2026 and implementation will be in July of 2026. Chair Pitcher asked if it is a standalone code or attached to an existing code. Director Dickhoff answered that it is a standalone code. It will amend the Town's landscaping regulations, hardening the exterior of structures, looking at defensible around the perimeter of your home, and much more. Chair Pitcher asked how the proposal would impact landscaping requirements. Planner Tunnell explained that there are three designated zones for non-combustible materials, and each zone has specific requirements regarding distances from structures. Director Dickhoff noted that this code will not impact any projects that have approved building permits. Member Gurule asked how long it will take to get Harman Park Association approval. The applicant answered that it should be just a formality and that the uses are not large increases. Chair Pitcher asked why the Town reapproves each application that comes into the Harman Park collection system. Director Dickhoff answered that the just ensures the HOA is aware. Don Ford, applicant, noted that there were initially condos anticipated where the jail is now. Chair Pitcher opened for public comment; none; closed public comment.

Commissioner Hodges moved to APPROVE the Pagosa Bible Church FINAL Major Design Review Application, directing the applicant to address staff's comments contained in the staff report,

Page 1 of 3

Planning Commission
September 9, 2025

including:

1. Snow storage plan exhibit
2. Screening of any mechanical equipment and/or trash enclosures prior to TCO or CO
3. Verification from the Harman Park Association regarding increased sanitary sewer service.
4. Storm Water Management Plan prior to building permit submittal

Commissioner Gurule seconded.

Carried.

b) Final Major Design Review - Pagosa Auto Rents, 103 Majestic Drive

The Pagosa Rents Design Review application is being continued until the September 23rd Planning Commission meeting.

Due to public notifications being sent out, it is important that the Design Review Board officially continue the application consideration until the September 23, 2025 Planning Commission meeting.

Commissioner Gurule moved to continue the Pagosa Rents Design Review application consideration until September 23, 2025. Commissioner Hodges seconded.

Carried.

6 PLANNING COMMISSION

a) Amending the Official Zoning Map Regarding Property Known As 1040 East U.S. Highway 160.

Director Dickhoff presented the staff report. Member Gurule asked if this is where Bob's LP currently is. Director Dickhoff answered yes. She asked if this is a rafter access point. Director Dickhoff answered yes.

Commissioner Gurule moved to approve a Recommendation for Town Council to APPROVE the Open Space and Parks Zoning District Designation for 1040 E. Hwy 160.
Commissioner Hodges seconded.

Carried.

b) Elect Planning Commission Vice-Chair for Remainder of 2025

Commissioner Gurule moved to elect Chad Hodges as the Planning Commission Vice-Chair to serve for the remainder of 2025. Commissioner Weiler seconded.

Carried.

c) Recommendation for Appointing Regular Member to the Planning Commission

Commissioner Hodges moved to table this discussion until the September 23, 2025 Planning Commission meeting.
Commissioner Gurule seconded.

Carried.

7 REPORTS AND COMMENTS

a) Projects Review

The Town's Projects Manager, Kyle Rickert, presented on current active Town projects.

8 PUBLIC COMMENT

a) None.

9 ADJOURNMENT

APPROVAL OF MINUTES III.A.

Planning Commission
September 9, 2025



AGENDA BRIEF

MEETING: Planning Commission - 20 Oct 2025

FROM: Owen O'Dell

PROJECT: Growing Spaces, Metal Building Façade Variance

ACTION: Planning Commission Action

PURPOSE/BACKGROUND:

Perennial Harvest LLC dba Growing Spaces has applied for the approval of a Façade Variance for the new storage building at their location. The purpose of this action is to deviate from the commercial and mixed-use design standards in Article 6.7 of the Land Use Development Code (LUDC). The applicant is simultaneously under review for a plat amendment to consolidate Lot 83X-3 and Lot 83X-2. The existing parcel is zoned Mixed-Use Corridor (MU-C).

ATTACHMENTS:

[Growing Spaces, Façade Variance, BoA Staff Report 251017](#)

RECOMMENDATIONS:

- A. Move to APPROVE the Growing Spaces, Façade Variance at 1868A and 1868B Majestic Drive with finding A, and with conditions 1-4:
 - 1.Applicant must submit a Title Report dated within 30-days of submission containing Schedule B Section 2 as required in Article 13 of the LUDC (Planning Staff Review).
 - 2.Applicant must submit a set of Architectural drawings with a building code analysis to the Town of Pagosa Springs Building Department, to include a code analysis, floor plan, and elevations (Building Official Review).
 - 3.Applicant must complete the active Plat Amendment consolidating Lot 83X-2 and Lot 83X-3 prior to receiving a Certificate of Occupancy from the Building Department (Planning Staff Review).
 - 4.Applicant must submit for and complete an Administrative Design Review for the additional building being proposed on the property (LUDC 2.4.6 C.1.a.).
- B. Move to CONTINUE the Growing Spaces, Façade Variance at 1868A and 1868B Majestic Drive variance application until [specify date].
- C. Move to DENY the the Growing Spaces, Façade Variance at 1868A and 1868B Majestic Drive variance application (providing direction to staff and/or the applicant).

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, Board of Adjustments

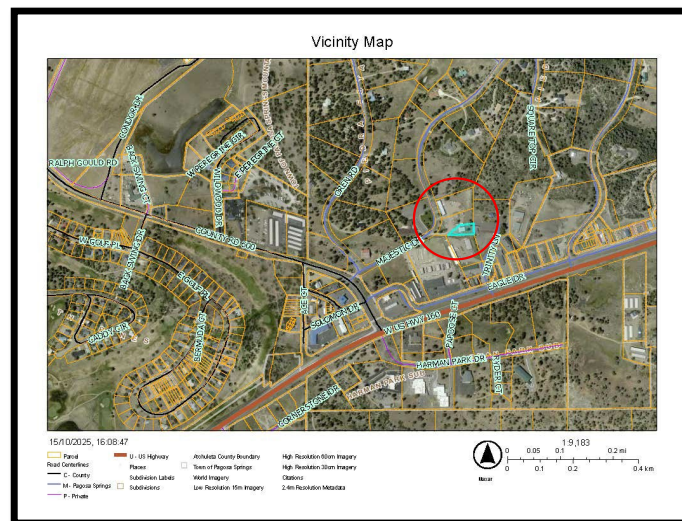
FROM: Owen O'Dell, Planning Manager

DATE: October 20, 2025

STAFF
REPORT: Growing Spaces, Façade Variance, 1868A & 1868B Majestic Drive

EXECUTIVE SUMMARY

Perennial Harvest LLC dba Growing Spaces, represented by Sarah Avery, has applied for the approval of a **Façade Variance** for the new storage building at their location. The purpose of this action is to deviate from the commercial and mixed-use design standards in Article 6.7 of the Land Use Development Code (LUDC). The applicant is simultaneously under review for a plat amendment to consolidate Lot 83X-3 and Lot 83X-2. The existing parcel is zoned Mixed-Use Corridor (MU-C).



REVIEW PROCEDURE

Article 2, Table 2.2-1 Summary table of Procedures of the *Town of Pagosa Springs LUDC* requires Variance requests to undergo a Public Hearing before the Board of Adjustments, which is filled by the Planning Commission, for final decision.

Article 2.4.12 A. lists the purpose of Variances from the LUDC. Specifically, *"It is not intended that variances be granted to (1) allow a use in a zone district where it is not permitted by this Land Use Code; or (2) merely remove inconveniences or financial burdens that the requirements of this Land Use Code may impose on property owners in general. Rather, it is intended to provide limited relief where the requirements of this Land Use Code render the land difficult or impossible to use because of some unique physical attribute of the property itself or some other factor unique to the property for which the variance is requested."*

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

DISCUSSION

The Applicant is requesting a Variance from the façade requirements in Article 6.7 which states:

"Metal may be used on the exterior of buildings for architectural features. Metal may be used as an architectural feature covering no more than thirty-five (35) percent of any building façade, unless the decision-making body determines that additional metal in the design creates a high-quality or unique building design that meets the purpose and intent of the standards in this section."

The applicant wishes to erect a metal building which has a façade that is one hundred (100) percent metal. The design of this building aligns with the other buildings on their property and buildings in the surrounding area. Ponderosa Lumber to the south has a storage yard with four (4) metal buildings. See figures below.

Figure 1



Figure 2



As stated in the Narrative and depicted on the submitted site plan, the warehouse will be setback from public streets. There is also a substantial amount of screening from both natural features (hills and vegetation) and existing structures (buildings and fences). The building materials will match the existing Growing Spaces campus containing corrugated steel panels (red-iron building system) in forest green and off-white trim, with white roll-up and walk-in doors. The Narrative indicated decorative windows were going to be installed to assist in the beautification of the façade, however after discussion with the Town's Building Official, there is no evidence to support that claim, though it is not a requirement to install windows.

Figure 3



Figure 4



When considering a Variance proposal, the Board of Adjustments shall compare the project with the 10 criteria as listed in Article 2.4.12 C.2:

- (i) *There are unique physical circumstances or conditions, such as size, irregularity, narrowness or shallowness of lot, location, surroundings, or exceptional topographical or other physical conditions peculiar to the affected property;*

Staff finds that there are physical conditions that make this property peculiar because of the uniformity of the site. All of the existing structures are corrugated metal buildings, requiring an additional building to not be symmetrical with the site (only allowing 35% metal façade) would create an irregular appearance. This would disrupt the aesthetic of the campus giving no clear advantage to the public.

- (ii) *The unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located;*

As mentioned above, the site and surrounding sites, are predominantly metal buildings. Allowing Growing Spaces to add an additional building, to be finished with a metal façade, will not disrupt the existing conditions of the neighborhood.

- (iii) *Such physical circumstances or conditions were not created by the applicant or any previous owner of the property;*

Staff find this review criteria to be true as the applicant did not develop their site or the surrounding sites, though it was developed by a previous owner. The physical conditions of the neighborhood are consistent with the allowance of metal facades.

- (iv) *Because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this Land Use Code because such conformance with the Code would*

deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

Allowing the Variance would enable the applicant to further develop their site in conformity with surrounding developments and sites. Not allowing the Variance would be depriving the applicant of the privileges that were given to the previous owner of the site and owners of surrounding properties in consideration of façade design.

- (v) *The variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property; and*

Staff finds no reason to believe allowing the Variance would alter the essential character of the neighborhood.

- (vi) *The variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the provisions of this Land Use Code that are in question.*

Staff believes the applicant aligns with this review criteria.

- (vii) *No variance shall be granted that violates the intent of this Land Use Code or its amendments. No variance may make any changes in the terms of this Land Use Code provided the restriction in this subsection shall not affect the authority to grant variances pursuant to this Section 2.4.10.*

The intent of Article 6.7 Commercial and Mixed-Use Design Standards is:

"This Section is intended to promote high-quality commercial and mixed-use building design, encourage visual variety in non-residential areas of the Town, foster a more human scale and attractive street fronts, project a positive image to encourage economic development in the Town, and protect property values of both the subject property and surrounding areas. In addition, this Section intends to create a distinct image for important or highly visible areas of the Town."

This section is written to support visual diversity and beautification for the street view of developments. As noted in the Narrative, this structure is shielded from the view corridor of the Right-of-Way. Allowing this Variance would not contradict the intent of the LUDC, rather grant relief for the applicant in a peculiar circumstance.

- (viii) *No variance shall be granted from any written conditions attached by another decision-making body to the approval of a conditional use permit, subdivision plat, or site plan.*

This Variance request is not the result of conditions imposed by a decision-making body.

- (ix) *No variance shall be granted if the conditions or circumstances affecting the applicant's property are of so general or recurrent a nature as to make reasonably practicable the formulation of a general regulation for such conditions or situations.*

This is not a general request that would see a need for amendments within the LUDC, rather a request to continue the homogeneity of the Growing Spaces campus.

- (x) *No variance may authorize a use other than those permitted in the district for which the variance is sought; also, an application or request for a variance shall not be heard or granted with regard to any parcel of property or portion thereof upon which zoning request for any parcel of property or portion thereof has not been finally acted upon by both the Planning Commission and by the Town Council.*

The applicant is within the bounds of this review criteria as they are not requesting a use not otherwise permissible in this zoning district (MU-C).

Because the applicant meets all ten (10) review criteria above, Staff believes they may be granted relief from Article 6.7.3 B.2. of the LUDC Commercial and Mixed-Use Design Standards.

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 Board of Adjustments finds that:

- a. The application does meet the review criteria for a Variance in the Mixed-Use Corridor (MU-C) district, in Article 2.4.12 C.2 of the *Town of Pagosa Springs Land Use Development Code*, then

That the **Board of Adjustments APPROVE of the Growing Spaces, Façade Variance at 1868A and 1868B Majestic Drive**, as presented with the following conditions:

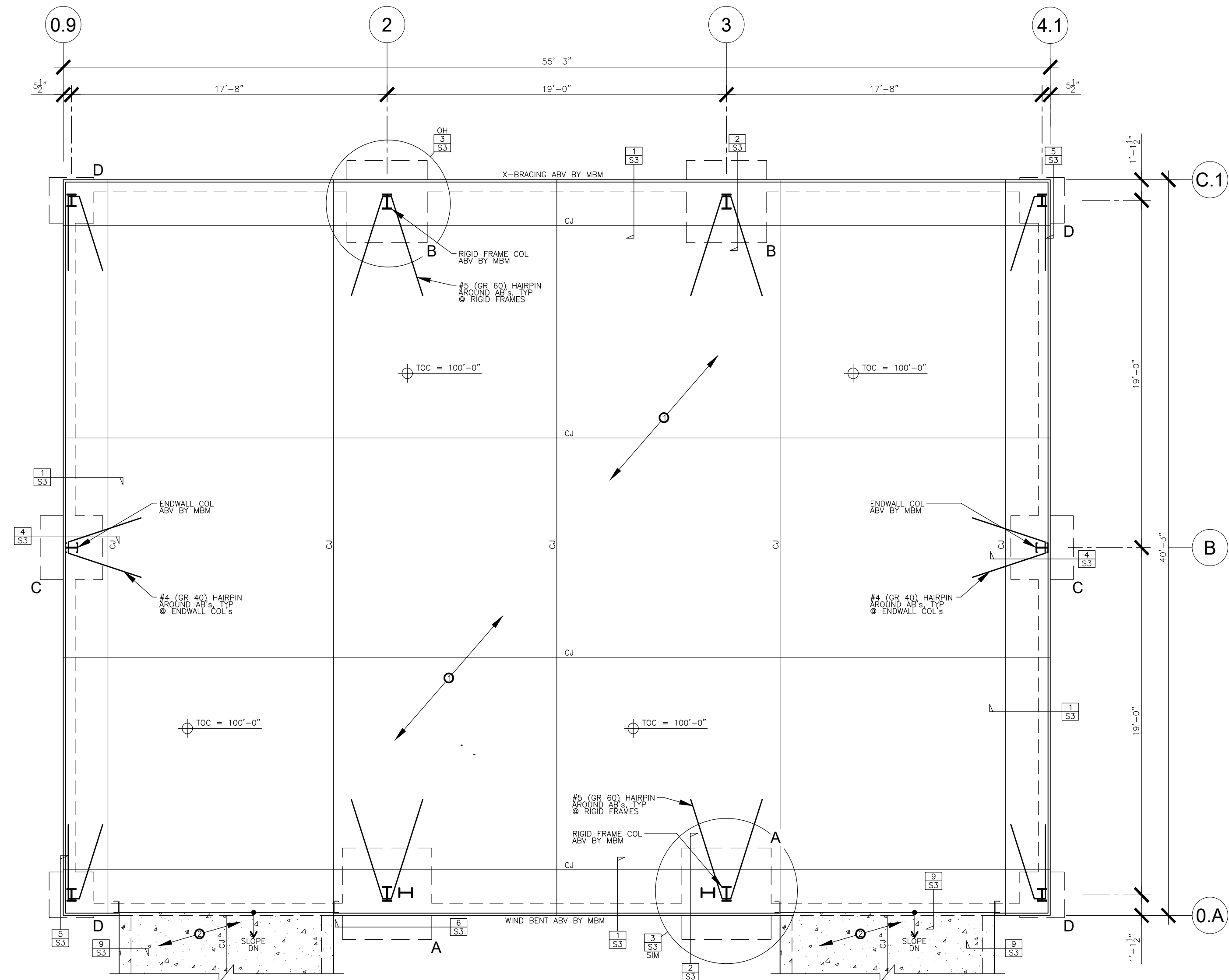
1. Applicant must submit a Title Report dated within 30-days of submission containing Schedule B Section 2 as required in Article 13 of the LUDC (Planning Staff Review).
2. Applicant must submit a set of Architectural drawings with a building code analysis to the Town of Pagosa Springs Building Department, to include a code analysis, floor plan, and elevations (Building Official Review).
3. Applicant must complete the active Plat Amendment consolidating Lot 83X-2 and Lot 83X-3 prior to receiving a Certificate of Occupancy from the Building Department (Planning Staff Review).
4. Applicant must submit for and complete an Administrative Design Review for the additional building being proposed on the property (LUDC 2.4.6 C.1.a.).

PROPOSED MOTION

I move to APPROVE of the Growing Spaces, Façade Variance at 1868A and 1868B Majestic Drive with finding A, and with conditions 1-4, as presented.

ATTACHMENTS

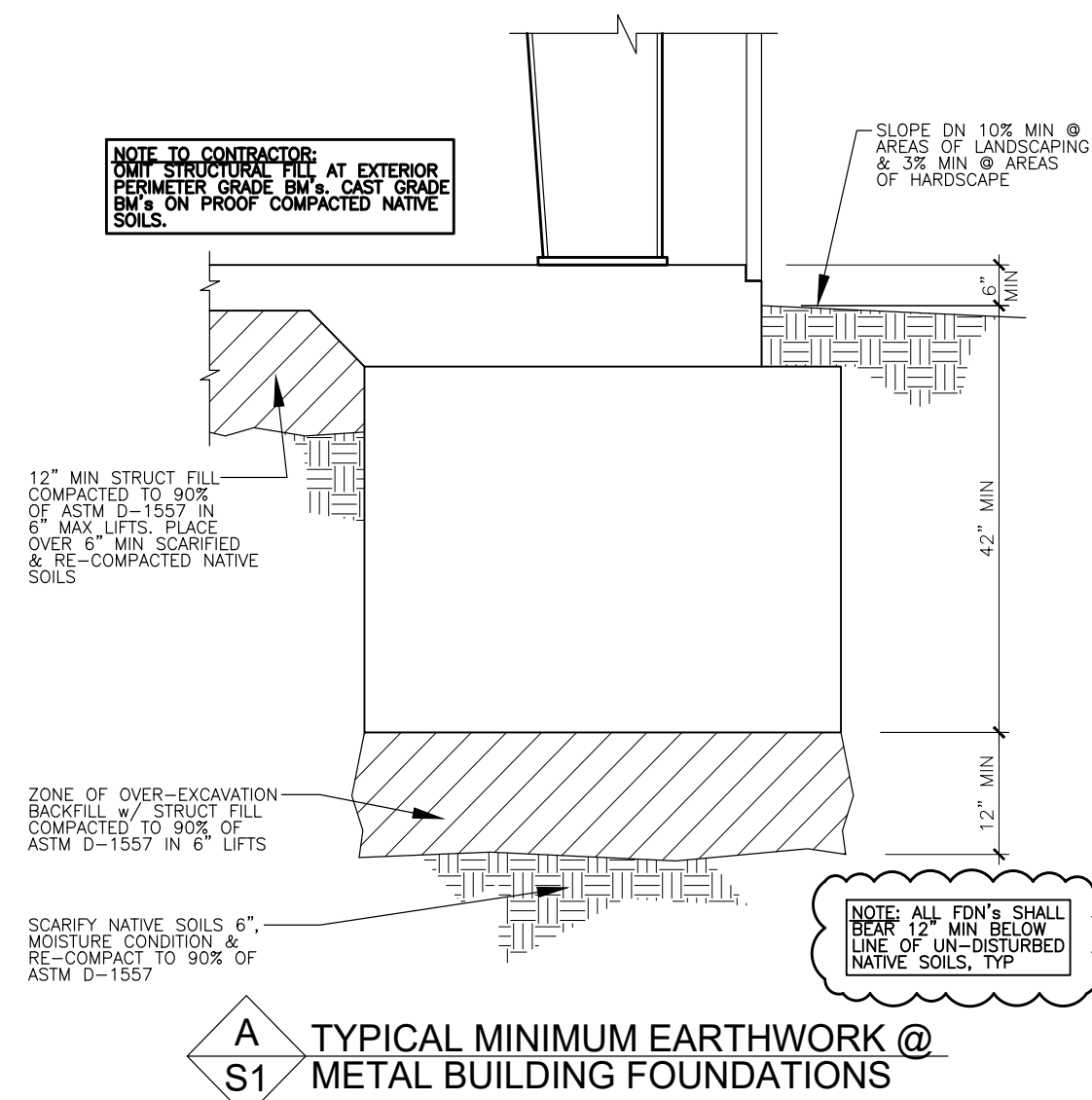
Attachment 1: Building Plans
Attachment 2: Site Plans
Attachment 3: Building Official Comments
Attachment 4: Applicant Narrative



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NOTE TO CONTRACTOR: THESE PLANS BY SITTNER STRUCTURAL LLC ARE FOR A FOUNDATION DESIGN ONLY. THE METAL BUILDING SHALL BE DESIGNED & PROVIDED BY A METAL BUILDING MANUFACTURER & SHALL BE STAMPED & SIGNED BY AN ENGINEER LICENSED IN THE STATE THAT THE METAL BUILDING IS TO BE CONSTRUCTED IN.



FOUNDATION NOTES:

1. REFER TO METAL BUILDING DRAWINGS FOR DIMENSIONS TO NON-BRG WALLS, OPENINGS AND ADDITIONAL NON-STRUCTURAL INFO.
2. UNLESS OTHERWISE NOTED, ALL ELEVATIONS ARE BASED ON A FINISHED FLOOR ELEVATIONS OF 100'-0".
3. SEE SHEET S2 FOR GENERAL STRUCTURAL NOTES.
4. UTILITY LOCATIONS ARE NOT SHOWN ON FOUNDATION PLAN. THE CONTRACTOR SHALL COORDINATE THE LOCATIONS, SIZES, AND INVERTS OF UTILITIES AT LOCATIONS WHERE UTILITIES PASS BELOW TOP OF FOOTING ELEVATION. STEP THE TOP OF FOOTING DOWN ON EACH SIDE PER THE "STEPPED FOOTING DETAIL" AND SLEEVE THE UTILITY THROUGH THE FOUNDATION WALL PER "UTILITY SLEEVE DETAIL".
5. PROVIDE CONTRACTION JOINTS (CJ) IN ALL INTERIOR AND EXTERIOR CONCRETE SLABS-ON-GRADE PER NOTES ON S2 AT 15'-0" MAX SPACING.
6. ALL DIMENSIONS ARE TO FACE OF CONCRETE (FOC) OR CENTER LINE (CL) OF FOOTINGS, UNO.
7. SEE A/S1 FOR TYPICAL MINIMUM EARTHWORK REQUIREMENTS.
8. SEE PLANS BY METAL BUILDING MFR FOR METAL BUILDING INFORMATION, BUILDING DIMENSIONS & SPECIFIC ANCHOR BOLT LOCATIONS.
9. CJ: CONTRACTION JOIST IN CONCRETE SLAB-ON-GRADE PER DETAILS ON S2.
10. FOUNDATIONS ARE DESIGNED FOR COLLUMS/GIRTS TO BE BY-PASS FRAMED @ RIGID FRAMES & FLUSH FRAMED ENDWALLS, TYP.
11. ALL LATERAL BRACING SHALL BE DESIGNED & PROVIDED BY THE METAL BLDG MFR.
12. TOC = TOP OF CONCRETE, BOB = BOTTOM OF GRADE BEAM, BF = BOTTOM OF FOOTING.

FOUNDATION KEYED NOTES:

- INTERIOR CONCRETE SOG & REINF PER NOTES ON THIS SHEET
- ⊗ EXTERIOR CONCRETE SOG & REINF PER NOTES ON THIS SHEET

SLAB-ON-GRADE NOTES:

- INTERIOR CONCRETE SLABS-ON-GRADE
 - 4 1/2" CONCRETE SOG F_c = 3,000PSI IN 28 DAYS
 - REINFORCE w/ #4 @ 24"oc CHAIED TO CENTER OF SLAB TKNS.
 - PLACE ON 12" MIN OF 3/4" ABC COMPACTED TO 90% OF ASTM D-1557
 - SEE NOTES ON S2 FOR ADD'L INFO

EXTERIOR CONCRETE SLABS-ON-GRADE APRONS & SIDEWALKS:

- 4 1/2" CONCRETE SOG F_c = 4,000PSI IN 28 DAYS
- REINFORCE w/ #4 @ 24"oc CHAIED TO CENTER OF SLAB TKNS.
- PLACE ON 6" MIN OF 3/4" ABC COMPACTED TO 90% OF ASTM D-1557
- PROVIDE RND EDGES PER 9/33
- SEE NOTES ON S2 FOR ADD'L INFO

NOTE: SEE ARCH'L FOR ACTUAL SIZE & LOCATION OF EXTERIOR SOG's

FOOTING SCHEDULE:

SYMBOL	SIZE	REINFORCING
A	2'-0" x 3'-0" x 3'-0" TALL	8-#5 EW 4-#5 BOT
B	4'-0" x 4'-0" x 4'-0" TALL	8-#5 EW 4-#5 BOT
C	3'-6" x 3'-6" x 3'-6" TALL	6-#5 EW 4-#5 BOT
D	2'-6" x 2'-6" x 2'-6" TALL	4-#5 EW 4-#5 BOT

NOTE: CENTER ALL FOOTINGS UNDER COLUMNS ABOVE, TYP.

Tucker R. Sittner
9-30-2025
COLORADO LICENSED
TUCKER R. SITTNER
48215
PROFESSIONAL ENGINEER

FINAL
FOR CONSTRUCTION
9-30-2025

JOB NAME:
GROWING SPACES METAL BUILDING
1868 MAJESTIC DR, PAGOSA SPRINGS CO
SHEET TITLE:
FOUNDATION DETAILS
JOB NUMBER:
25.048
DATE:
9-30-2025
SHEET NUMBER:
S1

SHEET NUMBER:
25.048.S1
OF S3

SITTNER STRUCTURAL, LLC
TUCKER R. SITTNER, P.E., PRINCIPAL
tucker@sittnerstructural.com
97078031650
484 TURNER DR., #101F, DURANGO, CO 81303

1. All dimensions for footing locations, anchor bolts, and all other entities of the foundation system shown relative to the metal building connections shall be cross-checked and verified with the final shop drawings by the Metal Building Manufacturer before excavation, earthwork or forming is begun.
2. If the Metal Building Manufacturer wishes to use an alternate framing layout to that which has been accepted by the design team, the Metal Building Manufacturer shall provide the design engineer with a letter notifying Sither Structural LLC before submitting the shop drawings and calculations. Otherwise the shop drawings will be rejected.
3. The metal building manufacturer shall design all structural components and the lateral resisting system shall be designed for the loads, factors and criteria described in the contract documents. The design shall include all structural members and components that are not specifically shown by the structural plans but are supported by the metal building structure shall be accounted for in the design of the supporting members. The owner shall coordinate the location and weights with the metal building manufacturer.
5. The metal building design system shall be done under the direct supervision of an Engineer experienced in the design of metal buildings for at least 5 years and licensed in the state where the building is to be located. Calculations, shop drawings and structural steel stamps shall be provided by the Engineer. The EOR Stamped copies shall be submitted to the Architect for approval before production according to the specification requirements.
6. Structural steel shall be detailed, fabricated, and erected in accordance with the AISC manual for steel construction, the latest edition, using either the ASD or LRFD design. The metal building design shall conform to the AISC Specification for Structural Steel Buildings Manual by the Metal Building Manufacturer's Association. The most stringent criteria for the design shall apply when there is differences between the two standards.
7. Minimum anchor bolt sizes shall be determined by the MBM and shown in the erection drawings based on the design requirements for the superstructure. Anchor bolts of greater size may be required as governed by the foundation design. The contractor shall provide the largest size governing the design.
8. All required field modifications shall be brought to the attention of the architect and the Architect and Engineer. All repairs shall be approved. Specific repair details may be required. The expense of the repair design and detailing shall be borne by the contractor.
9. Foundations of all the metal building components directly supported by foundations shall be located in the foundation plan and comply with the design and construction assumptions. The reactions shall include the loads for each individual load case with the description of case.
10. Deflection of flexural members due to gravity loads shall not exceed the span divided by 240 (L/240). Deflection of the lateral system shall not exceed 1" under wind or seismic loads unless approved otherwise by the architect or Engineer.
11. The design of 10' or above for gravity loads are for total dead load plus snow load.
12. The MBM shall determine, design, and locate the buildings lateral load resisting system. The system shall limit movements to those described in 8 above. Components shall not interfere with windows, doors or other architectural features. All lateral shears, uplift loads and moments shall be submitted with their locations to the Engineer for approval before fabrication. Any foundation redesign because of the design requirements or loads in excess of the foundation design capacity shall be paid for by the contractor.
13. See design loads under General Notes on this sheet for all loading criteria for the foundation design.

[illegible]

Reinforcing concrete work is to be done in accordance with the American Concrete Institute (ACI) "Building Code Requirements for Structural Concrete – ACI 318" (latest edition) and the "Specifications for Structural Concrete for Buildings – ACI 301" (latest edition).

2. Prior to transporting, placing and curing of concrete is to be done in accordance with ACI 301.

3. Prior to concrete placement, the contractor must submit concrete mix designs for each type of concrete to be used, prepared in accordance with the specifications to the EOR for review.

4. The slump at the point of placement is not to exceed 4"-1" and the water cement ratio is not to exceed .52 and shall have a minimum of 515 pounds of cementitious material.

5. Concrete exposed to weather and freeze/thaw shall be air entrained from 5.5%+1.5% in accordance with ACI recommendations. Air entrained admixture shall conform to ASTM C260.

6. Concrete to be placed for footings, stemwalls, pilasters, and interior slabs on grade shall be normal weight concrete (150pcf) with a minimum 28 day compressive strength break of 3,000psi and cement conforming to ASTM C 150, type I or II.

7. Concrete to be placed for exterior slabs on grade shall be normal weight concrete (150pcf) with a minimum 28 day compressive strength break of 4,000psi and cement conforming to ASTM C 150, type I or II.

8. Reinforcing

- Deformed bar: ASTM A #154, #156, #158, GR 60
- Weldable bar: ASTM A706, GR 60 minimum

9. Reinforcing shall be detailed, fabricated, placed and placed in accordance with the ACI "Detailing Manual NO 58-08" (latest edition).

10. Splices (laps) of reinforcing bars shall be class "B" tensions/laps per ACI 318 (latest edition) unless noted otherwise. Minimum concrete cover protection for reinforcement bars shall be as listed below (see ACI 318-14, section 20.6.3.1 for conditions not noted). Dimensions for bar placement given in sections and details shall supersede minimum over requirements given here. Provide standard bar chairs and support bars as required (4" maximum) to maintain concrete protection. Tabulated values are based on minimum yield strength of reinforcement of Fy=60ksi.

- #3 bar = 18" lap
- #4 bar = 24" lap
- #5 bar = 28" lap
- #6 bar = 35" lap
- #7 bar = 51" lap
- #7 bar = 58" lap

11. Provide Adequate concrete cover in accordance with the requirements as set forth by ACI 318. See required concrete cover listed below.

- Footings (earth formed) = 3"
- Columns/Piers (to ties) = 1 1/2"
- Foundation Stemwalls (no surface shall be earth formed) = 1 1/2"
- Interior Slab-On-Grade (exposed to weather) = 7/32 or 3/4"
- Exterior Slab-On-Grade (exposed to weather) = 2"

12. Reinforcing is to be securely held in place while placing concrete. If required, additional bar, struts, or chairs will be provided by the contractor to furnish support for all bars where necessary during construction.

13. All reinforcing bars to be turned and lapped at corners and intersections of walls shall have standard 50 degree hook lengths per ACI unless noted otherwise. Listed below:

- #3 bar = 8" hook
- #4 bar = 8" hook
- #5 bar = 10" hook
- #6 bar = 12" hook
- #7 bar = 14" hook
- #7 bar = 18" hook

14. Continuous top bars to be spliced at midspan. Continuous bottom bars to be spliced at centerline of support. See details for additional information.

15. Leveling grid to be non-ink, non-metallic type, factory prewired in accordance with ASTM C1107 having a minimum compressive strength of not less than 5000psi.

16. Sleeves, inserts, mechanical openings, conduits, pipes, restraints, depressions, cuts and other embedded items to be provided for as shown on the architectural, mechanical and electrical drawings and as required by equipment manufacturer. Installation of these items to be coordinated and provided for prior to concrete placement.

17. Anchor rod locations shall be indicated on the details. The minimum anchor rod embedment shall be as indicated on these structural drawings.

18. Anchor rods shall be installed in the wall with hook lengths of 3 bolt diameters from the inside face of the EOR 4 diameters from outside face of bolt. Plate washers and double nuts will be substituted at the EOR's approval.

19. Concrete slabs to be cured by method compatible with specific floor finishes. Where acceptable use a liquid membrane curing compound. The manufacturer's recommended coverage.

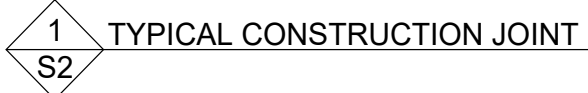
20. Place slabs-on-grade to drain as required. Maintain minimum design thickness indicated in plans.

21. Divide slabs-on-grade into segments by means of isolation, contraction and construction joints as indicated on the plans. Saw joints to be cut as soon as possible without un-ravelling the surface. Joints shall be cut 7/8" of the slab thickness and located at 15'-0" maximum on center.

22. Minimum slab thickness shall be 4 1/2" minimum thickness Fc = 3000psi with #4 #24" c.c. each at center of slab thickness unless noted or called out otherwise.

1. The contractor shall verify all dimensions prior to construction. The Engineer shall be notified of any discrepancies or inconsistencies.
2. DO NOT scale the drawings. Double check all dimensions with the architectural plans prior to beginning work.
3. Notes and details on the drawings shall take precedence over these general notes. Contact EOR for clarification.
4. The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. Means and methods shall be left up to the contractors.
5. Notify the structural engineer when drawings by others show openings not shown on the structural drawings, but which are located in structural members.
6. The contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include but are not limited to bracing and shoring for loads due to wind, earth or seismic forces, etc. Observation visits to the site by the structural engineer shall not include inspection of the above items.
7. All specifications and codes noted shall be the latest approved editions and revisions by the governmental agency having jurisdiction over this project.
8. Contractor shall investigate the site during grubbing and earthwork for excavations or buried structures, foundations, utilities, etc. If any such structures are found, the structural engineer shall be notified immediately before any work can continue.
9. Contractor shall conform to the minimum standards of the 2015 International Residential Code (IRC) and other regulatory agencies which have the authority over any other portion of the work, and those codes and standards listed in these notes and in the project specifications.
10. Design Loads:
 - Metal Building Collateral Load = 3psf
 - Roof Dead Load = 15psf (for foundation design)
 - Roof Snow Load = 6psf
11. Wind Design Criteria:
 - Basic Wind Speed = 115mph
 - Importance Factor = 1.00
 - Exposure Category = B
12. Seismic Design Criteria:
 - Site Class = D
 - Occupancy Category = II
 - Importance Factor = 1.0
 - Design Category = C

Spectral Acceleration Parameters: SDS = .232G
SD1 = .114G



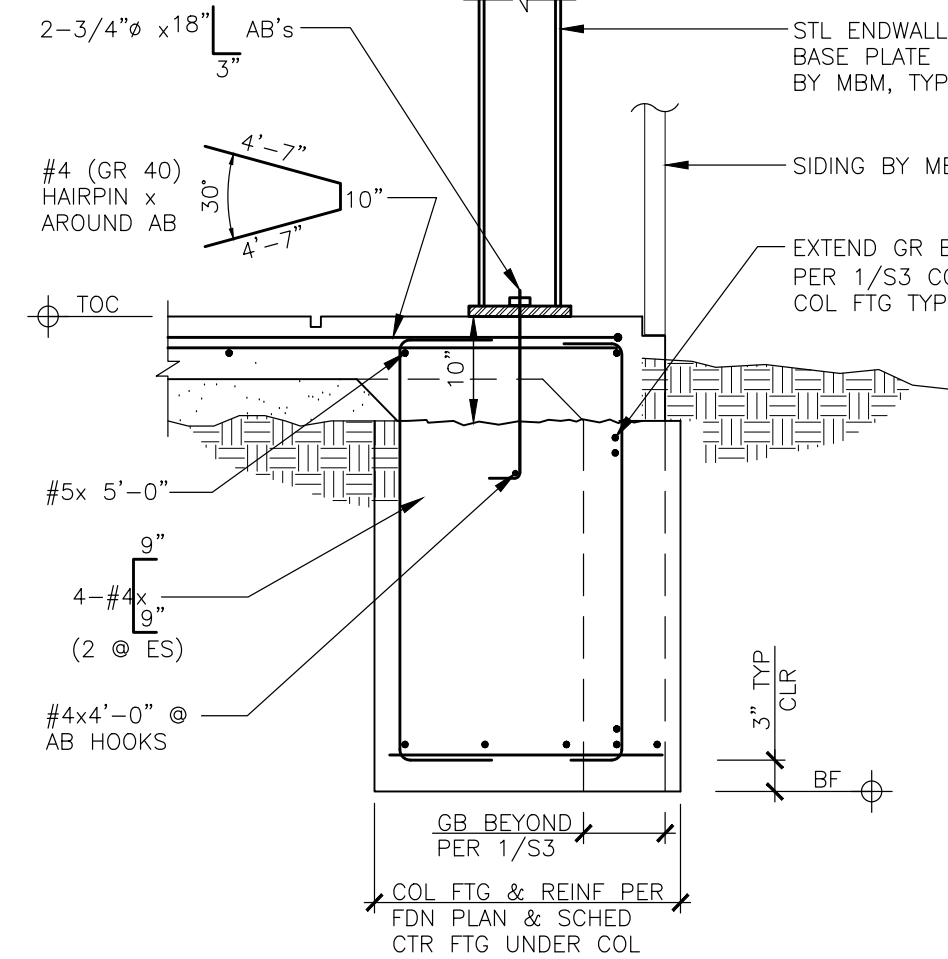
OF S3

Tucker R. Sittner
9-30-2025

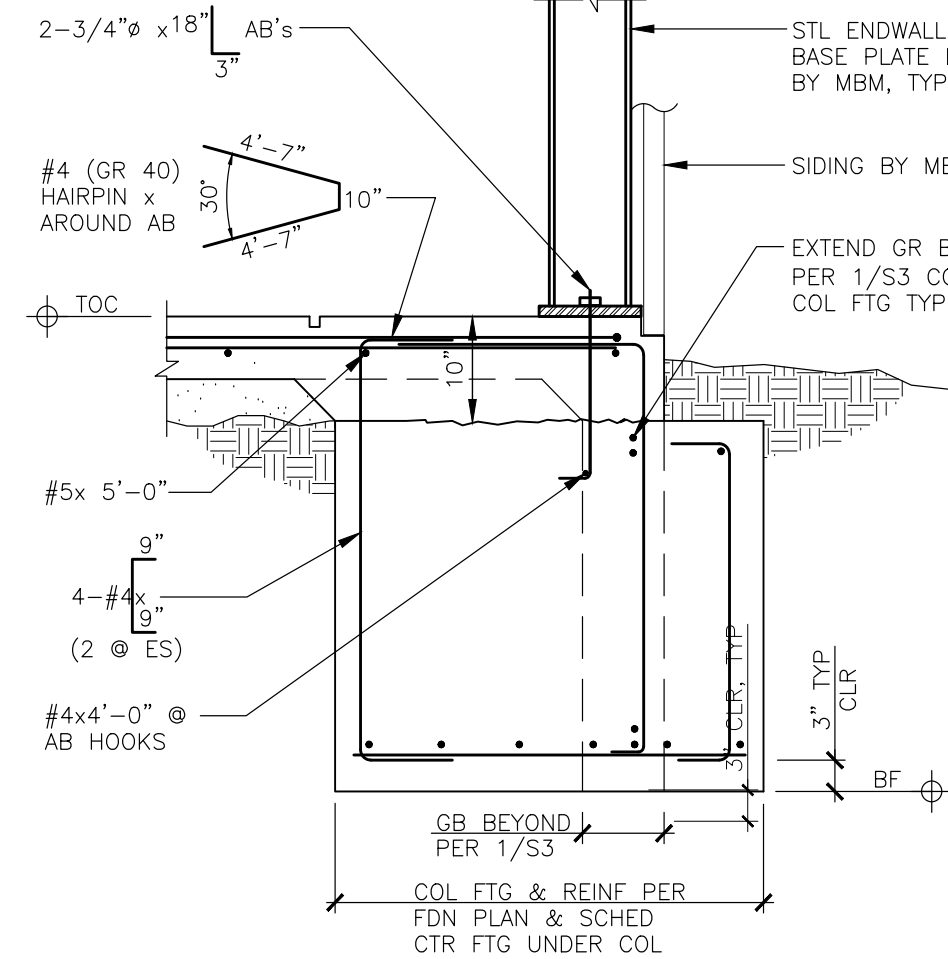
COLORADO LICENSED
TUCKER R. SITTNER
48215
PROFESSIONAL ENGINEER

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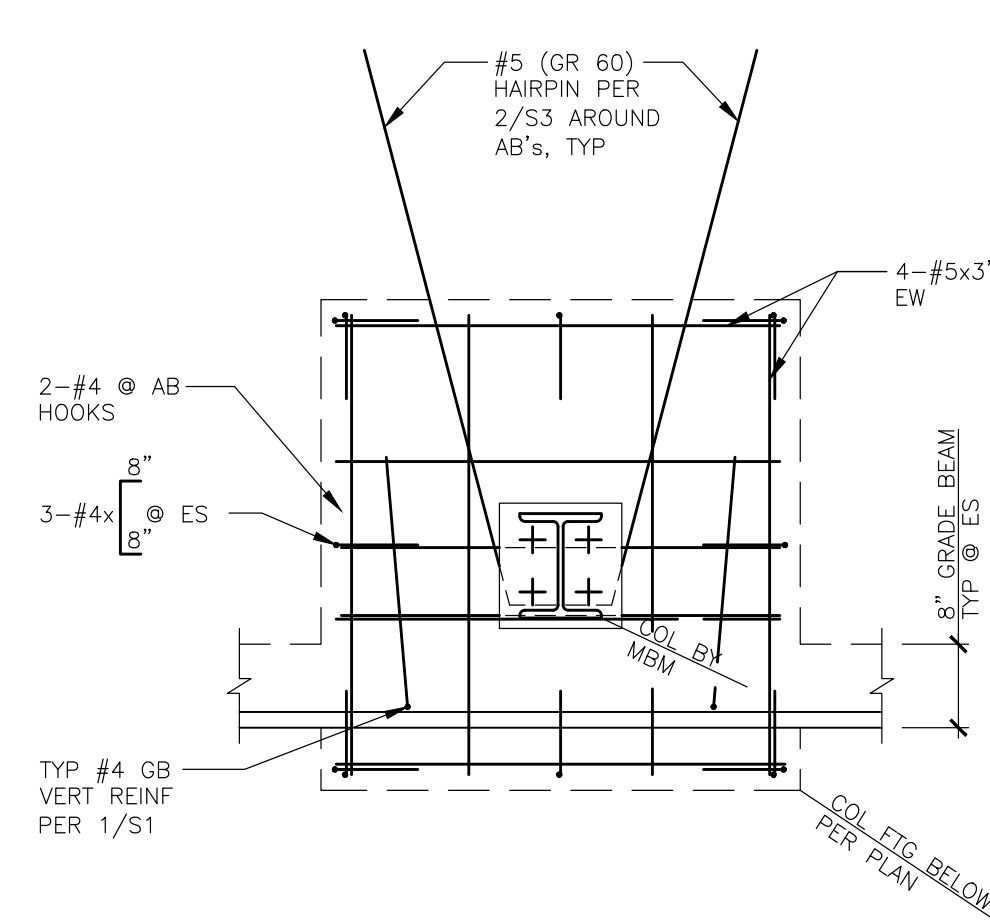
SITTNER STRUCTURAL,
TUCKER R. SITTNER, P.E., PRINCIPAL
tucker@sittnerstructural.com
(970)903-1693
484 TURNER DR., #101F, DURANGO, CO 81303



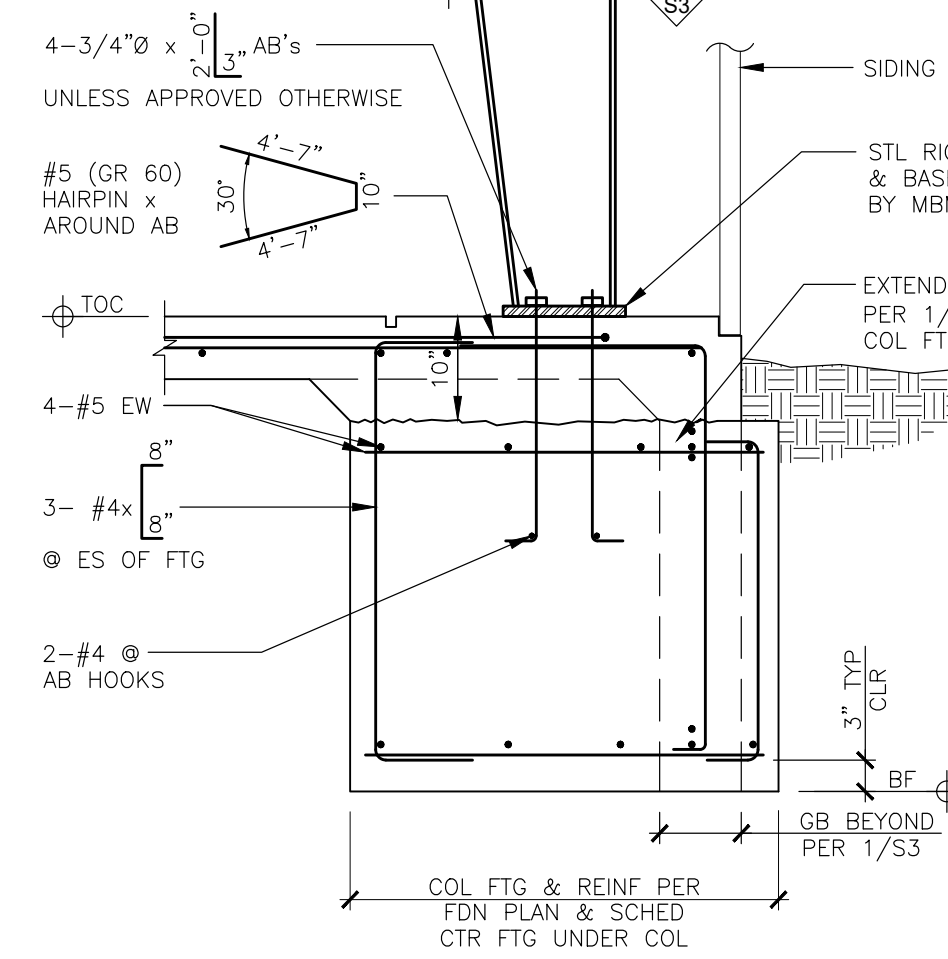
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S3
TYP ENDWALL COL FDN w/ SOG



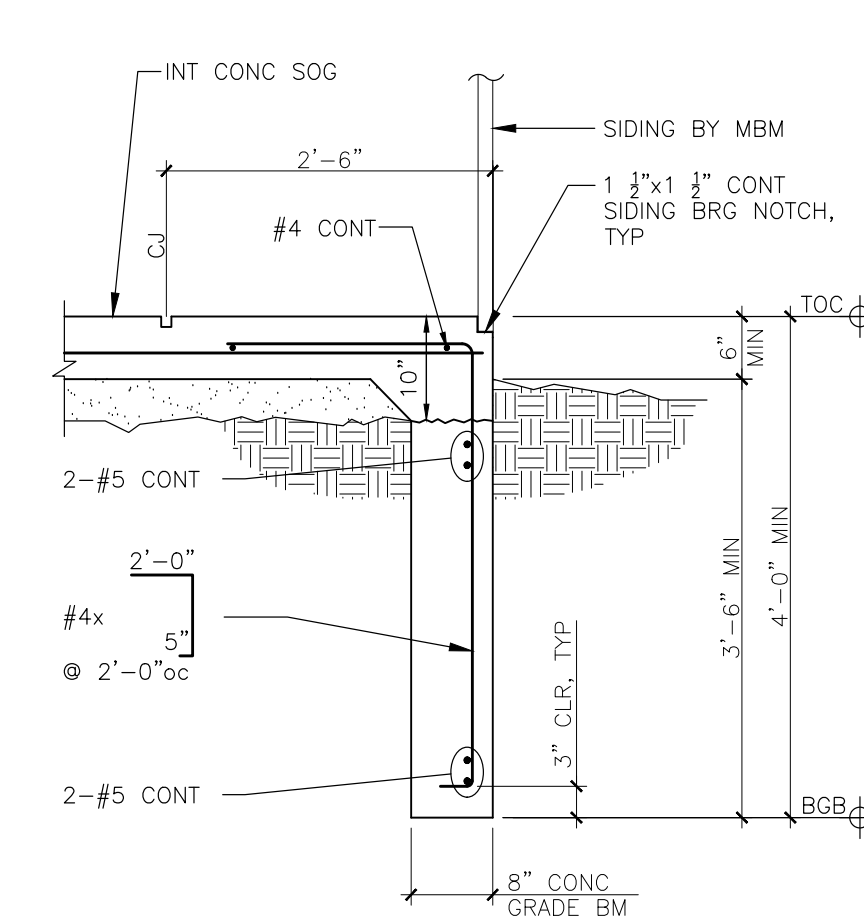
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TYP ENDWALL COL FDN w/ SOG



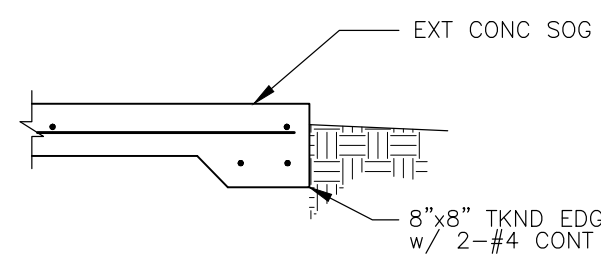
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S3
TYP RIGID FRAME COLUMN FDN
(PLAN VIEW)



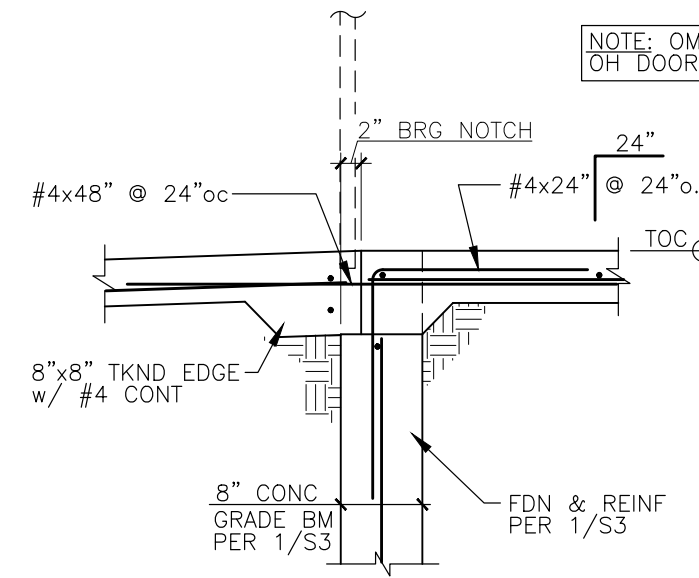
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TYP RIGID FRAME COLUMN FDN
w/ SOG (SECTION)



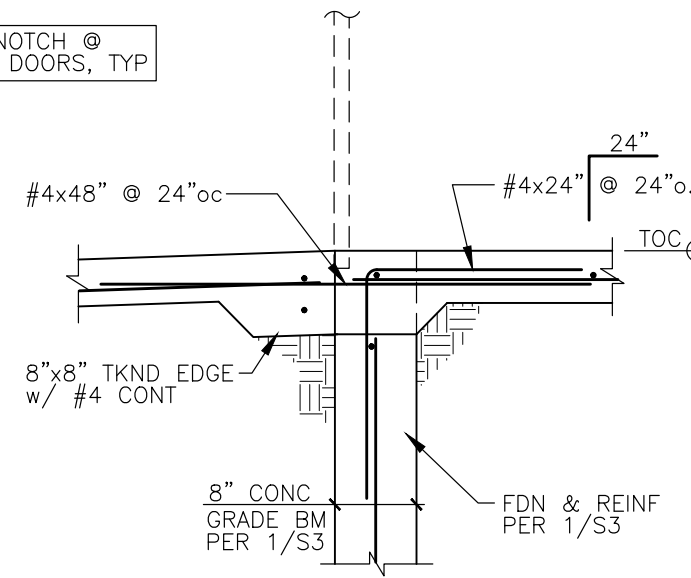
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S3
TYPICAL PERIMETER GRADE
BEAM w/ SOG



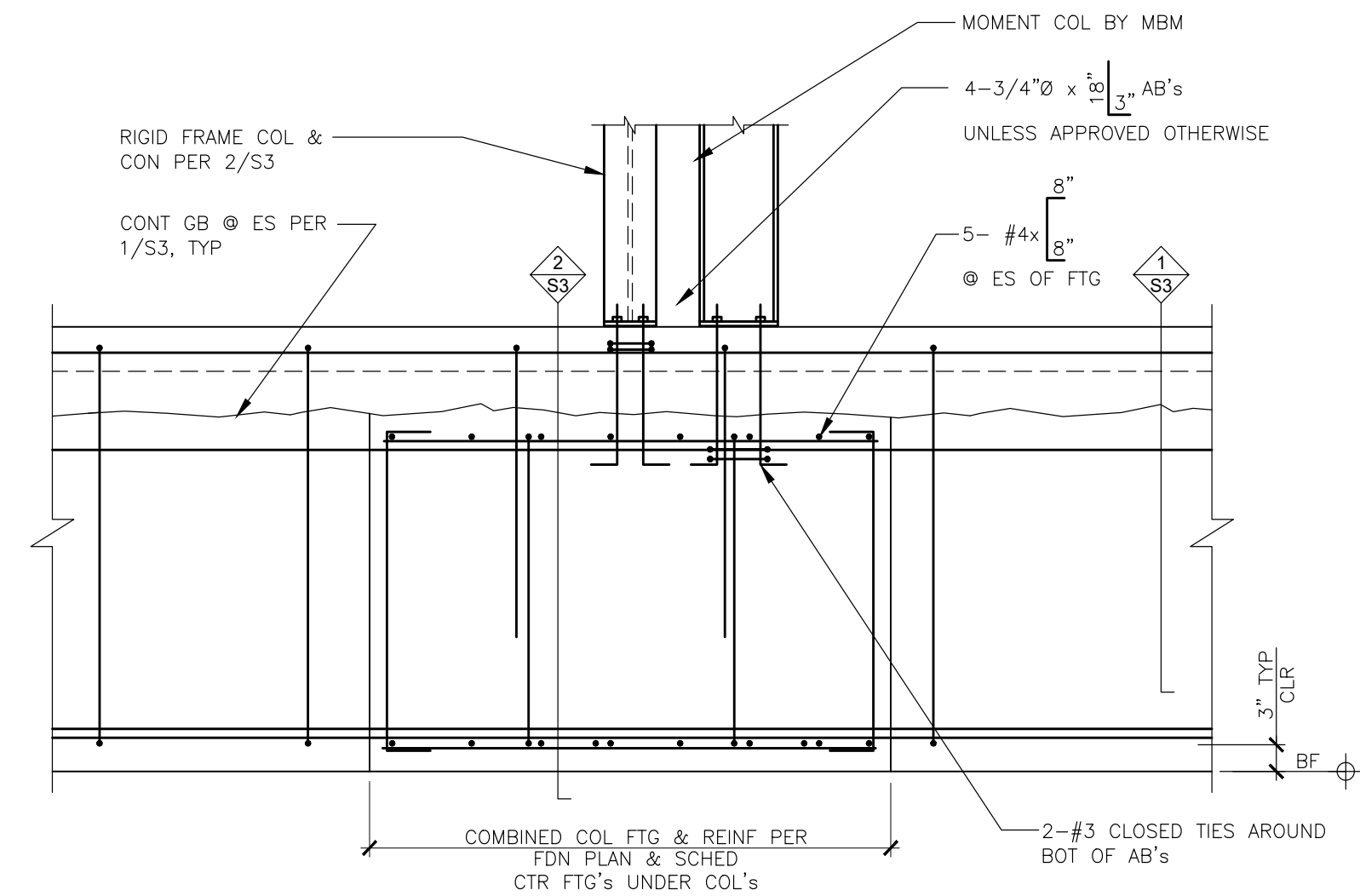
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S3
TYPICAL THKD EDGE
SLAB-ON-GRADE



8
S3
TYPICAL NOTCHED
FOUNDATION @ OH DOORS

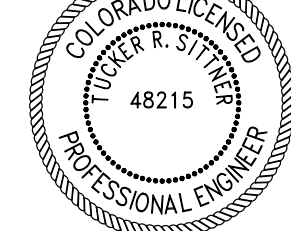


7
S3
TYPICAL NOTCHED
FOUNDATION @ OPNG's



6
S3
MOMENT COLUMN ADJACENT RIGID FRAME
COLUMN BRG ON REINF FTG

Tucker R. Sittner
9-30-2025



FINAL
FOR CONSTRUCTION
9-30-2025

JOB NAME:
GROWING SPACES METAL BUILDING
1868 MAJESTIC DR, PAGOSA SPRINGS CO
SHEET TITLE:
FOUNDATION DETAILS
JOB NUMBER:
25.048
DATE:
9-30-2025
SHEET NUMBER:
S3

SHEET NUMBER:
25.048.S3
OF S3

SITTNER STRUCTURAL, LLC
TUCKER R. SITTNER, P.E., PRINCIPAL
tucker@ststructural.com
970.263.1699
484 TURNER DR., #101F, DURANGO, CO 81303

JOB NAME: Gary Hall

LOCATION: Pagosa Springs, CO 81147

DESCRIPTION: 40 x 55 x 12.6/15.10

PO NO.: 135867

DATE: 9/16/2025

CALCULATIONS & DETAILS

PROJECT ENGINEER

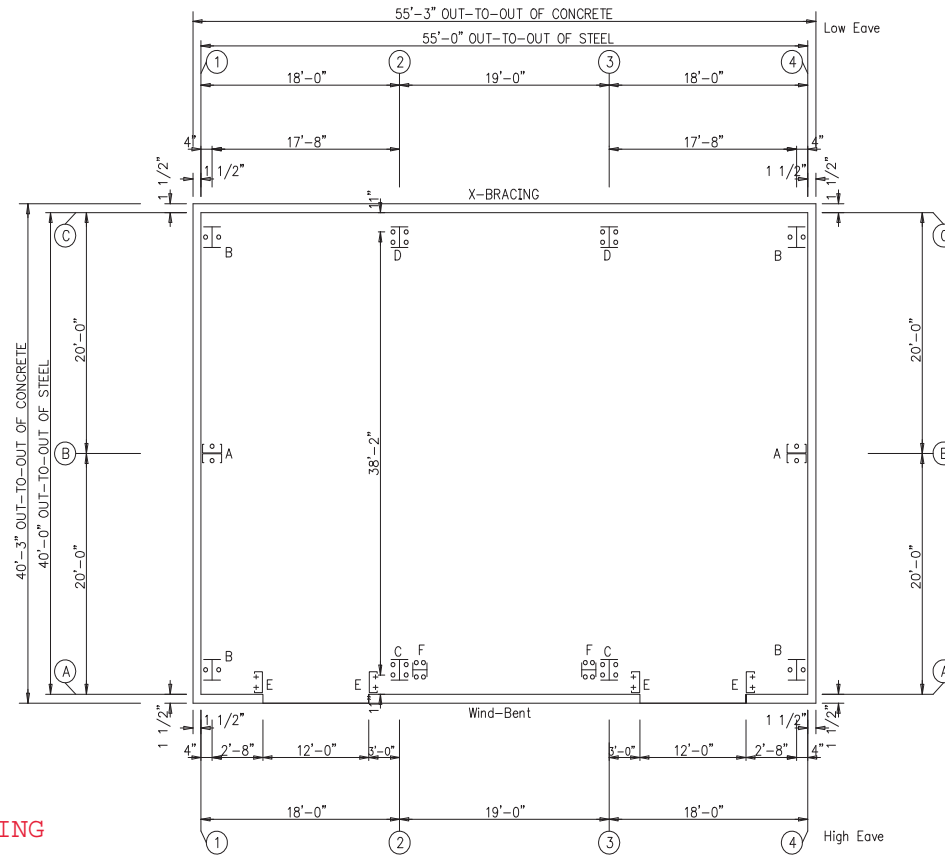
Jon Ekstrom, P.E.

Registered Professional Engineer



O Dia= 3/4"

+ Dia= 1/2"



ANCHOR BOLT SETTING PLAN
NOTE: ALL BASE PLATES AT ELEVATION 100'-0" (UNLESS NOTED)

- USE MAX E.E. BEAM LAP
- UPSLOPE A.R.C.
- USE 3/3/3 INCH AB SPACING ON WB COL.

SHEETING	GA.	TYPE	COLOR	TRIM	COLOR	TRIM	COLOR
ROOF	26	HI-RIB	CH = Charcoal Gray	EAVE	WH = Polar White	WAINSCOT TRANSITION	
WALL	26	HI-RIB	DG = Hunter Green	GABLE	WH = Polar White	WAINSCOT CORNER	
WAINSCOT				CORNER	WH = Polar White	RIDGE CAP/TRIM	CH = Charcoal Gray
EAVE SOFFIT	26	HI-RIB	DG = Hunter Green	FRAMED OPENING	WH = Polar White	SOFFIT - EAVE	DG = Hunter Green
GABLE SOFFIT	0	NONE	DG = Hunter Green	BASE	WH = Polar White	SOFFIT - GABLE	DG = Hunter Green
LINER				GUTTER	TC = Manufacturer's Std.	SOFFIT - LINER	
PARTITION				DOWNSPOUT	TC = Manufacturer's Std.	PARTITION	

MANUFACTURER (ND FACILITY) IS AN APPROVED FABRICATOR WITH THE FOLLOWING CERTIFICATIONS:
IAS AC472 # MB-216 & MB-104
CSA A660 / CSA W47.1 DIVISION 2
CLARK COUNTY, NV / #00205
CITY OF HOUSTON / #729
CITY OF PHOENIX / #C17-2022

MANUFACTURER (SC FACILITY) IS AN APPROVED FABRICATOR WITH THE FOLLOWING CERTIFICATIONS:
IAS AC472 # MB-216 & MB-105
CERTIFICATE OF COMPETENCY: MIAMI-DADE COUNTY / #24-0927.03
CITY OF HOUSTON / #729A
CITY OF PHOENIX / #C16-2022

VERIFY WIDTH AND LENGTH DIMENSIONS CHECK YOUR ANCHOR BOLT SETTING PLAN TO MAKE CERTAIN THAT ALL THE DIMENSIONS SHOWN AGREE WITH THE DIMENSIONS ON YOUR SALES ORDER. DIMENSIONS SHOWN ON THE SALES ORDER REFER TO STEEL LINES (OUTSIDE FACE OF GIRTS/FRAMING) OF THE BUILDING.

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Sunward Steel Buildings, Inc.	
BUYER: Gary Hall	DRAWN BY: 8/27/25
CUST. :	CHECK BY: 8/27/25
SITE : Pagosa Springs, CO	DES. ENG. :
DESCR: See Elevations	
SCALE: NONE	
JOB# : 135867	SHEET NO. OF



SUNWARD STEEL BUILDINGS

6800 E. Hampden Ave • Denver, CO 80224 • 800-964-8335 • Fax 701-252-1988

PERMIT DRAWINGS

NOTE: THESE PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF THIS BUILDING ARE NOT TO BE USED FOR ERECTION PURPOSES. THESE PLANS ARE FOR BUILDING DEPARTMENT PERMIT PURPOSES ONLY. THE ANCHOR BOLT PLAN PORTION IS FOR CONSTRUCTION.



NOTE: ALL BASE PLATES AT ELEVATION 100'-0" (UNLESS NOTED)

SHEETING	GA.	TYPE	COLOR	TRIM	COLOR	TRIM	COLOR
ROOF	26	HI-RIB	CH = Charcoal Gray	EAVE	WH = Polar White	WAINSCOT TRANSITION	
WALL	26	HI-RIB	DG = Hunter Green	GABLE	WH = Polar White	WAINSCOT CORNER	
WAINSCOT				CORNER	WH = Polar White	RIDGE CAP/TRIM	
EAVE SOFFIT	26	HI-RIB	DG = Hunter Green	FRAMED OPENING	WH = Polar White	SOFFIT - EAVE	DG = Hunter Green
GABLE SOFFIT				BASE	WH = Polar White	SOFFIT - GABLE	DG = Hunter Green
LINER				GUTTER	WH = Polar White	LINER	
PARTITION				DOWNSPOUT	WH = Polar White	PARTITION	

MANUFACTURER (SC FACILITY) IS AN APPROVED FABRICATOR WITH THE FOLLOWING CERTIFICATIONS.

IAS AC472 # MB-216 & MB-105
 CERTIFICATE OF COMPETENCY: MIAMI-DADE COUNTY/#24-0927.03
 CITY OF HOUSTON/ #729A
 CITY OF PHOENIX/ #C16-2022

VERIFY WIDTH AND LENGTH DIMENSIONS
CHECK YOUR ANCHOR BOLT SETTING PLAN
TO MAKE CERTAIN THAT ALL THE
DIMENSIONS SHOWN AGREE WITH THE
DIMENSIONS ON YOUR SALES ORDER.
DIMENSIONS SHOWN ON THE SALES ORDER
REFER TO STEEL LINES (OUTSIDE FACE OF
GIRTS/FRAMING) OF THE BUILDING.



Sunward Steel Buildings, Inc.

DRAWN BY: JG

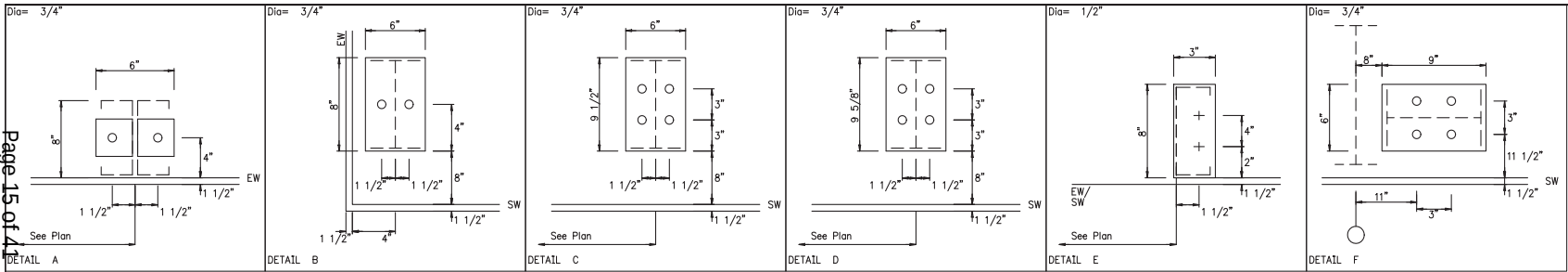
8/28/25

CHECK BY: VB

9/ 3/25

DES. ENG. : _____

SHEET NO. A1 OF 4



	ANCHOR BOLT SCHEDULE				
	Qty	Locate	Dia (in)	Type	Proj (in)
ANCHOR BOLTS, BOLT LENGTHS, NUTS, AND WASHERS ARE NOT BY THE METAL BUILDING MANUFACTURER; SEE GENERAL NOTES.					
+	8	Jamb	1/2"	A307	1.50
○	12	Endwall	3/4"	Gr36	2.00
○	16	Frame	3/4"	Gr36	2.00
○	8	WindCol	3/4"	Gr36	2.00

SHEETING NOTCH & BOLT PROJECTION

— OMIT NOTCH AT DOOR OPENING(S) AND AS SHOWN ON ANCHOR BOLT SETTING PLAN.

FIELD LOCATED WALKDOOR DETAIL

DOOR SIZE	3070	4070	6070
R.O. WIDTH	3'-4"	4'-4"	6'-4"
X	3'-7"	4'-7"	6'-7"
Y	3'-1 1/2"	4'-1 1/2"	6'-1 1/2"

— SEE NOTE #3 FOR ANCHOR BOLT REQUIREMENTS.

FIELD LOCATED WINDOW DETAIL

— USE THIS DETAIL FOR OTHER FRAMED OPENINGS THAT ARE SET ON CONCRETE.

— SEE NOTE #3 FOR ANCHOR BOLT REQUIREMENTS.

WALKDOOR AND WINDOW FRAMED OPENING NOTES

- SOME DETAILS SHOWN MAY NOT APPLY TO YOUR BUILDING. REFER TO YOUR SALES ORDER FOR THE OPTIONS WHICH ARE INCLUDED.
- FIELD LOCATE WALKDOOR IN ONE FOOT INCREMENTS STARTING AT STEEL LINE. EXAMPLE: 1'-8 1/2", 2'-8 1/2", 3'-8 1/2", ETC.
- USE (4) 1/2" # EXPANDED ANCHORS OR EQUAL PER OPENING. ANCHORS ARE TO BE DESIGNED AND SUPPLIED BY OTHERS.

Sunward Steel Buildings, Inc.

BUYER : Gary Hall
CUST. : Gary Hall
SITE : Pagosa Springs, CO
DESCR. : See Elevations
SCALE : NONE
JOB# : 135867

DRAWN BY: JG
8/28/25
CHECK BY: VB
9/ 3/25
DES. ENG. :
SHEET NO. A2 OF 4

[illegible]

NOTES FOR REACTIONS

1. All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
2. Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.

3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data.

Width (ft) = 40
 Length (ft) = 55
 Eave Height (ft) = 12.5 / 15.83
 Roof Slope (rise/12) = 1.0/12

DESIGN CODES/LOADS:

Building Code = IBC 15
 Local Code (if applicable) = IBC 15
 Risk Category = II - Normal
 Dead Load (psf) = 2.20
 Collateral Load (psf) = 1.00
 Live Load (psf) = 20.00
 Live Load Reduced? = No

SNOW LOADS:

Roof Snow Load (psf), P_g = 65.00
 Ground Snow Load (psf), P_g = 93.00
 Importance - Snow = 1.00
 Snow Exposure, C_e = 1.00
 Thermal Factor, C_t = 1.00
 Sloped Factor, C_s = 1.00

WIND LOADS:

Wind Speed, V_{ultimate} (mph) = 115
 Wind Speed, V_{base} (mph) = 89
 Comp/Cladding, Pressure (psf) = 26.4
 Comp/Cladding, Suction (psf) = -28.6
 Importance - Wind = 1.00
 Wind Exposure = C
 Closed/Open = Enclosed
 Internal Pressure Coeff. = 0.18 / -0.18

SEISMIC INFORMATION:

Seismic, S_s = 0.264
 Seismic, S₁ = 0.084
 Seismic, S_{ds} = 0.280
 Seismic, S_{dl} = 0.134
 Importance - Seismic = 1.00
 Seismic Response Coeff., C_s = 0.086
 Response Modification Coeff., R = 3.25
 Longitudinal Base Shear (kips) = 4.44
 Transverse Base Shear (kips) = 4.70
 Site Class = D
 Seismic Design Category = C

Analysis Procedure:

Equivalent Lateral Force
 Seismic Force Resisting System:
 Steel Ordinary Moment Frame (OMF)
 Steel Ordinary Concentrically Braced Frame (OCBF)

5. Loading conditions are:

- 1 Dead+Collateral+Snow
 2 0.6Dead+0.6Wind_Left1
 3 0.6Dead+0.6Wind_Right1
 4 0.6Dead+0.6Wind_Long1L
 5 0.6Dead+0.6Wind_Suction+0.6Wind_Long1L
 6 0.6Dead+0.6Wind_Pressure+0.6Wind_Long1L

ENDWALL COLUMN:

BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Press Horiz	Wind Suct Horiz	Wind Long1 Vert	Wind Long2 Vert
1	B	0.4	0.1	1.9	6.1	-2.7	-1.4	-2.0	-0.6	0.0	0.0	-2.3	-1.4
1	B	0.9	0.2	4.9	15.8	-7.0	-3.8	-4.7	-1.6	-2.6	2.9	-7.1	-4.1
1	A	0.6	0.1	2.4	7.7	-2.8	-2.9	-2.1	-2.2	0.0	0.0	-2.2	-1.2

Frm Line	Col Line	Sels Left Vert	Sels Right Vert	Sels Long Vert	-MIN_SNOW-- Horiz	E1PAT_SL_1-- Horiz	E1PAT_SL_2-- Horiz	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Press Horiz	Wind Suct Horiz	Wind Long1 Vert	Wind Long2 Vert
1	C	0.0	0.1	0.0	0.0	1.9	0.0	3.0	0.0	-0.4	0.0	0.0	0.0	-2.2	-1.2
1	B	0.0	0.0	0.0	0.0	4.9	0.0	4.1	0.0	4.0	0.0	0.0	0.0	-7.1	-4.1
1	A	-0.1	0.0	0.0	0.0	2.4	0.0	-0.4	0.0	3.1	0.0	0.0	0.0	-2.2	-1.2

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Press Horiz	Wind Suct Horiz	Wind Long1 Vert	Wind Long2 Vert
4	A	0.6	0.1	2.4	7.7	-2.9	-2.8	-2.2	-2.1	0.0	0.0	-2.2	-1.2
4	B	0.9	0.2	4.9	15.8	-3.8	-7.0	-1.6	-4.7	-2.6	2.9	-7.1	-4.1
4	C	0.4	0.1	1.9	6.1	-1.4	-2.7	-0.6	-2.0	0.0	0.0	-2.3	-1.4

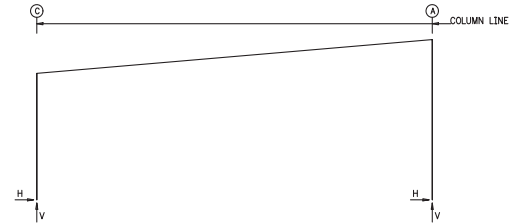
Frm Line	Col Line	Sels Left Vert	Sels Right Vert	Sels Long Vert	-MIN_SNOW-- Horiz	E2PAT_SL_1-- Horiz	E2PAT_SL_2-- Horiz	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Press Horiz	Wind Suct Horiz	Wind Long1 Vert	Wind Long2 Vert
4	A	0.0	-0.1	0.0	0.0	2.4	0.0	3.1	0.0	-0.4	0.0	0.0	0.0	-2.2	-1.2
4	B	0.0	0.0	0.0	0.0	4.9	0.0	4.0	0.0	4.1	0.0	0.0	0.0	-7.1	-4.1
4	C	0.1	0.0	0.0	0.0	1.9	0.0	-0.4	0.0	3.0	0.0	0.0	0.0	-2.2	-1.2

ENDWALL COLUMN:

MAXIMUM REACTIONS

Frm Line	Col Line	Load Id	Hmax	V	Load Id	Hmin	V
1	C	2	0.0	-1.4	2	0.0	-1.4
1	B	5	1.7	-3.7	6	-1.6	-3.7
1	A	1	0.0	16.9	5	1.7	-3.7
1	A	3	0.0	-1.4	3	0.0	-1.4
4	A	1	0.0	8.4	2	0.0	-1.4
4	A	2	0.0	-1.4	2	0.0	-1.4
4	B	5	1.7	-3.7	6	-1.6	-3.7
4	A	1	0.0	16.9	5	1.7	-3.7
4	C	3	0.0	-1.4	3	0.0	-1.4
4	C	1	0.0	6.7	1	0.0	6.7

FRAME LINES: 2 3



RIGID FRAME: MAXIMUM REACTIONS

Frm Line	Col Line	Load Id	Hmax	V	Load Id	Hmin	V
2*	C	1	12.8	29.0	2	-3.1	-4.9
2*	A	3	2.5	-4.1	1	-12.8	32.4
2*	A	1	-12.8	32.4	3	2.5	-4.1

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Column	Line	Dead	Collateral	Live	Snow	Wind_Left1	Wind_Right1	Wind_Left2	Wind_Right2	Wind_Long1	Wind_Long2	Seismic_Left	Seismic_Right
2*	C	0.6	1.6	0.2	0.4	3.7	6.3	12.0	27.0	-5.7	-9.8	0.9	-4.2
2*	A	-0.6	1.8	-0.2	0.5	-3.7	9.3	-12.0	30.1	1.3	-8.4	4.9	-8.7
2*	C	0.9	-4.9	4.2	-5.2	2.5	-8.6	0.7	-5.3	-0.7	0.5	0.7	-0.5
2*	A	0.0	-1.2	3.7	6.3	-5.3	-9.8	-0.8	-7.0	-0.8	-0.5	0.9	0.5

Frame Column	Line	Seismic_Long	MIN_SNOW--
2*	C	0.0	-1.2
2*	A	0.0	-3.7

2* Frame lines: 2 3

BUILDING BRACING REACTIONS

Wall Loc	Col Line	± Reactions(k)	Panel_Shear (b/t)	Note
1	2,3	53	21	(a)
4	3,2	2.7	1.5	2.1

(a) Wind bent in bay

Reactions for seismic represent shear force, E_h

Reaction values shown are unfactored

WIND BENT REACTIONS

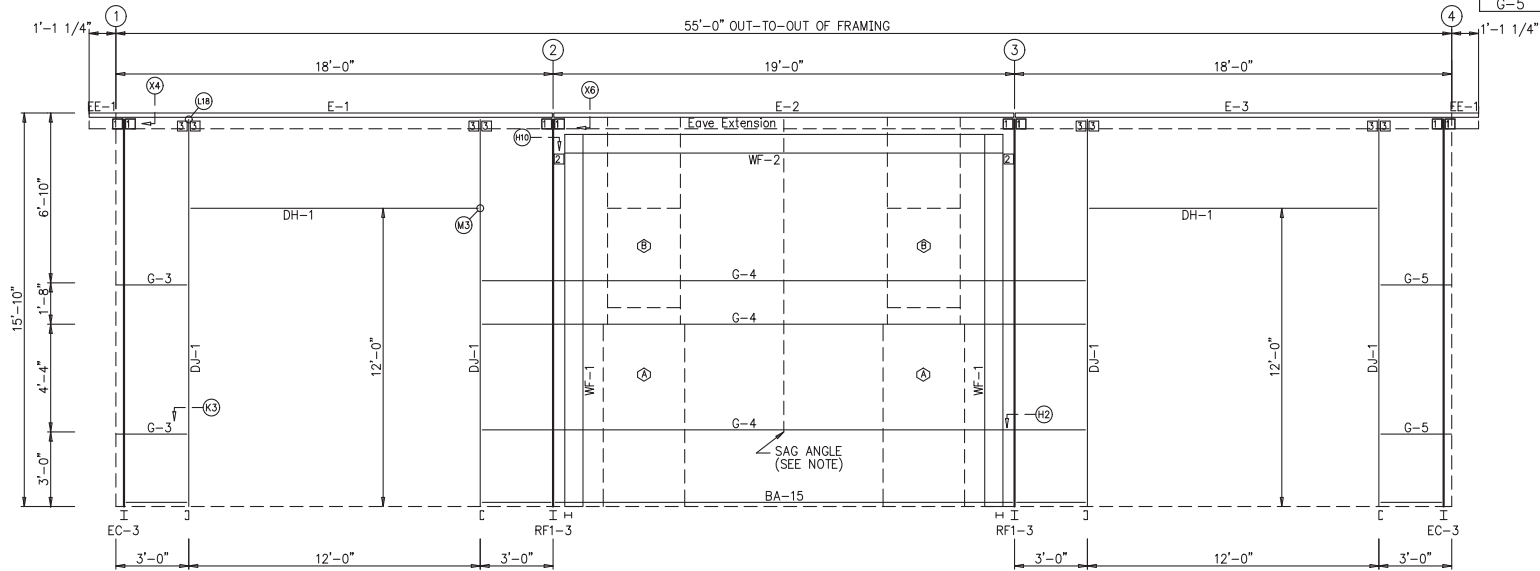
Wall Loc	Col Line	± Reactions(k)	Seismic(k)
A	2	1.7	3.0
A	3	1.7	3.0
A	2	1.7	3.0
A	3	1.7	3.0



Sunward Steel Buildings, Inc.

BUYER : Gary Hall
 CUST. : Gary Hall
 SITE : Pagosa Springs, CO
 DESCR. : See Elevations
 SCALE : NONE
 JOB# : 135867

DRAWN BY: JG
 8/28/25
 CHECK BY: VB
 9/ 3/25
 DES. ENG. :
 SHEET NO. A4 OF 4



CONNECTION PLATES	
FRAME LINE A	
CID	MARK / PART
1	FC038
2	PB-3
3	FC088

MEMBER TABLE	
FRAME LINE A	
MARK	PART
WF-1	W09542
WF-2	W09542
DJ-1	8C16
DH-1	8C16
E-1	10C13
E-2	10C16
E-3	10C13
EE-1	10CH16
G-3	8Z16
G-4	8Z16
G-5	8Z16

ELEVATION AT: FRAME LINE A

- Ⓐ = 3070 COMMERCIAL WALKDOOR (FIELD LOCATED)
Ⓑ = 3'-0" x 4'-0" WINDOW F.O. (FILED LOCATED)

OVERHEAD DOOR NOTE:

BUILDING IS DESIGNED TO HAVE ADEQUATE HEADROOM FOR A STANDARD LIFT SECTIONAL DOOR, UNLESS NOTED OTHERWISE ON THE DRAWINGS. IF USING ANY OTHER TYPE OF DOOR (FOR EXAMPLE: HYDRAULIC, BI-FOLD, SLIDING, COIL/ROLL-UP, ETC.) THEN PLEASE PROVIDE REQUIRED HEADROOM TO ENSURE PROPER DOOR CLEARANCES.

SAG ANGLE NOTES:

(MARK: PBA-10, SIZE: 1"x1"x16 GAGE)
IF SHOWN, LOCATE PBA-10 AS INDICATED ON DRAWINGS. ONE ROW IS AT MIDPOINT OF BAY, TWO ROWS ARE AT 1/3 POINTS OF BAY, THREE ROWS ARE AT 1/4 POINTS OF BAY.

LEGEND

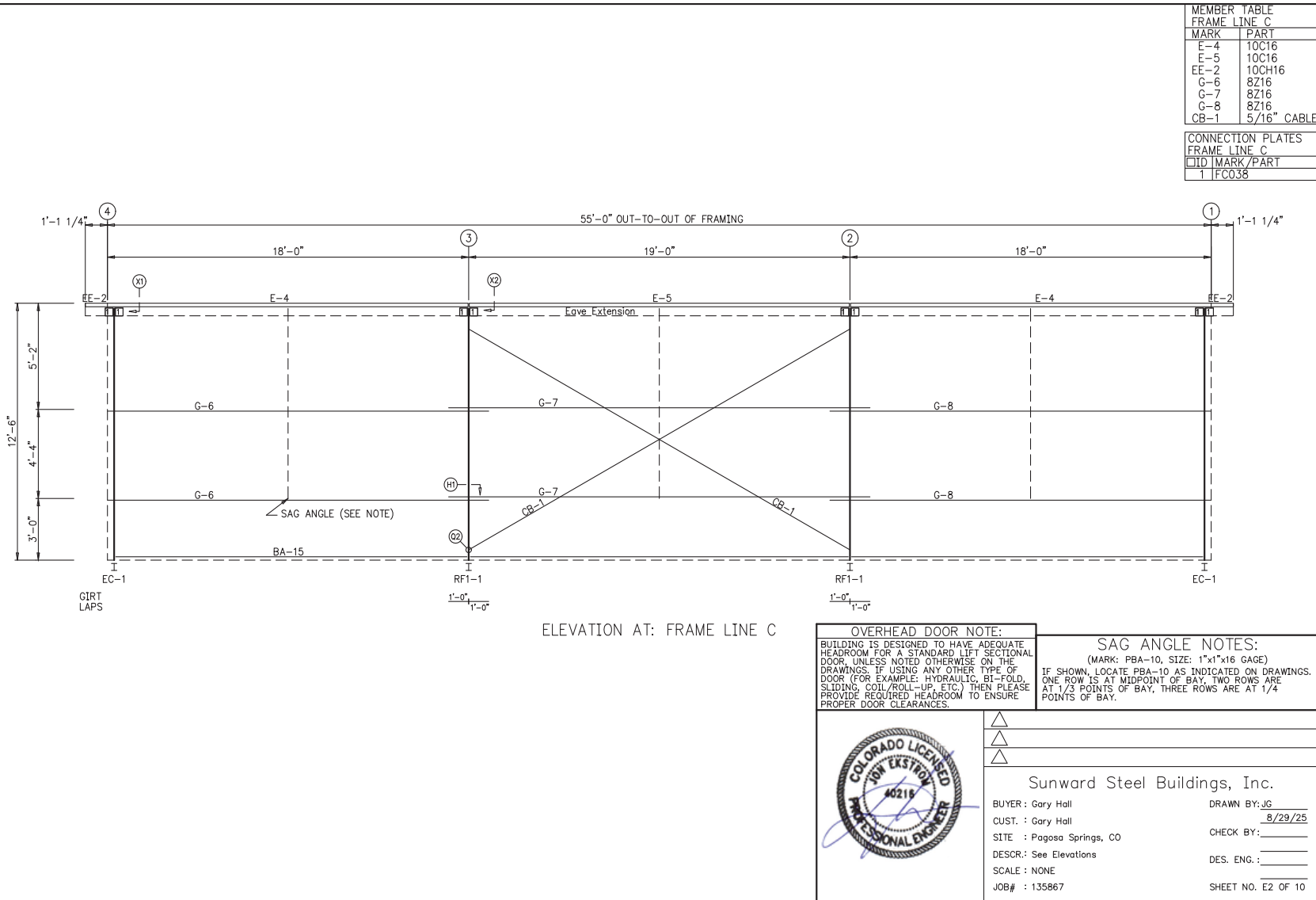
A- SPECIAL ANGLE	EC- ENDWALL COLUMN	R- RAFTER	ZA- "Z" SHEETING ANGLE
AB- ANGLE BRACE	ER- ENDWALL RAFTER	RB- ROOF BEAM	A.F.F. ABOVE FINISH FLOOR
BA- BASE/SHEETING ANGLE	FB- FLANGE BRACE	RCH- RAKE CHANNEL	A.S. AS SHOWN
BCH- BASE CHANNEL	FC- FRAMING CLIP	RF- RIGID FRAME	B. BUILDING LINE
BM- BEAM	G- GIRT	SA- SHEETING ANGLE	C. CENTER LINE
BR- BRACKET	H- HEADER/SILL	SC- SIDEWALL/STUB/SOLDER COLUMN	F.F. FINISH FLOOR
BS- BOSS	J- JAMB	SJ- SUBJAMB	F.O. FRAMED OPENING
CB- CROSS BRACE	MB- MEZZANINE BEAM	SR- SUPPORT RAFTER	F.O.C. FACE OF COLUMN
CL- SPECIAL CLIP	MC- MEZZANINE/MANSARD COLUMN	T- TRIM	F.S. FAR SIDE
DH- DOOR HEADER	MJ- MEZZANINE JOIST	TC- TUBE COLUMN	N.A. NOT APPLICABLE
DJ- DOOR JAMB	P- PURLIN	TR- SPECIAL TRIM	N.B.M. NOT BY METAL BUILDING MANUFACTURER
E- EAVE STRUT	PC- PIPE/PARAPET COLUMN	TS- TUBE STRUT	
EE- EAVE EXTENSION	PS- PURLIN/PIPE STRUT	WF- WIND FRAME	
EB- EXTENSION BEAM			

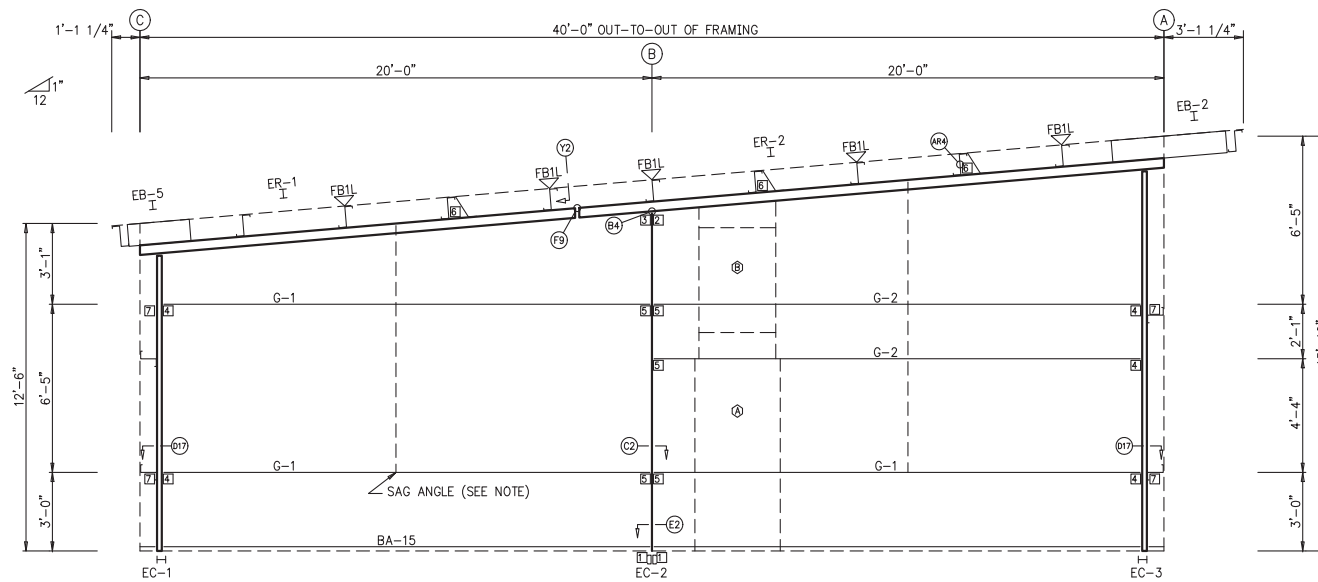
N.S. NEAR SIDE	
O.C. ON CENTER	
O.H. OPPOSITE HAND	
R.O. ROUGH OPENING	
SIM. SIMILAR	
SL STEEL LINE	
T.B.D. TO BE DETERMINED	
T.O.B. TOP OF BEAM	
T.O.J. TOP OF JOIST	
TYP. TYPICAL	
U.N. UNLESS NOTED	



Sunward Steel Buildings, Inc.

BUYER : Gary Hall	DRAWN BY: JG
CUST. : Gary Hall	8/29/25
SITE : Pagosa Springs, CO	CHECK BY: _____
DESCR: See Elevations	DES. ENG.: _____
SCALE : NONE	SHEET NO. E1 OF 10
JOB# : 135867	





ELEVATION AT: LINE 1

Ⓐ = 3070 COMMERCIAL WALKDOOR (FIELD LOCATED)
Ⓑ = 3'-0" x 4'-0" WINDOW F.O. (FILED LOCATED)

FLANGE BRACE TABLE		
LINE 1		
VID	PART	LENGTH
	FB1L	15 1/4"

CONNECTION PARTS	
LINE 1	
QID	PART
1	FC013
2	FC126
3	FC125
4	FC031
5	FC033
6	FC008
7	FC010

MEMBER TABLE	
LINE 1	
PART	MATERIAL
EB-2	W10543
EB-5	W10543
EC-1	W08542
EC-2	8D14
EC-3	W08542
ER-1	W09542
ER-2	W09542
G-1	8Z16
G-2	8Z14

OVERHEAD DOOR NOTE:

BUILDING IS DESIGNED TO HAVE ADEQUATE HEADROOM FOR A STANDARD LIFT SECTIONAL DOOR, UNLESS NOTED OTHERWISE ON THE DRAWINGS. IF USING ANY OTHER TYPE OF DOOR (FOR EXAMPLE: HYDRAULIC, BI-FOLD, SLIDING, COIL/ROLL-UP, ETC.) THEN PLEASE PROVIDE REQUIRED HEADROOM TO ENSURE PROPER DOOR CLEARANCES.

SAG ANGLE NOTES:

(MARK: PBA-10, SIZE: 1"x1"x16 GAGE)

IF SHOWN, LOCATE PBA-10 AS INDICATED ON DRAWINGS.
ONE ROW IS AT MIDPOINT OF BAY, TWO ROWS ARE
AT 1/3 POINTS OF BAY, THREE ROWS ARE AT 1/4
POINTS OF BAY.

BUILT-UP MEMBER ID, WHERE FORMAT IS: WAABCD

SHAPE = I

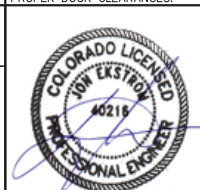
EXAMPLE: W 0 8 5 4 2

W = WELDED MEMBER TYPE
AA = MEMBER DEPTH IN INCHES
B = FLANGE WIDTH IN INCHES, 5=5", 6=6", 8=8",
C = FLANGE THICKNESS IN 1/16 INCH UNITS,
3= $\frac{3}{16}$ ", 4= $\frac{1}{4}$ ", 6= $\frac{3}{8}$ ", 8= $\frac{1}{2}$ ", 0= $\frac{5}{8}$ ", 2= $\frac{3}{4}$ "
D = WEB THICKNESS IN 1/16 INCH UNITS,
2=.112", 3=.179", 4=.250", 5=.3125", 6=.375"

COLD FORMED MEMBER ID, WHERE FORMAT IS: ABCC

SHAPE = $\mathbb{I}$, $\mathbb{L}$ or $\mathbb{I}$ EXAMPLE: $\begin{array}{cccc} & & \downarrow & \downarrow & \downarrow & \downarrow \\ & & 8 & C & 1 & 6 \end{array}$

A = DEPTH IN INCHES: 4=4", 8=8", 10=10", 12=12"
 B = MEMBER TYPE: C=Cee, Z=Zee, D=Back to Back Cee
 (FLANGE WIDTH PER TYPE: 4Z= 2 $\frac{1}{2}$ ", 8Z= 2 $\frac{3}{4}$ ", 10Z= 2 $\frac{3}{4}$ ", 12Z= 2 $\frac{3}{4}$ ",
 4C= 2 $\frac{1}{2}$ ", 8C= 3", 10C= 3", 12C= 3")
 CC = MATERIAL GAGE (THICKNESS)



Sunward Steel Buildings, Inc.

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CHECK BY: _____

DESCR.: See Elevations

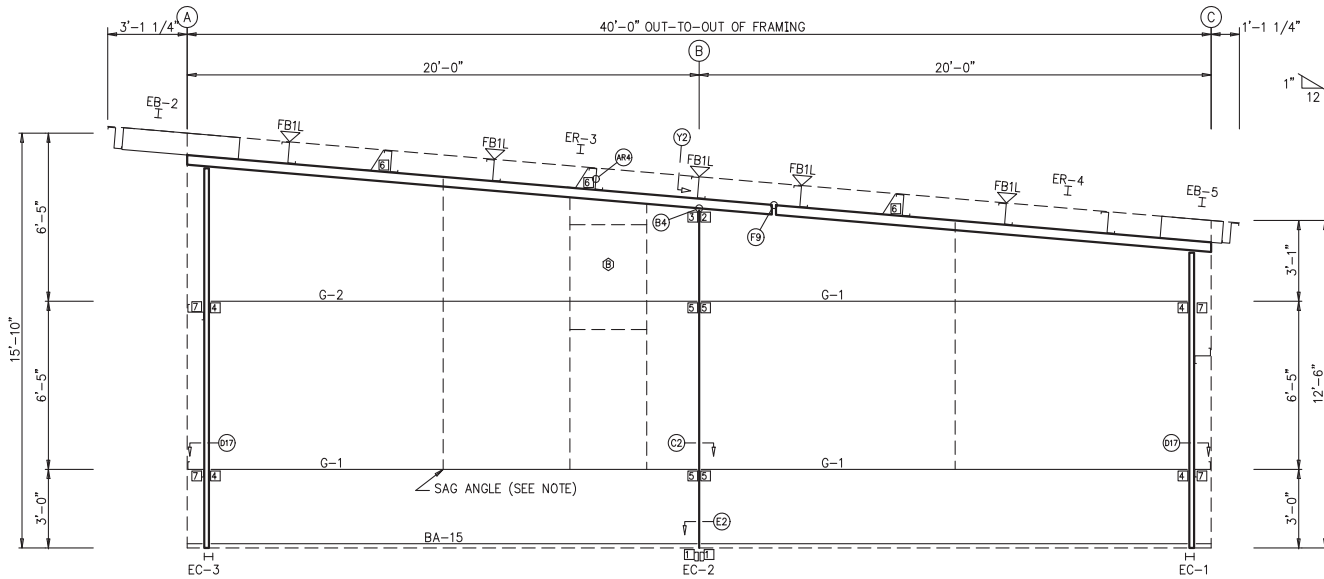
DES. ENO

SCALE : NONE

DES. ENG. : _____

JOB# : 135867

SHEET NO. E3 OF 10



ELEVATION AT: LINE 4

Ⓟ = 3'-0" x 4'-0" WINDOW F.O. (FILED LOCATED)

FLANGE BRACE TABLE		
LINE 4		
VID	PART	LENGTH
	FB1L	15' 1/4"

CONNECTION PARTS	
LINE 4	
QID	PART
1	FC013
2	FC125
3	FC126
4	FC031
5	FC033
6	FC008
7	FC010

MEMBER TABLE	
LINE 4	
PART	MATERIAL
EB-2	W10543
EB-5	W10543
EC-1	W08542
EC-2	8D14
EC-3	W08542
ER-3	W09542
ER-4	W09542
G-1	8Z16
G-2	8Z14

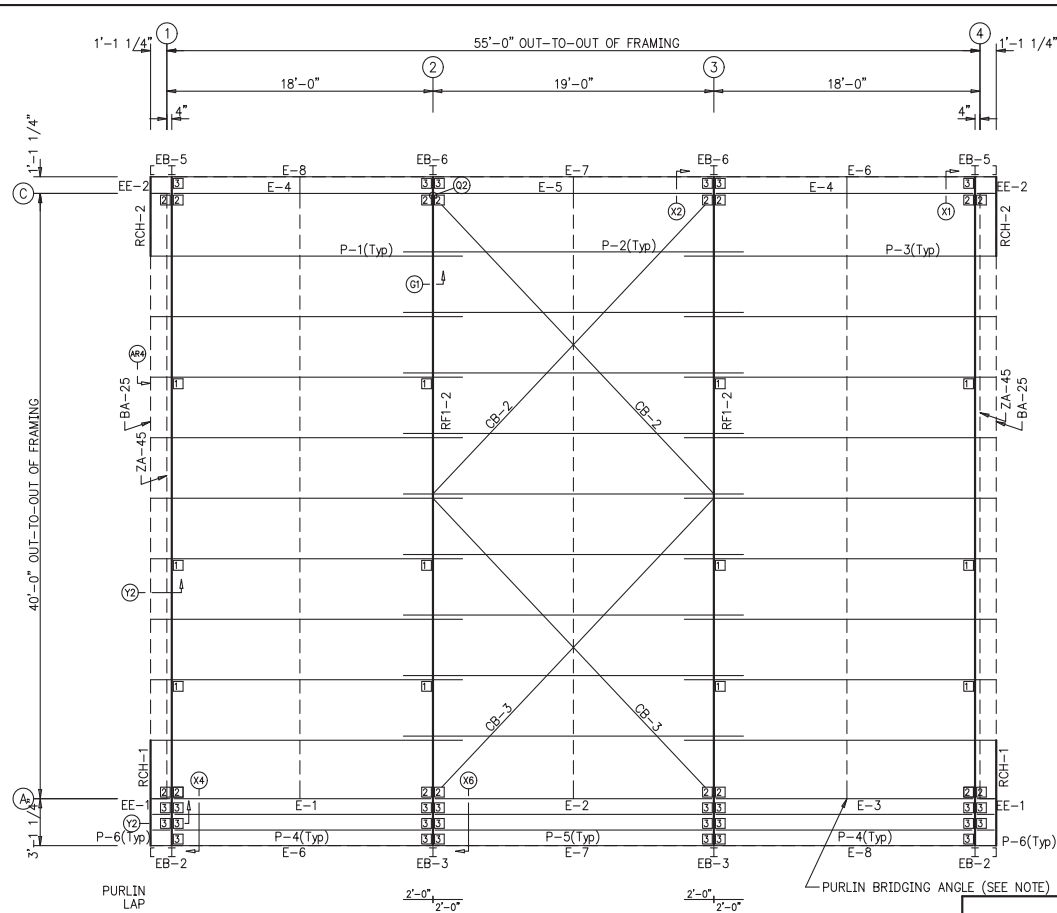
OVERHEAD DOOR NOTE:
BUILDING IS DESIGNED TO HAVE ADEQUATE HEADROOM FOR A STANDARD LIFT SECTIONAL DOOR, UNLESS NOTED OTHERWISE ON THE DRAWINGS. IF USING ANY OTHER TYPE OF DOOR (FOR EXAMPLE: HYDRAULIC, BI-FOLD, SLIDING, COIL/ROLL-UP, ETC.) THEN PLEASE PROVIDE REQUIRED HEADROOM TO ENSURE PROPER DOOR CLEARANCES.

SAG ANGLE NOTES:
(MARK: PBA-10, SIZE: 1"x1"x16 GAGE)
IF SHOWN, LOCATE PBA-10 AS INDICATED ON DRAWINGS. ONE ROW IS AT MIDPOINT OF BAY, TWO ROWS ARE AT 1/3 POINTS OF BAY, THREE ROWS ARE AT 1/4 POINTS OF BAY.



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DESCR.: See Elevations	DES. ENG.: _____
SCALE : NONE	SHEET NO. E4 OF 10
JOB# : 135867	



ROOF FRAMING PLAN

- PURLIN CLIP NOTES:**
- 1) PURLIN CLIP(S) AS REQUIRED, SEE ROOF FRAMING PLAN.
 - 2) SEE DETAIL SECTIONS "A" ON ENDWALL ELEVATIONS FOR PURLIN TO RAFTER DETAILS.
 - 3) LOCATE PURLIN CLIP INSIDE OF ROOF PURLIN.

- PURLIN BRIDGING ANGLE NOTES:**
- (MARK: PBA-10, SIZE: 1"x1"x16 GAGE)
- IF SHOWN, LOCATE PBA-10 AS INDICATED ON DRAWINGS. ONE ROW IS AT MIDPOINT OF BAY, TWO ROWS ARE AT 1/3 POINTS OF BAY, THREE ROWS ARE AT 1/4 POINTS OF BAY.

EXTENSION/CANOPY BOLTS				
ROOF PLAN				
MARK	QUAN	TYPE	DIA	LENGTH
EB-2	4	A325	3/4"	1 3/4"
EB-3	4	A325	3/4"	1 3/4"
EB-5	4	A325	3/4"	1 3/4"
EB-6	4	A325	3/4"	1 3/4"

MEMBER TABLE	
ROOF PLAN	
MARK	PART
RCH-1	10CH16
EB-2	W10543
EB-3	W10543
RCH-2	10CH16
EB-5	W10543
EB-6	W10543
P-1	10Z13
P-2	10Z14
P-3	10Z13
P-4	10Z14
P-5	10Z14
P-6	10Z14
E-1	10C13
E-2	10C16
E-3	10C13
E-4	10C16
E-5	10C16
E-6	10Z16
E-7	10Z16
E-8	10Z16
EE-1	10CH16
EE-2	10CH16
CB-2	5/16" CABLE
CB-3	5/16" CABLE

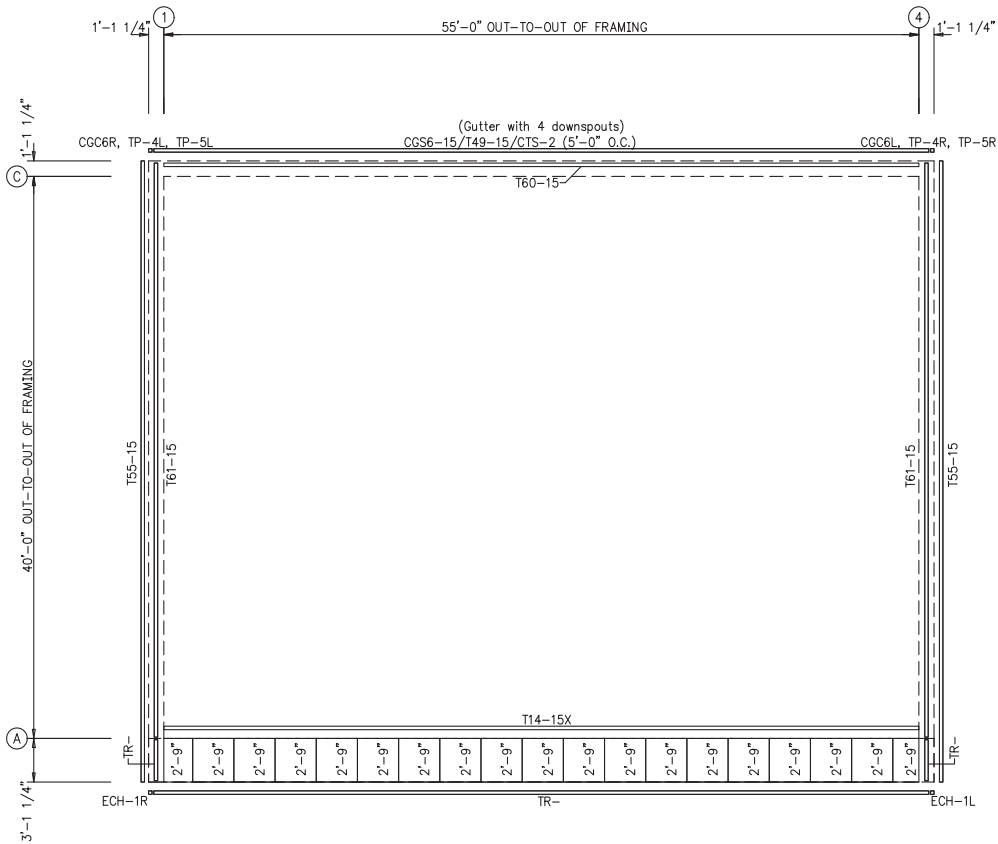
CONNECTION PLATES	
ROOF PLAN	
ID	MARK/PART
1	FC008
2	FC038
3	FC033



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 SITE : Pagosa Springs, CO
 DESCR: See Elevations
 SCALE : NONE
 JOB# : 135867

DRAWN BY: JG
 8/29/25
 CHECK BY: _____
 DES. ENG. : _____
 SHEET NO. E5 OF 10



SOFFIT SHEETING PLAN
26 GA. HR
(REFLECTIVE VIEW)

TRIM TABLE ROOF PLAN			
ID	PART	LENGTH	DETAIL
T49-15		182"	TRIM_108
ECS-1R			TRIM_124
ECS-1L			TRIM_124
CGS6-15		182"	TRIM_108
CGC6L			TRIM_124
CGC6R			TRIM_124
TR-		182"	TRIM-110
T55-15		182"	TRIM_109

IMPORTANT NOTE!

TRIM OVERLAP TO BE 1 1/2" (MAXIMUM). REFER TO PAGE 32 OF THE BUILDING ERECTION MANUAL.



Sunward Steel Buildings, Inc.

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CUST. : Gary Hall

8/29/25

SITE : Pagosa Springs, CO

CHECK BY: _____

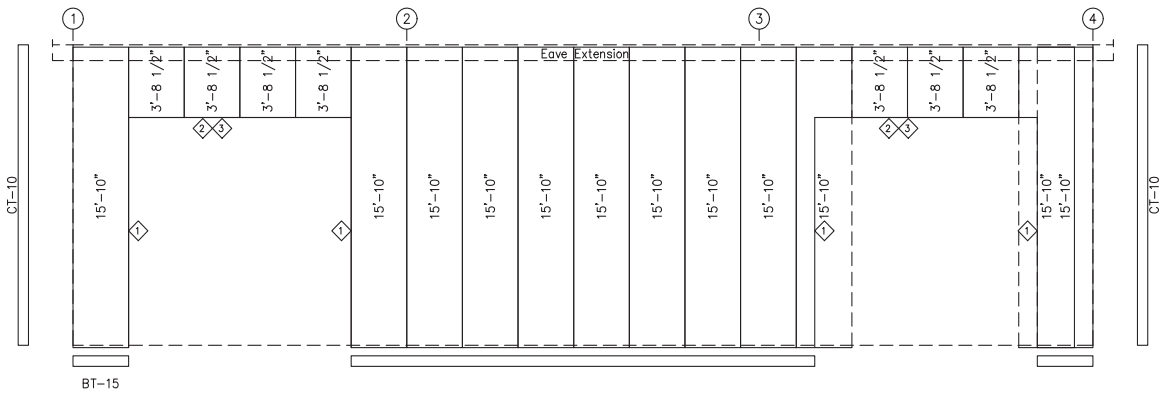
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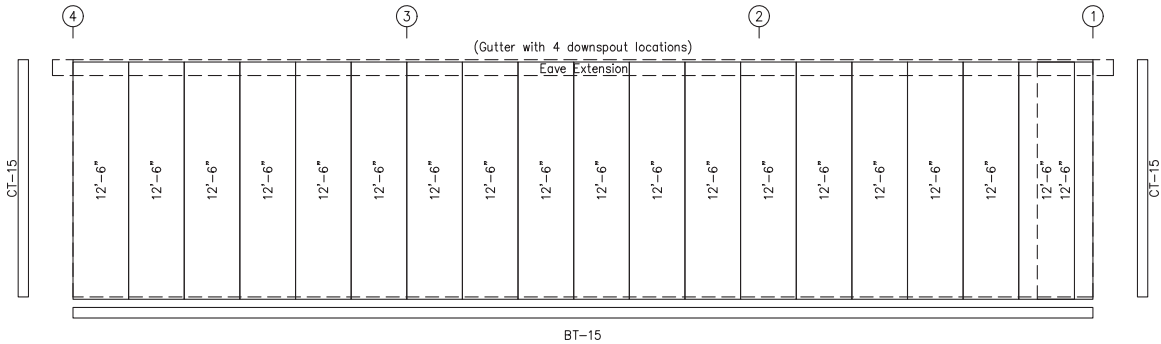
SCALE : NONE

JOB# : 135867

SHEET NO. E6 OF 10



ELEVATION AT: FRAME LINE A
26 Ga. HR



ELEVATION AT: FRAME LINE C
26 Ga. HR

TRIM TABLE FRAME LINE A & C			
ID	PART	LENGTH	DETAIL
CT-15		182"	TRIM_30
CT-10		122"	TRIM_30
BT-15		182"	TRIM_5
1	JT-158	182"	TRIM_10
2	HDT-15	182"	TRIM_9
3	HT-158	182"	TRIM_9

IMPORTANT NOTE!

TRIM OVERLAP TO BE 1½" (MAXIMUM). REFER
TO PAGE 32 OF THE BUILDING ERECTION MANUAL.

SHEETING NOTES:

- 1) WALL SHEETS TO BE FIELD CUT AT FRAMED OPENINGS
AS REQUIRED.
- 2) ROOF PITCHES GREATER THAN 1:12 REQUIRE WALL
SHEETS TO BE FIELD CUT AT THE SLOPE OF BUILDING.



Sunward Steel Buildings, Inc.

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SITE : Pagosa Springs, CO

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DESCR.: See Elevations

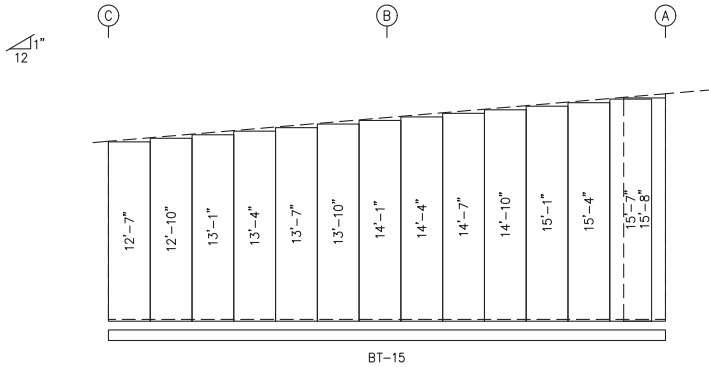
DES. ENG.: _____

SCALE : NONE

JOB# : 135867

SHEET NO. E7 OF 10

TRIM TABLE		
LINE 1 & 4		
QID	MATERIAL	LENGTH
	BT-15	182"
		DETAIL
		TRIM_5



ELEVATION AT: LINE 1
26 Ga. HR



ELEVATION AT: LINE 4
26 Ga. HR

IMPORTANT NOTE!

TRIM OVERLAP TO BE 1½" (MAXIMUM). REFER TO PAGE 32 OF THE BUILDING ERECTION MANUAL.

SHEETING NOTES:

- 1) WALL SHEETS TO BE FIELD CUT AT FRAMED OPENINGS AS REQUIRED.
- 2) ROOF PITCHES GREATER THAN 1:12 REQUIRE WALL SHEETS TO BE FIELD CUT AT THE SLOPE OF BUILDING.



Sunward Steel Buildings, Inc.

BUYER : Gary Hall

DRAWN BY: JG

CUST. : Gary Hall

8/29/25

SITE : Pagosa Springs, CO

CHECK BY: _____

DESCR.: See Elevations

DES. ENG.: _____

SCALE : NONE

SHEET NO. E8 OF 10

JOB# : 135867

SPLICE PLATE & BOLT TABLE									
Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
	Top	Bot							
SP1	4	4	2	A325	3/4"	2 1/4"	6"	5/8"	2'-0 7/16"
SP2	4	4	2	A325	3/4"	2 1/4"	6"	5/8"	2'-6 1/2"

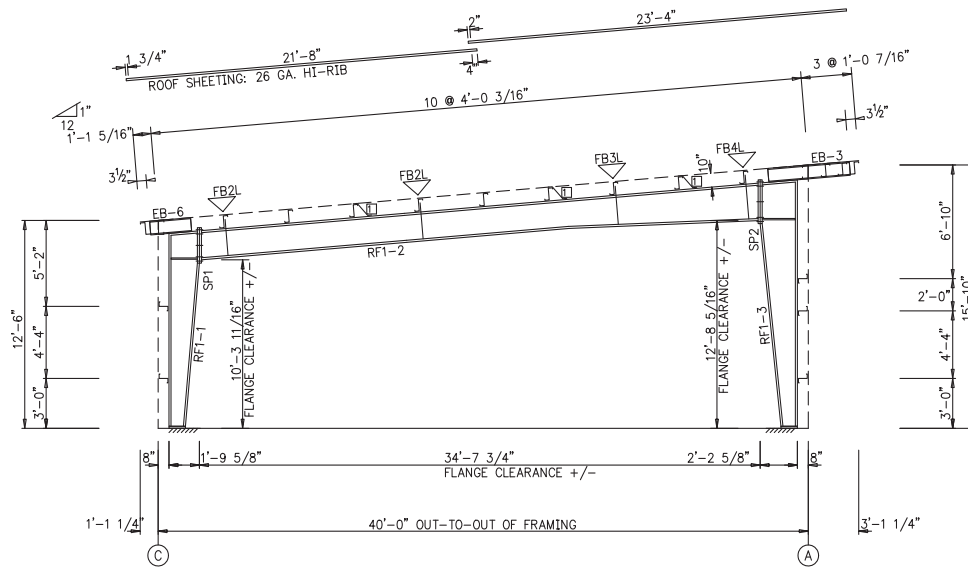
FLANGE BRACES: BOTH SIDES (U.N.) OR
PIECE MARK FOLLOWED BY (1)= 1 SIDE ONLY

FBxL= 1 1/2"x 1 1/2"x 1/8" H.R. ANGLE

MEMBER TABLE									
Mark	Web Depth Start/End	Web Plate		Outside Flange		Inside Flange			
		Thick	Length	W x Thk x Length	W x Thk x Length				
RF1-1	9.0/18.6	0.179	8'-0 3/8"	6 x 1/4" x 11'-7 7/8"	6 x 3/8" x 10'-0 15/16"				
	18.6/21.0	0.179	2'-0"	6 x 1/4" x 1'-9 5/16"					
	21.0/21.0	1/4"	1'-9 1/4"						
RF1-2	18.0/18.0	0.179	10'-0"	5 x 1/4" x 19'-11"	5 x 1/2" x 7'-9 7/16"				
	18.0/18.0	0.179	10'-0"	5 x 1/4" x 7'-8 7/8"	5 x 1/4" x 15'-0"				
	18.0/18.0	0.179	2'-9 7/16"	5 x 3/8" x 6'-11 1/2"	5 x 1/4" x 5'-0 1/16"				
	18.0/20.5	0.179	5'-0"	5 x 3/8" x 6'-9 9/16"					
	20.5/24.0	1/4"	6'-11 1/2"						
RF1-3	26.0/26.0	1/4"	2'-5 1/2"	6 x 1/4" x 2'-2 5/16"	6 x 3/8" x 7'-5 9/16"				
	26.0/22.7	0.179	2'-5"	6 x 1/4" x 14'-10 1/2"	6 x 1/4" x 5'-0 3/8"				
	22.7/ 9.0	0.179	10'-0"						
EB-3	W10543								
EB-6	W10543								

CONNECTION PLATES

ID	Mark/Part
1	FC008



RIGID FRAME ELEVATION: FRAME LINE 2 3



Sunward Steel Buildings, Inc.

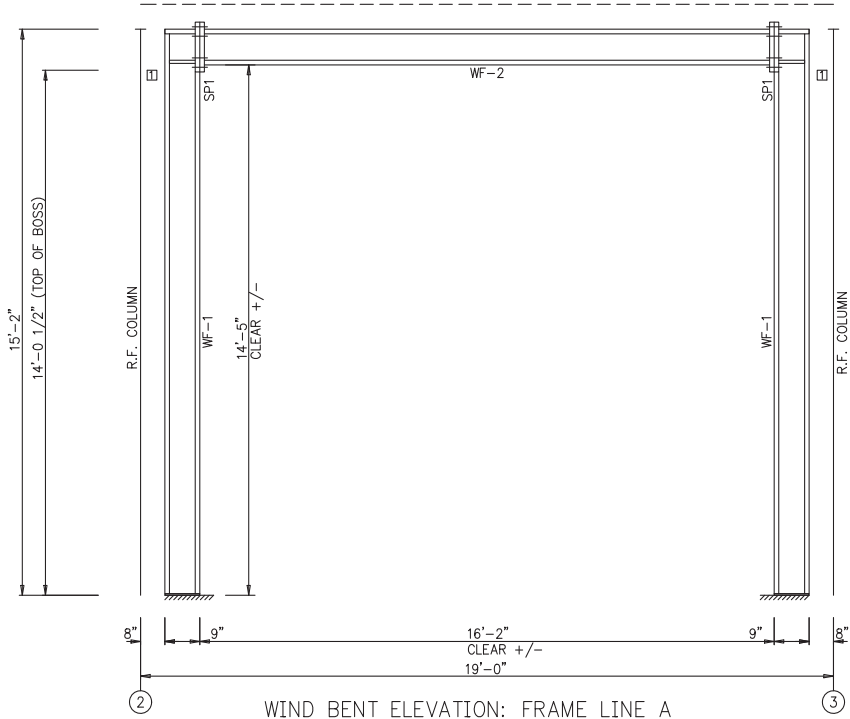
BUYER : Gary Hall
CUST. : Gary Hall
SITE : Pagosa Springs, CO
DESCR. : See Elevations
SCALE : NONE
JOB# : 135867

DRAWN BY: JG
8/29/25
CHECK BY: _____
DES. ENG. : _____
SHEET NO. E9 OF 10

SPLICE BOLTS				
Splice Mark	Quan	Top/ Bot	Type Dia	Length
SP1	4	4	A325 3/4"	2"

MEMBER SIZE TABLE	
MARK	MEMBER
WF-2	W09542
WF-1	W09542

CONNECTION PARTS	
ID	PART
1	PB-3



Sunward Steel Buildings, Inc.

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CUST. : Gary Hall

SITE : Pagosa Springs, CO

DESCR.: See Elevations

SCALE : NONE

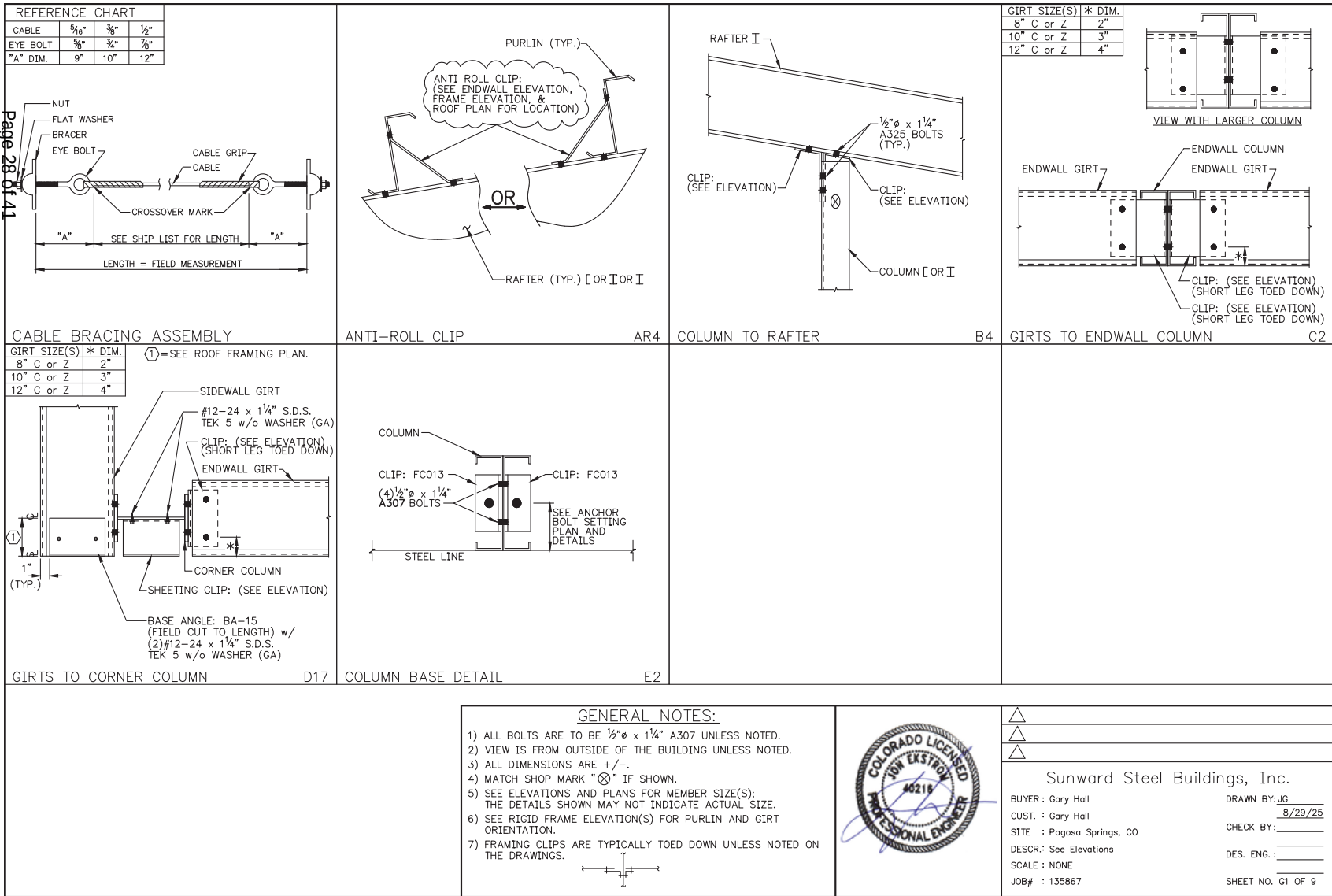
JOB# : 135867

DRAWN BY: JG

CHECK BY: 8/29/25

DES. ENG. :

SHEET NO. E10 OF 10



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RAFTER SPLICE DETAIL

F9

(6) BOLTS WITHOUT FLANGE BRACE.
(8) BOLTS WITH FLANGE BRACE AT LAP.
(10) BOLTS WITH FLANGE BRACE.
(● = INDICATES BOLT REQUIRED, ○ = OPEN, NO BOLTS)
SPECIAL BOLTS MAY BE REQUIRED AT FLANGE BRACE(S), SEE RIGID FRAME ELEVATION.

PURLIN OVERLAP

G1

(6) BOLTS WITHOUT FLANGE BRACE.
(8) BOLTS WITH FLANGE BRACE AT LAP.
(10) BOLTS WITH FLANGE BRACE.
(● = INDICATES BOLT REQUIRED, ○ = OPEN, NO BOLTS)
SPECIAL BOLTS MAY BE REQUIRED AT FLANGE BRACE(S), SEE RIGID FRAME ELEVATION.

GIRT OVERLAP

H1

(2) BOLTS WITHOUT FLANGE BRACE.
(4) BOLTS WITH FLANGE BRACE.
(● = INDICATES BOLT REQUIRED, ○ = OPEN, NO BOLTS)
SPECIAL BOLTS MAY BE REQUIRED AT FLANGE BRACE(S), SEE RIGID FRAME ELEVATION.

GIRT TO RIGID FRAME COLUMN

H2

WIND BENT COLUMN TO R.F. COLUMN

H10

GENERAL NOTES:

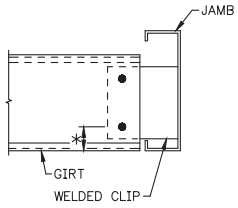
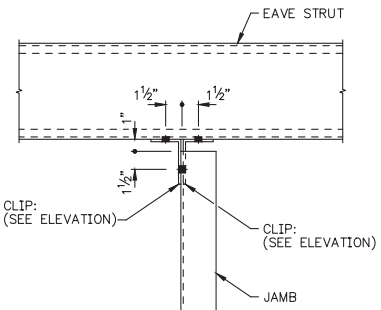
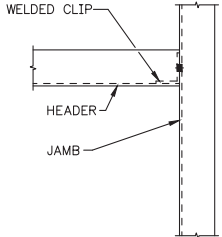
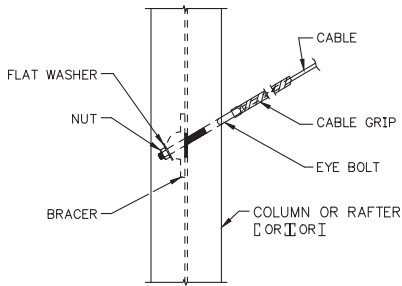
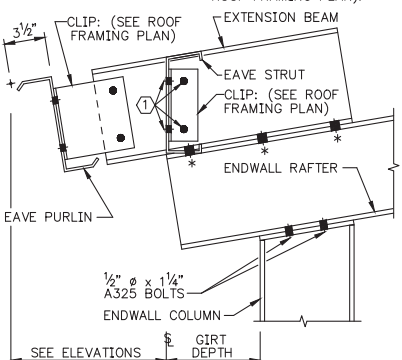
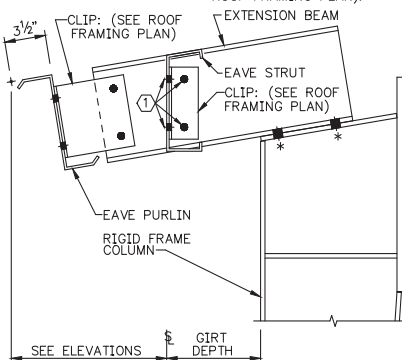
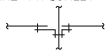
- 1) ALL BOLTS ARE TO BE 1/2" x 1/4" A307 UNLESS NOTED.
- 2) VIEW IS FROM OUTSIDE OF THE BUILDING UNLESS NOTED.
- 3) ALL DIMENSIONS ARE +/-.
- 4) MATCH SHOP MARK "X" IF SHOWN.
- 5) SEE ELEVATIONS AND PLANS FOR MEMBER SIZE(S); THE DETAILS SHOWN MAY NOT INDICATE ACTUAL SIZE.
- 6) SEE RIGID FRAME ELEVATION(S) FOR PURLIN AND GIRT ORIENTATION.
- 7) FRAMING CLIPS ARE TYPICALLY TOED DOWN UNLESS NOTED ON THE DRAWINGS.

Sunward Steel Buildings, Inc.

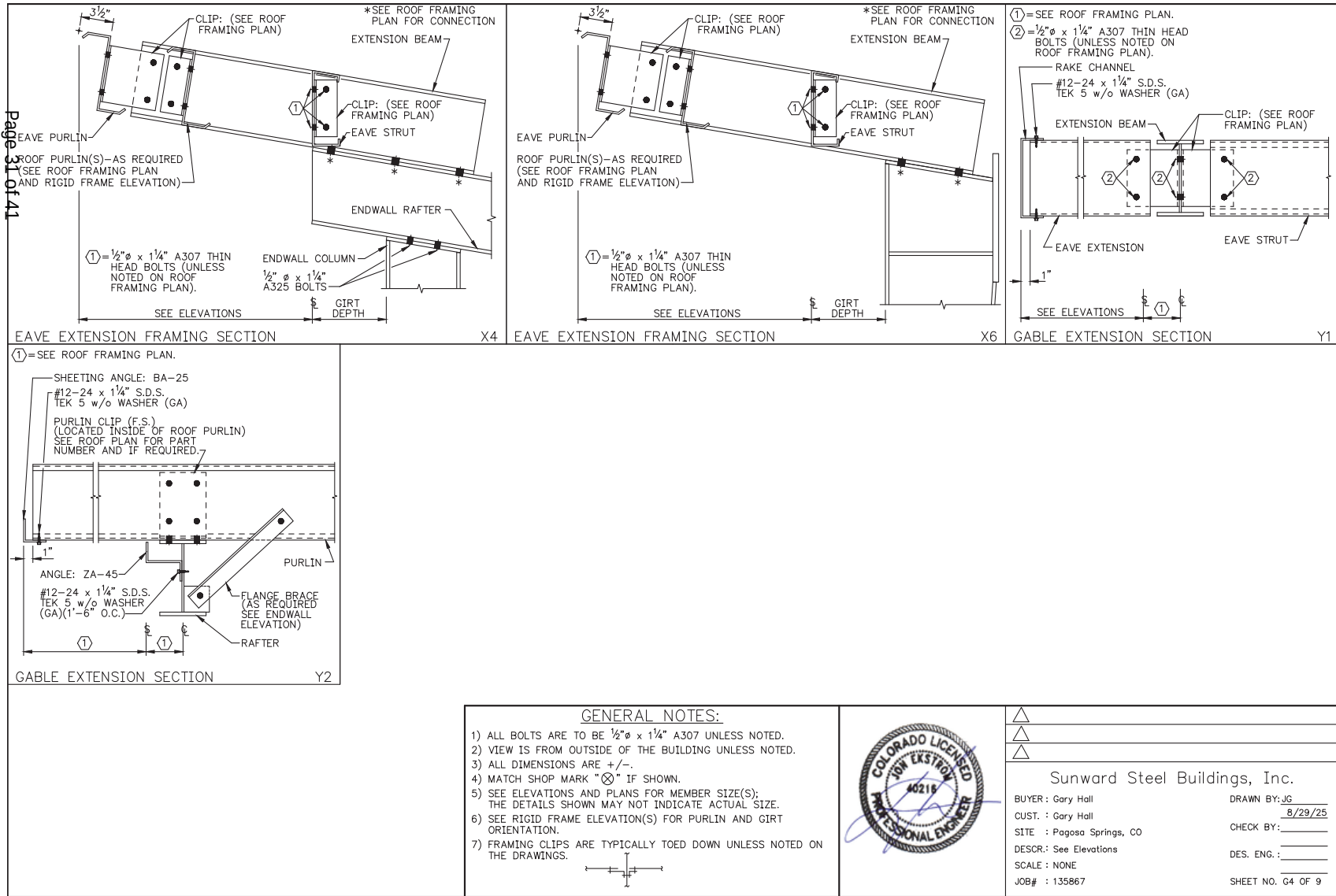
BUYER : Gary Hall
CUST. : Gary Hall
SITE : Pagosa Springs, CO
DESCR.: See Elevations
SCALE : NONE
JOB# : 135867

DRAWN BY: JG
8/29/25
CHECK BY: _____
DES. ENG.: _____
SHEET NO. G2 OF 9

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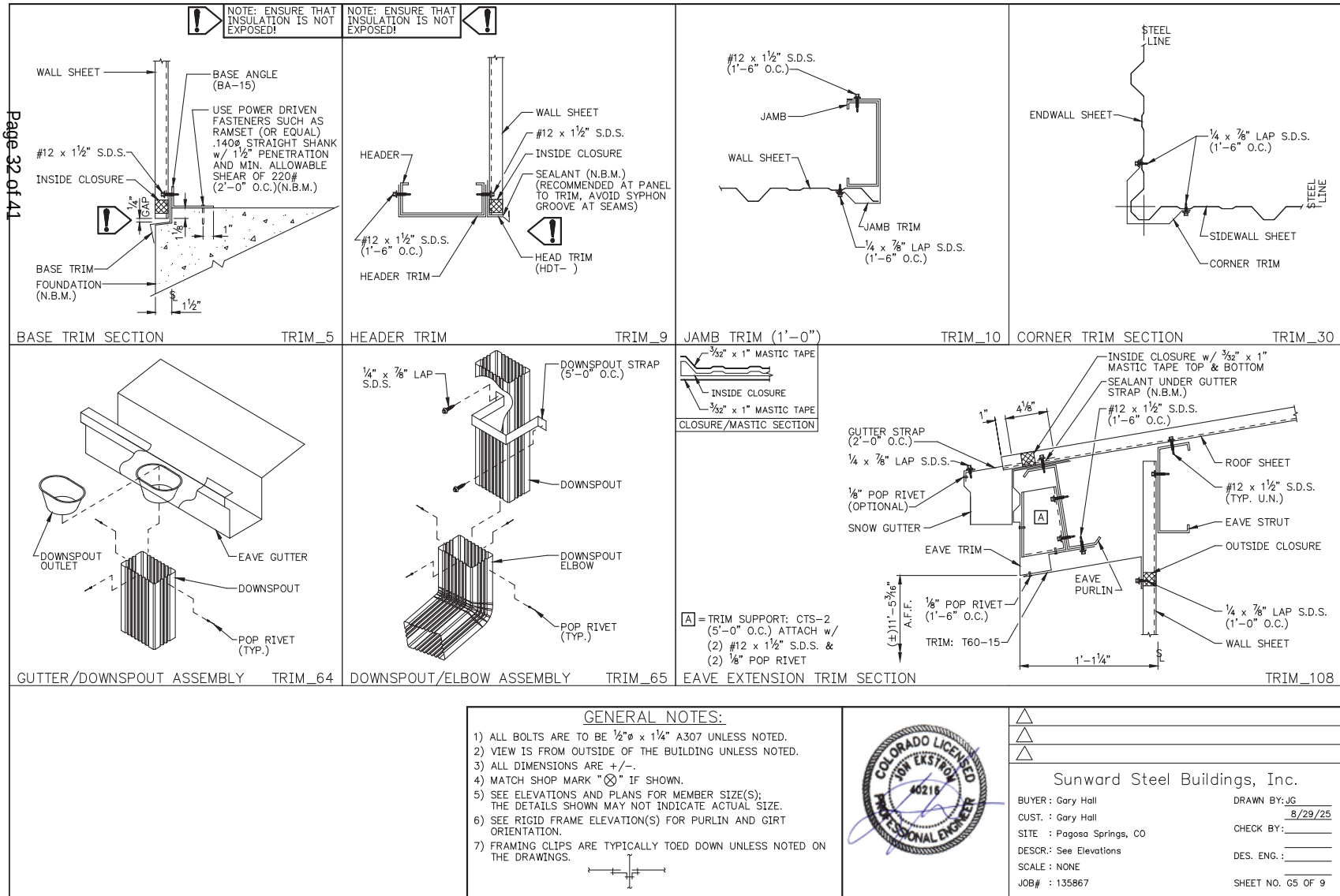
GIRT SIZE(S) * DIM.							
8" C or Z	2"						
10" C or Z	3"						
12" C or Z	4"						
 JAMB GIRT WELDED CLIP		 EAVE STRUT CLIP: (SEE ELEVATION) JAMB		 WELDED CLIP HEADER JAMB		 CABLE CABLE GRIP EYE BOLT FLAT WASHER NUT BRACER COLUMN OR RAFTER [OR I OR I]	
GIRT TO JAMB K3		JAMB TO EAVE STRUT L18		HEADER TO JAMB M3		BRACING AT FRAME MEMBERS Q2	
*SEE ROOF FRAMING PLAN FOR CONNECTION ① = 1/2" ϕ x 1 1/4" A307 THIN HEAD BOLTS (UNLESS NOTED ON ROOF FRAMING PLAN).  CLIP: (SEE ROOF FRAMING PLAN) EXTENSION BEAM EAVE STRUT CLIP: (SEE ROOF FRAMING PLAN) EAVE PURLIN ENDWALL RAFTER 1/2" ϕ x 1 1/4" A325 BOLTS ENDWALL COLUMN SEE ELEVATIONS GIRT DEPTH		*SEE ROOF FRAMING PLAN FOR CONNECTION ① = 1/2" ϕ x 1 1/4" A307 THIN HEAD BOLTS (UNLESS NOTED ON ROOF FRAMING PLAN).  CLIP: (SEE ROOF FRAMING PLAN) EXTENSION BEAM EAVE STRUT CLIP: (SEE ROOF FRAMING PLAN) EAVE PURLIN RIGID FRAME COLUMN SEE ELEVATIONS GIRT DEPTH					
EAVE EXTENSION FRAMING SECTION X1		EAVE EXTENSION FRAMING SECTION X2					
GENERAL NOTES: 1) ALL BOLTS ARE TO BE 1/2" ϕ x 1 1/4" A307 UNLESS NOTED. 2) VIEW IS FROM OUTSIDE OF THE BUILDING UNLESS NOTED. 3) ALL DIMENSIONS ARE +/-. 4) MATCH SHOP MARK "X" IF SHOWN. 5) SEE ELEVATIONS AND PLANS FOR MEMBER SIZE(S); THE DETAILS SHOWN MAY NOT INDICATE ACTUAL SIZE. 6) SEE RIGID FRAME ELEVATION(S) FOR PURLIN AND GIRT ORIENTATION. 7) FRAMING CLIPS ARE TYPICALLY TOED DOWN UNLESS NOTED ON THE DRAWINGS. 							
				Sunward Steel Buildings, Inc. BUYER : Gary Hall CUST. : Gary Hall SITE : Pagosa Springs, CO DESCR: See Elevations SCALE : NONE JOB# : 135867 DRAWN BY: JG CHECK BY: 8/29/25 DES. ENG. : SHEET NO. G3 OF 9			

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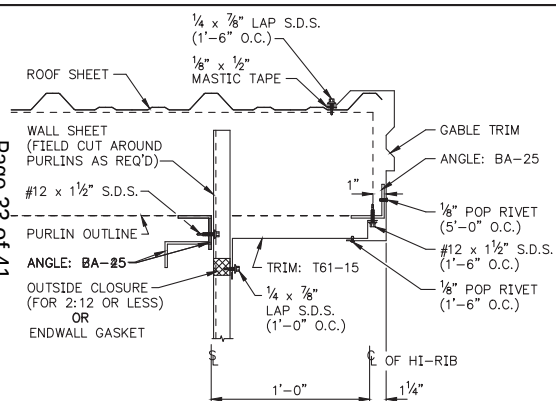


Sunward Steel Buildings, Inc.	
BUYER : Gary Hall	DRAWN BY: JG
CUST. : Gary Hall	CHECK BY: 8/29/25
SITE : Pagosa Springs, CO	DES. ENG. :
DESCR.: See Elevations	SCALE: NONE
JOB# : 135867	SHEET NO. G4 OF 9

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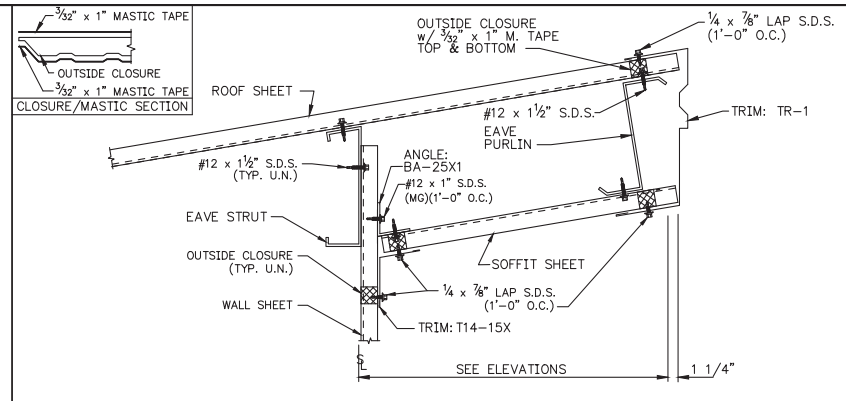


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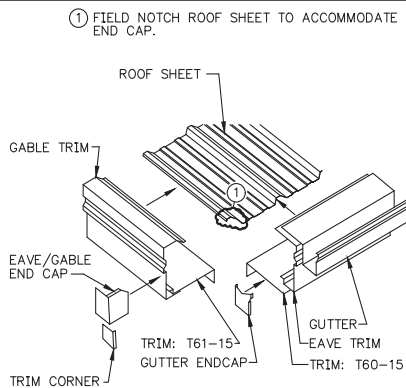
GABLE EXTENSION TRIM SECTION

TRIM_109



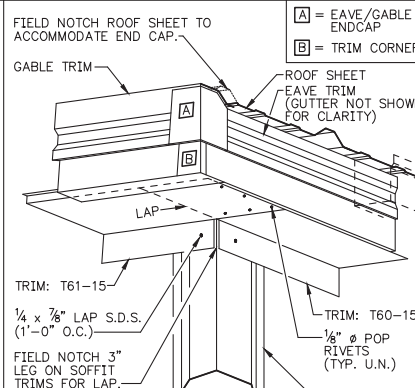
HIGHSIDE EAVE TRIM SECTION

TRIM_115



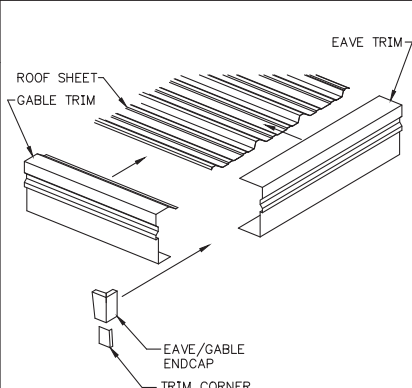
CORNER DETAIL (TOP VIEW)

TRIM_124



CORNER DETAIL (BOTTOM VIEW)

TRIM_124A



CORNER DETAIL (HIGH SIDE)

TRIM_358

GENERAL NOTES:

- 1) ALL BOLTS ARE TO BE 1/2" Ø x 1 1/4" A307 UNLESS NOTED.
- 2) VIEW IS FROM OUTSIDE OF THE BUILDING UNLESS NOTED.
- 3) ALL DIMENSIONS ARE +/-.
- 4) MATCH SHOP MARK "X" IF SHOWN.
- 5) SEE ELEVATIONS AND PLANS FOR MEMBER SIZE(S); THE DETAILS SHOWN MAY NOT INDICATE ACTUAL SIZE.
- 6) SEE RIGID FRAME ELEVATION(S) FOR PURLIN AND GIRT ORIENTATION.
- 7) FRAMING CLIPS ARE TYPICALLY TOED DOWN UNLESS NOTED ON THE DRAWINGS.



Sunward Steel Buildings, Inc.

BUYER : Gary Hall
CUST. : Gary Hall
SITE : Pagosa Springs, CO
DESCR. : See Elevations
SCALE : NONE
JOB# : 135867

DRAWN BY: JG
8/29/25
CHECK BY: _____
DES. ENG. : _____
SHEET NO. G6 OF 9

Page 34 of 41

GIRT SIZE(S) * DIM.	SUBJAMB
8" C or Z 2"	
10" C or Z 3"	
12" C or Z 4"	

NOTE: THIS DETAIL ONLY APPLIES TO GIRTS BELOW 7'-4".

GIRT SIZE(S) * DIM.	SUBJAMB
8" C 2"	
10" C 3"	
12" C 4"	

WINDOW SUBJAMB TO GIRT 1

SILL TRIM 5

HEADER TRIM 6

SUBJAMB TRIM 7

SUBJAMB TO ENDWALL RAFTER 9

SILL TO SUBJAMB 10

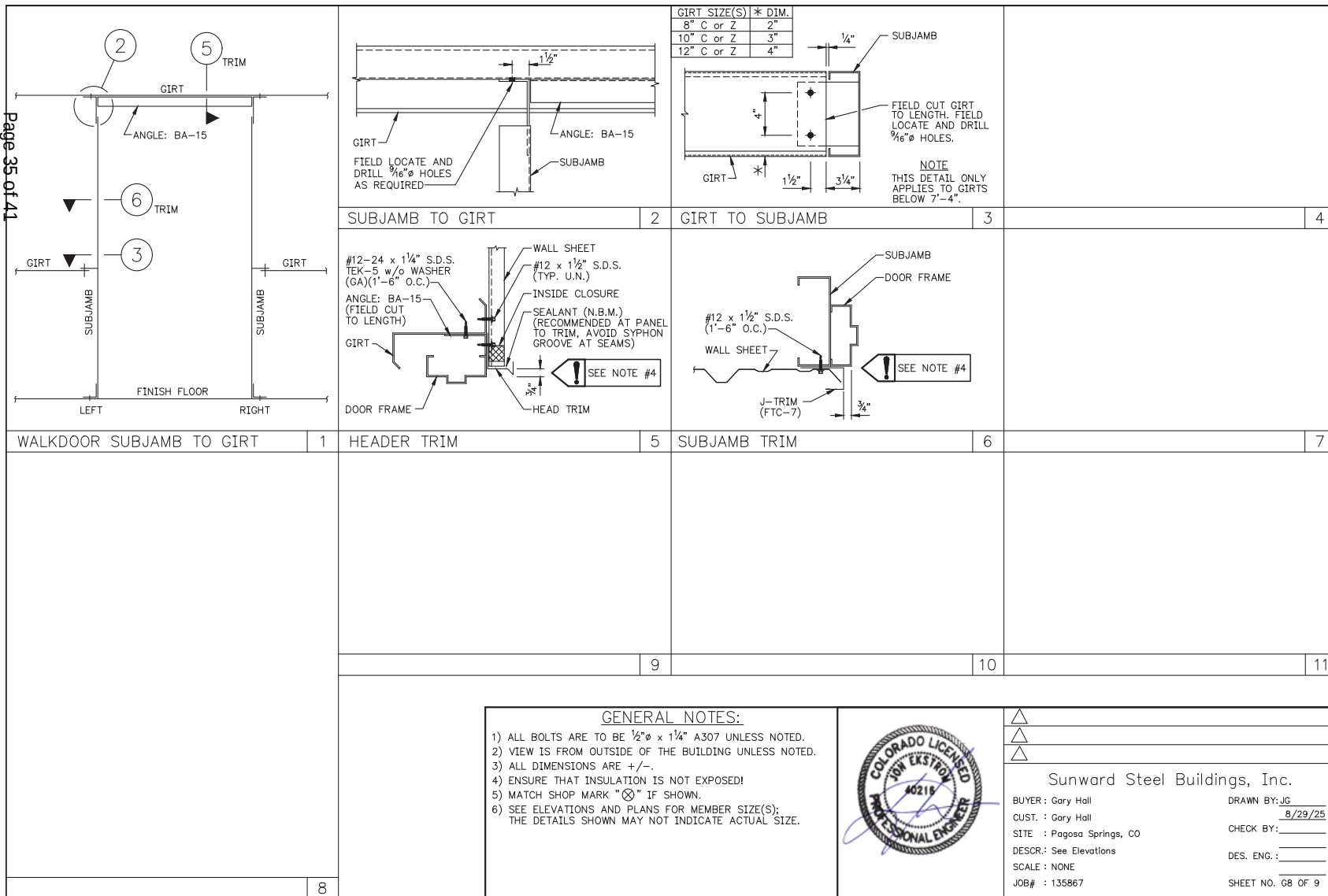
HEADER TO SUBJAMB 11

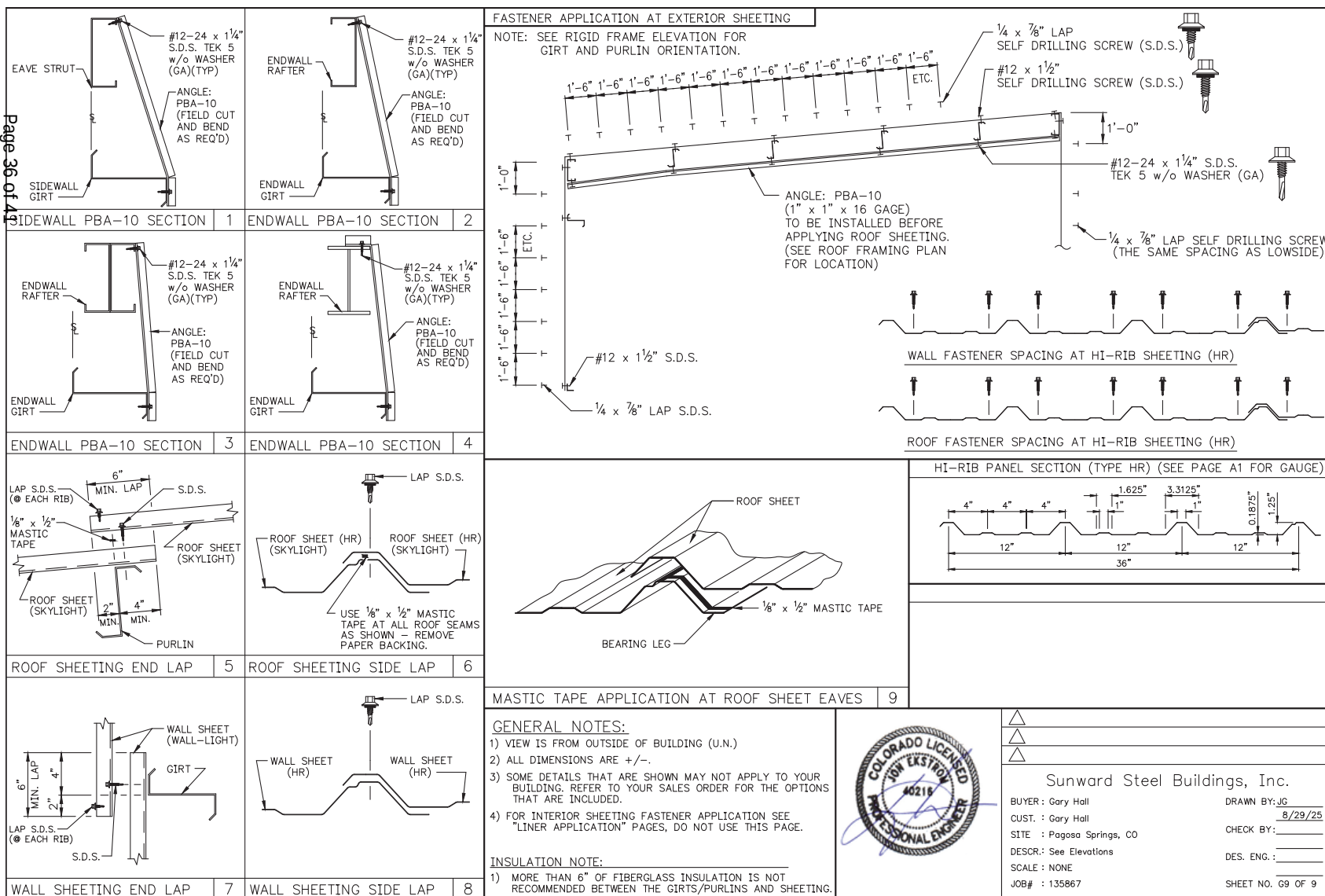
GENERAL NOTES:

- 1) ALL BOLTS ARE TO BE 1/2" x 1 1/4" A307 UNLESS NOTED.
- 2) VIEW IS FROM OUTSIDE OF THE BUILDING UNLESS NOTED.
- 3) ALL DIMENSIONS ARE +/-.
- 4) ENSURE THAT INSULATION IS NOT EXPOSED!
- 5) MATCH SHOP MARK "X" IF SHOWN.
- 6) SEE ELEVATIONS AND PLANS FOR MEMBER SIZE(S); THE DETAILS SHOWN MAY NOT INDICATE ACTUAL SIZE.

Sunward Steel Buildings, Inc.

BUYER : Gary Hall	DRAWN BY: JG
CUST. : Gary Hall	CHECK BY: 8/29/25
SITE : Pagosa Springs, CO	DES. ENG. :
DESCR.: See Elevations	SHEET NO. G7 OF 9
SCALE : NONE	
JOB# : 135867	



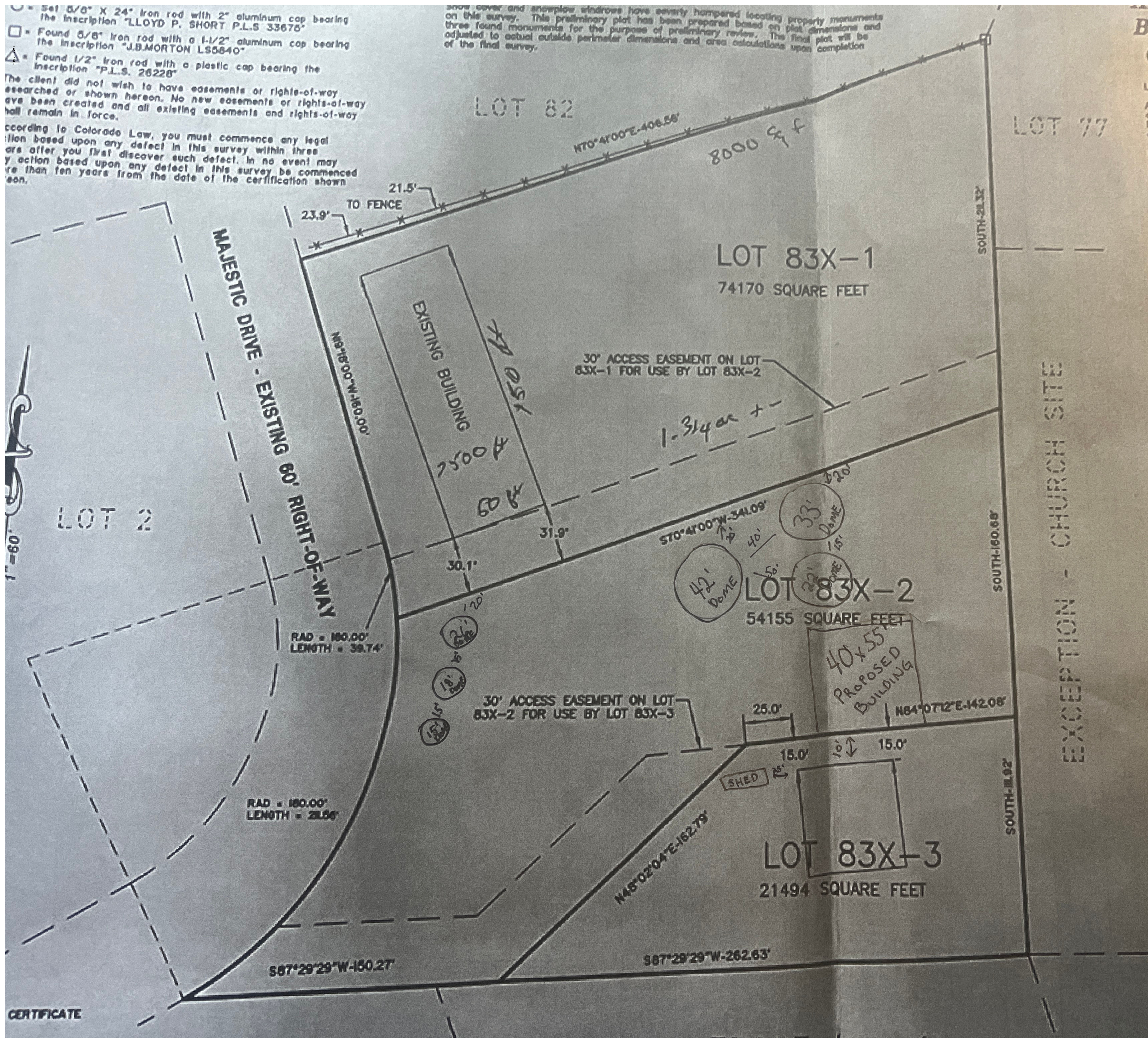


- Set 5/8" X 24" Iron rod with 2" aluminum cap bearing the inscription "LLOYD P. SHORT P.L.S. 33678"
- Found 5/8" Iron rod with a 1-1/2" aluminum cap bearing the inscription "J.B.MORTON LS5840"
- Found 1/2" Iron rod with a plastic cap bearing the inscription "P.L.S. 26228"

The client did not wish to have easements or rights-of-way researched or shown hereon. No new easements or rights-of-way have been created and all existing easements and rights-of-way shall remain in force.

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.

Snow cover and snowplow windrows have severely hampered locating property monuments on this survey. This preliminary plat has been prepared based on plot dimensions and three found monuments for the purpose of preliminary review. The final plat will be adjusted to actual outside perimeter dimensions and area calculations upon completion of the final survey.



BEING A MINOR IN OF LOT 83 PL

LEGAL DESCRIPTION

A parcel of land located in the Southeast quarter of the Northeast quarter of Section 1, Township 36N, Range 10E, Archaeta County, Colorado as recorded under Reception Number 8689

CERTIFICATE OF OWNERSHIP

I, Douglas McInnis being the owner of Lot 83, and which lot is within the regulation and CO hereby freely adopt the plan of resub 83X-2, and 83X-3, Piedra Estates.

Date

COUNTY SURVEYORS CERTIFICATE

I, David L. Maley, a duly registered land surveyor, have checked the referenced plat hereon and certify that it conforms to the Colorado Surveying Act, C.R.S.

SURVEYORS CERTIFICATE

I, Lloyd P. Short, a duly registered land surveyor, have checked the referenced plat hereon and certify that it conforms to the Colorado Surveying Act, C.R.S.

PLANNING COMMISSION CERTIFICATE

This plat and the statements hereon are for the town of Pagosa Springs, Colorado. This approval is given for the use of the land for any other service facility.

By:

Chairman

BOARD OF TRUSTEES CERTIFICATE

This plat and the statements hereon are for the town of Pagosa Springs, Colorado. This approval is given for the use of the land for any other service facility.

Date

APPROVAL TO RECORD

Having ascertained that the plat is correct, I hereby approve the same for recording by the Arch

CERTIFICATE

NOTES:

1. Basis of bearings is NOT YET DETERMINED
2. $\bigcirc$ = Set 5/8" X 24" iron rod with 2" aluminum cap bearing the inscription "LLOYD P. SHORT P.L.S. 33675"
3. $\square$ = Found 5/8" iron rod with a 1-1/2" aluminum cap bearing the inscription "J.B. MORTON L.S. 5540"
4. $\triangle$ = Found 1/2" iron rod with a plastic cap bearing the inscription "P.L.S. 26228"
5. The client did not wish to have easements or rights-of-way researched or shown hereon. No new easements or rights-of-way shall remain in force.
6. 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.

PLEASE NOTE...

Snow cover and snowplow windrows have severely hampered locating property monuments on this survey. This preliminary plat has been prepared based on plot dimensions and three found monuments for the purpose of preliminary review. The final plat will be adjusted to actual outside perimeter dimensions and area calculations upon completion of the final survey.

PRELIMINARY PLAT

PLAT OF LOTS 83X-1 AND 83X-2 AND 83X-3 OF PIEDRA ESTATES BEING A MINOR IMPACT SUBDIVISION OF LOT 83 PIEDRA ESTATES

LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 15, Township 35 North, Range 2 West, New Mexico Principal Meridian, Archuleta County, Colorado, more particularly known as Lot 83 of Piedra Estates as recorded under Reception Number 85881 in the office of the Archuleta County Clerk.

CERTIFICATE OF OWNERSHIP

I, Douglas McInnis being the owner of Lot 83, Piedra Estates as recorded at reception number 85881 and which lot is within the regulation and subdivision jurisdiction of the Town of Pagosa Springs, CO hereby freely adopt the plan of resubdivision shown on this plat to be known as Lots 83X-1, 83X-2, and 83X-3, Piedra Estates.

Date _____

Douglas McInnis

COUNTY SURVEYORS CERTIFICATE

I, David L. Moley, a duly registered land surveyor in the State of Colorado, do hereby certify that I have checked the referenced plat herein and found that it meets the minimum requirements for survey plats as set forth in the Colorado Revised Statutes, 38-51-105.

SURVEYORS CERTIFICATE

I, Lloyd P. Short, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat of Lot 83, Piedra Estates was prepared under my direction, truly and correctly represents a field survey of the same, and was monumented in accordance with Sections 38-51-100.3, et. seq. C.R.S.



PLANNING COMMISSION CERTIFICATE

This plat and the statements hereon are approved by the Planning Commission of the Town of Pagosa Springs, Colorado. This approval does not extend to the design of utilities, sewage disposal, roads, or any other service facility.

By: _____

This Day of 2003

Chairman

Date

BOARD OF TRUSTEES CERTIFICATE

This plat and the statements hereon are conditionally approved by the Board of Trustees of the town of Pagosa Springs, Colorado. This approval does not extend to the design of utilities, sewage disposal, roads, or any other service facility and does not constitute acceptance of roads, utilities, or services by the Town of Pagosa Springs for maintenance or operation.

Date _____

Mayor

APPROVAL TO RECORD

Having ascertained that the conditions of approval have been satisfactorily completed on this day of 2003, The Board of Trustees for the Town of Pagosa Springs approves this plat for recording by the Archuleta County Clerk and Recorder.

Date _____

Mayor

30 0 30 60 120



1 inch = 60 ft.

LLOYD P. SHORT P.E. P.L.S.

30 W. MACALE
PAGOSA SPRINGS, CO 81417
PHONE & FAX (970) 733-3885

CO RECORDER'S CERTIFICATE

COLORADO

ARCHULETA

CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE

_____ O'CLOCK _____ M. THIS _____ DAY OF _____ 2004.

NUMBER: _____

NUMBER: _____

RECORDED

TRACT 4
43,560 sq ac

CHURCH SITE
EXCEPTION

SOUTH-21.3'

SOUTH-180.8'

SOUTH-11.92'

LOT 82

LOT 77

LOT 83X-1

74170 SQUARE FEET

LOT 83X-2

54155 SQUARE FEET

LOT 83X-3

21494 SQUARE FEET

MAJESTIC DRIVE - EXISTING 60' RIGHT-OF-WAY

EXISTING BUILDING

30' ACCESS EASEMENT ON LOT 83X-1 FOR USE BY LOT 83X-2

30' ACCESS EASEMENT ON LOT 83X-2 FOR USE BY LOT 83X-3

SHED

40x55 PROPOSED BUILDING

RAD = 180.00' LENGTH = 39.74'

RAD = 180.00' LENGTH = 28.56'

S87°29'29"W-150.27'

S87°29'29"W-262.63'

N70°40'00"E-406.56'

8000 sq ft

7500 sq ft

60 ft

30.1'

31.9'

20'

15'

10'

5'

2.5'

1.25'

0.625'

0.3125'

0.15625'

0.078125'

0.0390625'

0.01953125'

0.009765625'

0.0048828125'

0.00244140625'

0.001220703125'

0.0006103515625'

0.00030517578125'

0.000152587890625'

0.0000762939453125'

0.00003814697265625'

0.000019073486328125'

0.0000095367431640625'

0.00000476837158203125'

0.000002384185791015625'

0.0000011920928955078125'

17/10/2025, 10:15

Town of Pagosa Springs Mail - Plan Review



Owen O'Dell <oodell@pagosasprings.co.gov>

Plan Review

1 message

Timothy Hatch <thatch@pagosasprings.co.gov>

Thu, Oct 16, 2025 at 10:35 AM

To: gary@growingspaces.com, Danielle Milburn <dmilburn@pagosasprings.co.gov>, Owen O'Dell <oodell@pagosasprings.co.gov>

Hello Gary,

I am reviewing your submittals for the new building project. We will need a set of Architectural drawings with a building code analysis for your project. The Architectural drawings will be required by planning and the Fire Department as well.

Due to the simplicity of the project the drawings can be minimal. Drawings should include a code analysis, floor plan, and elevations.

Thank you,
Tim Hatch
Building Official
Town of Pagosa Springs
Community Development Department
Building Division
970-585-8483

Variance Narrative

Corrugated Metal Wall Coverage Limit (35%)

Applicant: Perennial Harvest LLC dba Growing Spaces

Property: 1868A & 1868B Majestic Drive, Pagosa Springs, CO

Request: Variance from the LUDC design standard limiting corrugated-metal wall cladding to 35% of total wall area.

Purpose of the Request

Perennial Harvest LLC (Growing Spaces) is requesting a variance to allow greater than 35% corrugated-metal siding on a new warehouse facility at 1868A–1868B Majestic Drive. The structure will serve as a storage and staging building for completed Growing Dome greenhouse products.

Site Context and Design Intent

The proposed building is located within the Majestic, Eagle, and Trinity area mixed-use corridor, surrounded by existing Growing Spaces facilities and other light-industrial structures that share a similar utilitarian character.

- The warehouse is set back from public streets and largely screened from off-site view by hills, existing vegetation, and nearby buildings.
 - The project introduces no changes in elevation or grading from existing site conditions.
 - Building materials will match the existing Growing Spaces campus: corrugated steel panels (red-iron building system) in forest green and off-white trim, with white/off-white roll-up and walk-in doors. Some percentage of the walls will include decorative windows.
 - The color palette and textures are consistent with surrounding structures and the natural landscape.
-

Justification

The intent of the LUDC's exterior-material standard is to ensure visual quality and avoid monotonous façades. This proposal meets that intent through:

1. **Material Consistency:** The design complements the established aesthetic of the Growing Spaces campus and nearby industrial buildings.
2. **Limited Visibility:** The site's position and screening minimize public view, making the higher metal percentage visually unobtrusive.
3. **Cohesive Appearance:** Matching colors, materials, and proportions maintain architectural harmony with existing facilities.

Strict adherence to the 35% metal limit would not enhance visual quality in this setting and would create an inconsistent appearance within the existing complex.

Conclusion

Growing Spaces respectfully requests approval of this variance to allow wall coverage exceeding 35% corrugated metal on the proposed warehouse at 1868A–1868B Majestic Drive. The proposed design maintains consistency with existing site structures, meets the intent of the Land Use and Development Code for quality design, and will have no adverse visual or contextual impact on surrounding properties.



AGENDA BRIEF

MEETING: Planning Commission - 20 Oct 2025

FROM: Katelyn Tunnell, Planner

PROJECT: Final Major Design Review Application, 103 Majestic Drive, Vehicle Sales and Rental Use

ACTION: Design Review Board Action

PURPOSE/BACKGROUND:

The Design Review Board approved the Sketch Major Design Review (MDR) application on June 24, 2025, with eight (8) contingencies. The applicant has submitted a Major Design Review (MDR) application proposing to improve the property for a Vehicle Sales and Rental operation. The project includes associated site improvements such as vehicle display areas, customer parking, and access modifications to support the proposed use.

ATTACHMENTS:

[Final MDR Packet-103 Majestic Dr Pagosa Rents PC 09.23.25](#)

[Final MDR Packet-103 Majestic Dr Pagosa Rents PC 10.20.25](#)

RECOMMENDATIONS:

A. Move to APPROVE the Pagosa Auto Rents Final Major Design Review Application, directing the applicant to provide at least the following with their Final Major Design Review application:

- 1) Provide erosion control improvements to ensure bank erosion is contained to the owner's properties.
- 2) The applicant is required to submit a sign permit application for approval prior to sign installation.
- 3) Submit Sign Permit Application prior to installation of signs.
- 4) Submit Business License application to the Town.
- 5) Other contingencies as determined by the Design Review Board during the public hearing.

B. Move to CONTINUE the consideration of the Pagosa Auto Rents Final Major Design Review Application until [specify date].

C. Move to DENY the Pagosa Auto Rents Final Major Design Review Application (and providing direction to staff and/or the applicant).

PLANNING DIVISION STAFF BRIEF

103 MAJESTIC DRIVE PAGOSA AUTO RENTS - FINAL MAJOR DESIGN REVIEW APPLICATION

Application: Final Major Design Review application for Pagosa Auto Rents

Property Location: 103 Majestic Drive, Lot B of the Nobles Minor Commercial Subdivision

Acreage: Lot B = 0.41 acres

Property Owner/Applicant: George Brown

Zoning: Mixed Use Corridor (MU-C)

Proposed Project and Property Use:

The applicant proposes to improve the property for Vehicle Sales and Rental.

Public Notification:

Public notification was mailed to property owners within a 500-foot radius, posted on site, posted in Town Hall, and published in the Sun Newspaper pursuant to LUDC 2.3.6.

Background:

The Design Review Board approved the SKETCH MDR application on June 24, 2025, contingent on the applicant providing at least the following with their FINAL Major Design Review application:

- 1) Complete dimensioned site plan showing all proposed improvements and code requirements.
- 2) Details regarding all proposed structures.
- 3) Cargo container painted to blend in with property.
- 4) Gravel areas frequently used by vehicles.
- 5) Landscape treatments consistent with code.
- 6) Buffering along northern property line.
- 7) Drainage waiver determination.
- 8) Sign plan to be provided at Final MDR.

LUDC Article 3, Zoning:

The proposed project is located within the Mixed Use - Corridor (MU-C) zoning district.

"The MU-C district is intended to allow for the vertical or horizontal mixing of uses, including some high-density residential, along major highways. Commercial uses are appropriate, including retail, offices, hotels, and tourism-related businesses. The district is intended to promote gradual development and redevelopment of existing commercial corridors to become more vibrant and attractive mixed-use areas that also contain some housing, offices, and light trade".

LUDC Article 4, Allowable Uses:

The proposed "Vehicle Sales and Rental" use allowable with an Approved Conditional Use Permit within the MU-C District pursuant to Table 4.1-1, Table of Allowed Uses. **To Be Determined by Planning Commission.**

Definition-Vehicle sales and rental: An establishment engaged in the display, sale, leasing, or rental of new or used motor vehicles. Vehicles included, but are not limited to, automobiles, light trucks, vans, trailers, recreational vehicles, motorcycles, personal watercraft, utility trailers, all-terrain vehicles, and mobile homes.

LUDC 4.3.E.3

Cargo Containers: Cargo shipping containers shall be allowed in the Commercial District, Mixed-Use Corridor District and Mixed-Use Town Center District, limiting the maximum of no more than three hundred and twenty (320) square feet (8'x40'), unless otherwise approved with a conditional use permit pursuant to Section 2.4.4.

Current property condition:

The Vacant property is currently being used for storage of various items; cargo container, materials, tires, trailer. The current condition of the property is in violation of the LUDC as "Storage Yards" are not allowable in the MU-C zoning district. If approved for a Vehicle Sales and Rental use development, only those items accessory to primary use (associated with such use) may occupy the property.

LUDC Article 5, Dimensional Requirements

Proposed Cargo Container location complies with setback requirements.

Building Height (35 mid-span and 41 peak maximum allowed): The applicant has mentioned including a small building for a sales office, however, has not provided information regarding such structure. Cargo container is the only proposed structure.

Landscaping (Minimum 15%): Applicant has not provided a landscaping plan. Staff requests clarification from the Design Review Board regarding their Sketch Plan Approval motion, as discussions indicated a desire not to require landscaping given the minor site improvements and proposed limited time the site will operate as a Vehicle Sales and Rental use. Staff believes that landscaping along the street side of the chain link fence would be a visual enhancement including the consideration of street trees.

LUDC Article 6, Development and Design Standards**6.3.1 Construction Erosion Control:**

The phased disturbance areas will be under the 1-acre threshold for a Colorado Storm Water Management Permit (SWMP). However, a stormwater management Plan shall be submitted to the Town identifying "Best Managements Practices" (BMPs) to be installed for storm water erosion control during construction activities and maintained in place as function erosion control structures until re-vegetation has been re-established to a minimum of 70%. The applicant had previously excavated the eastern bank along the property line which has created a large deposit of erosion on the applicant's property to the south. To ensure the continual erosion from this bank does not impact neighboring properties, Staff recommends that a condition of approval should include providing an erosion control plan to staff for approval.

6.3.2. Site Drainage

A grading and Drainage plan has been provided, proposing site drainage to flow to the Majestic Drive drainage ditch. The applicant does not propose creating a substantial amount of impervious surfaces, thus staff does not see a need for storm water detention for the proposed site improvements, however, See note above regarding bank erosion concerns.

6.3.3: 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". The site plan does not include enough detail to determine the need for snow storage, however, there are areas to the east for snow storage. Snow removal shall not be pushed off of the property into the Town's ROW.

6.3.4 Sanitary Sewer and 6.3.5 Potable Water: The property is within the PAWSD boundary for water service and the PSSGID boundary for sanitary sewer service. The applicant is not proposing the need these services.

6.4 Sensitive Area Protection: Sensitive areas include steep slopes, hazard-prone areas, geologic or wildfire hazards. The applicant has previously excavated the eastern portion of the subject property creating a steep embankment and has placed the parking area and cargo container away from the rock fall area.

LUDC 6.6 Access and Circulation

6.6.2 Connectivity and 6.6.5 Sidewalks and Trails.

Vehicular Access

The project will improve one existing access to the property through grading and paving the access for connectivity to Majestic Drive.

The project does not propose to install sidewalk. Connectivity of Sidewalk does not exist along Eagle Drive. The proposed project is unlikely to create much pedestrian activity to require a sidewalk.

6.6.6. Parking and Vehicle Access

The on-site parking lot is not proposed for paving. The expected vehicle traffic for the proposed use is likely minimal. The parked autos for sale will not likely create dust concerns or an air quality nuisance. The Design Review Board approved the applicant to gravel the parking given it's limited use and development.

LUDC 6.7. Commercial and Mixed-Use Design Standards

Buildings are currently not proposed. The cargo container falls under an accessory structure category pursuant to LUDC 4.3.2. APPROVAL OF ACCESSORY USES AND STRUCTURES

"All principal uses allowed in a zoning district shall be deemed to include those accessory uses, structures, and activities typically associated with the use, unless specifically prohibited..."

LUDC 6.9 Parking and Loading

6.9.3 Off-Street Parking Requirements.

LUDC Parking standards for outdoor display areas, table 6.9-2, are 1 space per 750 sqft for outdoor display areas of 3,000 sqft or less, and 1 space per 2,000 sqft for outdoor display areas more than 3,000 sqft. Staff is comfortable with a median calculation based on specific square footage.

LUDC 6.10 Landscape and Buffers

6.10.3 Design Standards

A. General: Landscaping plan has not been provided.

E. Street trees: Planting some trees along the front property line could be incorporated into a landscaping plan and provide a visual improvement.

6.10.4. Buffering and Screening

Properties west of Majestic Drive are zoned MU-C. Properties to the north and east are zoned Agricultural Residential. Buffering/screening along the northern property line would be appropriate to separate the more intensive business use from the residential use.

LUDC 6.12 Exterior Lighting

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.

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. The applicant intends to install solar lighting and has stated the lighting will be dark sky compliant. Inspection of installed lighting is required to ensure the light source is completely shielded at a 5-foot height at Lot B's property line.

6.1 SIGN CODE

Applicant has provided some basic details regarding proposed signage. All signage requires submission of a sign permit application and subsequent Town approval.

Major Design Review Approval Criteria includes:

- (i) *The development plan complies with all applicable development and design standards set forth in this Land Use Code, including but not limited to the provisions in Article 3, Zoning Districts, Article 4, Use Regulations, Article 5, Dimensional Requirements, and Article 6, Development and Design Standards.*

The Sketch Design Review Application approval contained the following Planning Commission conditions of approval. Staff's comments following each.

- A. Dimensioned site plan showing for sale display area(s), parking area, location of cargo container, and all other site improvement shall be included in a site improvement plan.
The applicant provided a site plan showing the location of the graveled parking and access areas, cargo container location. The applicants narrative further explains the plans for inclusion.
- B. Complete dimensioned site plan showing all proposed improvements and code requirements.
The applicant provided a site plan showing the location of the graveled parking and access areas, cargo container location, and is acceptable to staff.
- C. Details regarding all proposed structures.
Only one cargo container is proposed as far as structures.
- D. Cargo container painted to blend in with property.
The applicant proposes one 8'x40 cargo container, existing on site, that will be painted brown to help blend in.
- E. Gravel areas frequently used by vehicles.
Applicant proposes geocell fabric and gravel for proposed parking area.
- F. Landscape treatments consistent with code.
Applicant has not provided any landscape treatments. Staff seeks guidance from the Planning Commission.
- G. Buffering along northern property line.
The applicant proposes screening fabric on the northern chain link fence to help screen the northern side along the Agriculture Residential zoned property.
- H. Drainage waiver determination.
Staff has determined that a Drainage waiver is acceptable for the proposed site improvements since impervious surfaces are very limited. However, the excavated hill side has created a large amount of erosion onto the property owners neighboring property. The Applicants application for Final MDR and CUP triggers the need to provide erosion control structures to protect neighboring properties. Staff would recommend the Planning Commission require the applicant to work with staff to provide such erosion control structures.
- I. Sign plan to be provided at Final MDR.
Applicant has provided locations of signage along the fence, and some initial sign text considerations. Staff will work with the applicant to process an actual sign permit application pursuant to the sign code.

- (ii) *The development plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable.*
No specific plan identified.

- (iii) *The development plan is consistent with the Comprehensive Plan and other adopted Town policies and plans, including any adopted transportation plan or streets/roadway plan.*
Staff finds the proposed use could generally be consistent with the 2018 Comprehensive Plan through compliance with the LUDC. No identified concerns associated with other adopted Town policies and plans, including any adopted transportation plan or streets/roadway plan.

Alternative Motions for Design Review Board's Consideration:

- A. Move to APPROVE the Pagosa Auto Rents Final Major Design Review Application, directing the applicant to provide at least the following with their Final Major Design Review application:**
 - 1) Provide erosion control improvements to ensure bank erosion is contained to the owner's properties.
 - 2) The applicant is required to submit a sign permit application for approval prior to sign installation.
 - 3) Submit Sign Permit Application prior to installation of signs.
 - 4) Submit Business License application to the Town.
 - 5) Other contingencies as determined by the Design Review Board during the public hearing.
- B. Move to CONTINUE the consideration of the Pagosa Auto Rents Final Major Design Review Application until [specify date].**
- C. Move to DENY the Pagosa Auto Rents Final Major Design Review Application (and providing direction to staff and/or the applicant).**

Proposed Development For 103 Majestic Dr Pagosa Springs Co 81147

Submitted 8/20/25 By George Brown

On Steep hillside all vehicles or installations shall remain 20 Feet from base of slope.

Landscape Buffering

Screening fabric on north fence line to be provided.

Lighting

Shall be motion detector Dark Sky Compliant Source shall be shielded.

Signage

shall be mounted on fence near entry 3 Signs : Pagosa Auto Rents,

Pagosa Auto Consignment Sales

And Sign Stating : Property is Under Video Surveillance

Storage to Be painted brown.

Paving at entry and Geo Grid with ½" - Gravel at interior Drive area and at Parking Spaces

Drainage to be 3% slope to street, impervious surface will be at entry only



GEOCELL GROUND GRID

TECHNICAL SPECIFICATIONS PRODUCT DATA SHEET

PROPERTY	TEST METHOD	TEST RESULT
Polymer Density	ASTM D 1505	58.4 - 60.2 lb/ft ³ (0.935 - 0.965g/cm ³)
Environmental Stress Crack Resistance	ASTM D 5397	>400 hours
Environmental Stress Crack Resistance	ASTM D 1693	6000 hours
Carbon Black Content	ASTM D 1603	1.5% by weight (minimum)
Nominal Sheet Thickness* Before Texturing	ASTM D 5199	50mil (1.27mm) -5%, +10%
Nominal Sheet Thickness* After Texturing	ASTM D 5199	60mil (1.52mm) -5%, +10%
Nominal-Expanded Cell Size (wid x len)		12.6 x 11.3in (320 x 287mm)
Nominal-Expanded Cell Area		71.3in ² x (460cm ²)
Nominal-Expanded Section (wid x len)		8.4 x 27.4ft (2.56 x 8.35m)
Nominal-Expanded Section Area		230ft ² (21.4m ²)
Minimum-Expanded Section (wid x len)		9.2 x 24.8ft (2.8 x 7.6m)
Maximum-Expanded Section (wid x len)		7.6 x 30ft (2.3 x 9.1m)

*The nominal sheet thickness is an average thickness of the sheet, taken from 10 readings.

The polyethylene strip is textured with rhomboidal indentations. The rhomboidal indentations have a surface density of 140 to 200 per in² or 22 to 31 per cm².

CELL DEPTH	SEAM PEEL STRENGTH	% CELL WALL OPEN AREA	SEAM HANG STRENGTH
2in	160lbf (710N)	11 +/- 1%	A 4in weld joint supporting a load of 160 lbs for 30 days min or 4in weld joint supporting a load of 160lbs for 7 days min while undergoing temperature change from 74F to 130F on a 1 hour cycle.
3in	240lbf (1060N)	16 +/- 1%	
4in	320lbf (1420N)	11 +/- 1%	
6in	480lbf (2130N)	16 +/- 1%	
8in	640lbf (2840N)	11 +/- 1%	

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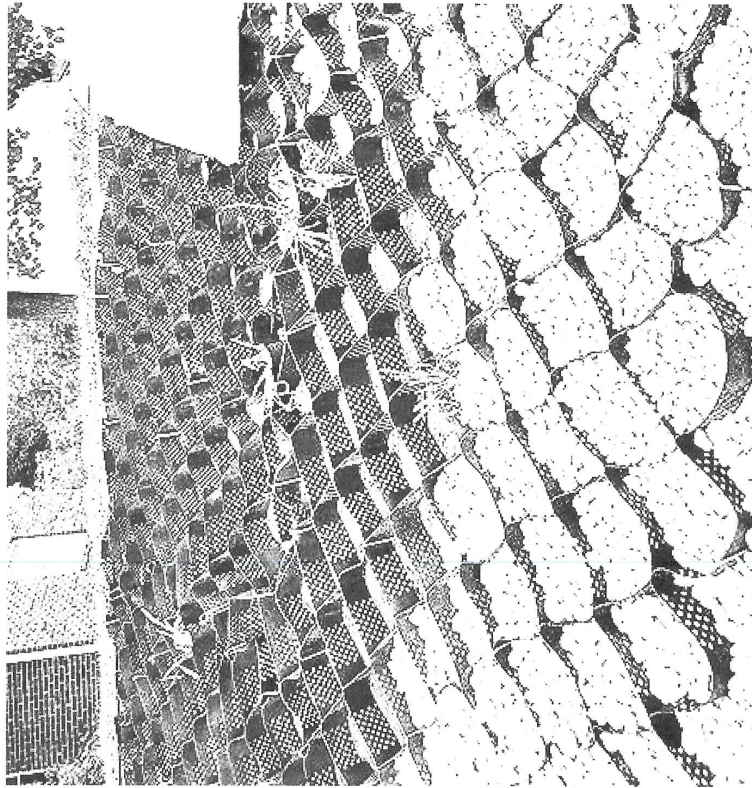
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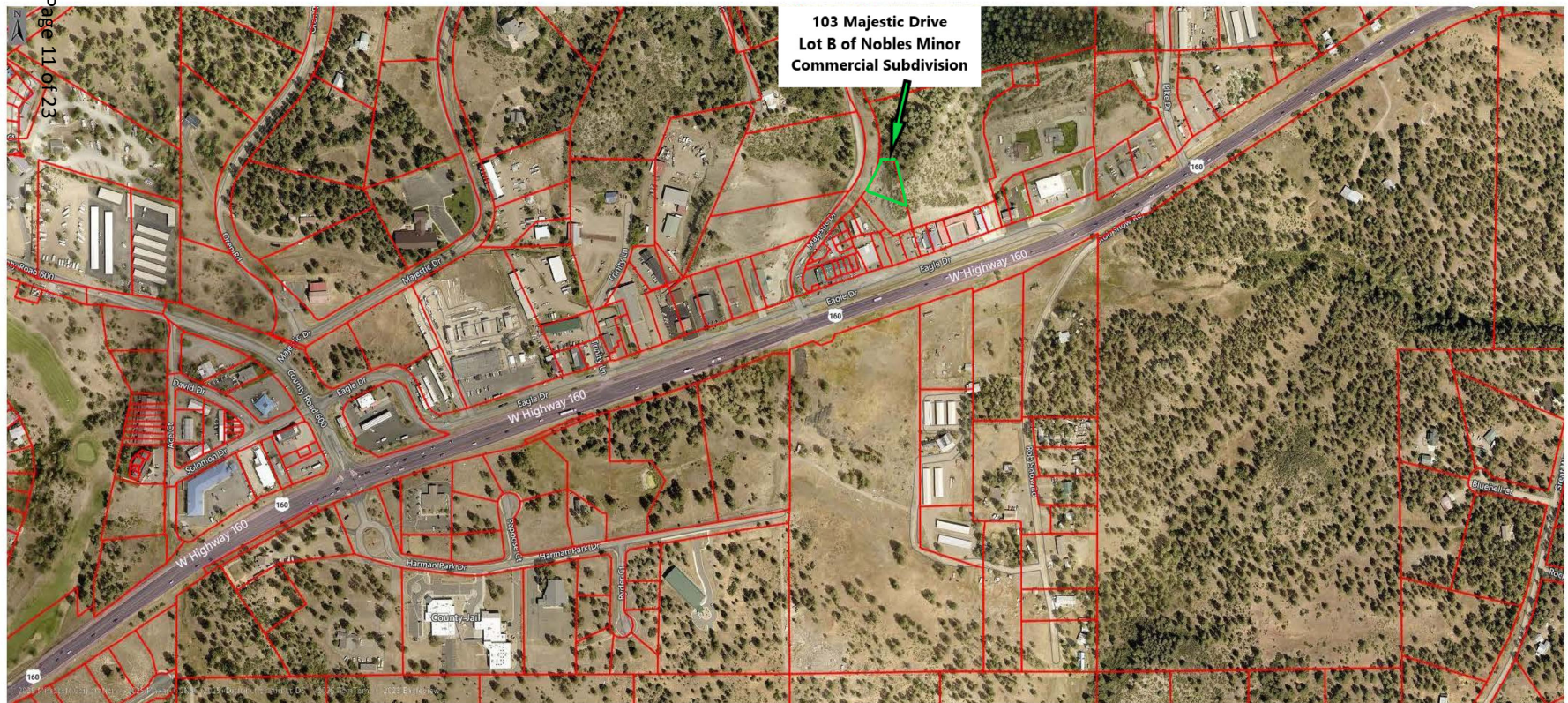
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Page 1



Vicinity Map-103 Majestic Drive



06/09/2023 - 09/22/2023



PLANNING DIVISION STAFF BRIEF

103 MAJESTIC DRIVE PAGOSA AUTO RENTS - FINAL MAJOR DESIGN REVIEW APPLICATION

Application: Final Major Design Review application for Pagosa Auto Rents

Property Location: 103 Majestic Drive, Lot B of the Nobles Minor Commercial Subdivision

Acreage: Lot B = 0.41 acres

Property Owner/Applicant: George Brown

Zoning: Mixed Use Corridor (MU-C)

Proposed Project and Property Use:

The applicant proposes to improve the property for Vehicle Sales and Rental.

Public Notification:

Public notification was mailed to property owners within a 500-foot radius, posted on site, posted in Town Hall, and published in the Sun Newspaper pursuant to LUDC 2.3.6.

Background:

The Design Review Board approved the SKETCH MDR application on June 24, 2025, contingent on the applicant providing at least the following with their FINAL Major Design Review application:

- 1) Complete dimensioned site plan showing all proposed improvements and code requirements.
- 2) Details regarding all proposed structures.
- 3) Cargo container painted to blend in with property.
- 4) Gravel areas frequently used by vehicles.
- 5) Landscape treatments consistent with code.
- 6) Buffering along northern property line.
- 7) Drainage waiver determination.
- 8) Sign plan to be provided at Final MDR.

LUDC Article 3, Zoning:

The proposed project is located within the Mixed Use - Corridor (MU-C) zoning district.

"The MU-C district is intended to allow for the vertical or horizontal mixing of uses, including some high-density residential, along major highways. Commercial uses are appropriate, including retail, offices, hotels, and tourism-related businesses. The district is intended to promote gradual development and redevelopment of existing commercial corridors to become more vibrant and attractive mixed-use areas that also contain some housing, offices, and light trade".

LUDC Article 4, Allowable Uses:

The proposed "Vehicle Sales and Rental" use allowable with an Approved Conditional Use Permit within the MU-C District pursuant to Table 4.1-1, Table of Allowed Uses. **To Be Determined by Planning Commission.**

Definition-Vehicle sales and rental: An establishment engaged in the display, sale, leasing, or rental of new or used motor vehicles. Vehicles included, but are not limited to, automobiles, light trucks, vans, trailers, recreational vehicles, motorcycles, personal watercraft, utility trailers, all-terrain vehicles, and mobile homes.

LUDC 4.3.E.3

Cargo Containers: Cargo shipping containers shall be allowed in the Commercial District, Mixed-Use Corridor District and Mixed-Use Town Center District, limiting the maximum of no more than three hundred and twenty (320) square feet (8'x40'), unless otherwise approved with a conditional use permit pursuant to Section 2.4.4.

Current property condition:

The Vacant property is currently being used for storage of various items; cargo container, materials, tires, trailer. The current condition of the property is in violation of the LUDC as "Storage Yards" are not allowable in the MU-C zoning district. If approved for a Vehicle Sales and Rental use development, only those items accessory to primary use (associated with such use) may occupy the property.

LUDC Article 5, Dimensional Requirements

Proposed Cargo Container location complies with setback requirements.

Building Height (35 mid-span and 41 peak maximum allowed): The applicant has mentioned including a small building for a sales office, however, has not provided information regarding such structure. Cargo container is the only proposed structure.

Landscaping (Minimum 15%): Applicant has not provided a landscaping plan. Staff requests clarification from the Design Review Board regarding their Sketch Plan Approval motion, as discussions indicated a desire not to require landscaping given the minor site improvements and proposed limited time the site will operate as a Vehicle Sales and Rental use. Staff believes that landscaping along the street side of the chain link fence would be a visual enhancement including the consideration of street trees.

LUDC Article 6, Development and Design Standards**6.3.1 Construction Erosion Control:**

The phased disturbance areas will be under the 1-acre threshold for a Colorado Storm Water Management Permit (SWMP). However, a stormwater management Plan shall be submitted to the Town identifying "Best Managements Practices" (BMPs) to be installed for storm water erosion control during construction activities and maintained in place as function erosion control structures until re-vegetation has been re-established to a minimum of 70%. The applicant had previously excavated the eastern bank along the property line which has created a large deposit of erosion on the applicant's property to the south. To ensure the continual erosion from this bank does not impact neighboring properties, Staff recommends that a condition of approval should include providing an erosion control plan to staff for approval.

6.3.2. Site Drainage

A grading and Drainage plan has been provided, proposing site drainage to flow to the Majestic Drive drainage ditch. The applicant does not propose creating a substantial amount of impervious surfaces, thus staff does not see a need for storm water detention for the proposed site improvements, however, See note above regarding bank erosion concerns.

6.3.3: 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". The site plan does not include enough detail to determine the need for snow storage, however, there are areas to the east for snow storage. Snow removal shall not be pushed off of the property into the Town's ROW.

6.3.4 Sanitary Sewer and 6.3.5 Potable Water: The property is within the PAWSD boundary for water service and the PSSGID boundary for sanitary sewer service. The applicant is not proposing the need these services.

6.4 Sensitive Area Protection: Sensitive areas include steep slopes, hazard-prone areas, geologic or wildfire hazards. The applicant has previously excavated the eastern portion of the subject property creating a steep embankment and has placed the parking area and cargo container away from the rock fall area.

LUDC 6.6 Access and Circulation

6.6.2 Connectivity and 6.6.5 Sidewalks and Trails.

Vehicular Access

The project will improve one existing access to the property through grading and paving the access for connectivity to Majestic Drive.

The project does not propose to install sidewalk. Connectivity of Sidewalk does not exist along Eagle Drive. The proposed project is unlikely to create much pedestrian activity to require a sidewalk.

6.6.6. Parking and Vehicle Access

The on-site parking lot is not proposed for paving. The expected vehicle traffic for the proposed use is likely minimal. The parked autos for sale will not likely create dust concerns or an air quality nuisance. The Design Review Board approved the applicant to gravel the parking given it's limited use and development.

LUDC 6.7. Commercial and Mixed-Use Design Standards

Buildings are currently not proposed. The cargo container falls under an accessory structure category pursuant to LUDC 4.3.2. APPROVAL OF ACCESSORY USES AND STRUCTURES

"All principal uses allowed in a zoning district shall be deemed to include those accessory uses, structures, and activities typically associated with the use, unless specifically prohibited..."

LUDC 6.9 Parking and Loading

6.9.3 Off-Street Parking Requirements.

LUDC Parking standards for outdoor display areas, table 6.9-2, are 1 space per 750 sqft for outdoor display areas of 3,000 sqft or less, and 1 space per 2,000 sqft for outdoor display areas more than 3,000 sqft. Staff is comfortable with a median calculation based on specific square footage.

LUDC 6.10 Landscape and Buffers

6.10.3 Design Standards

A. General: Landscaping plan has not been provided.

E. Street trees: Planting some trees along the front property line could be incorporated into a landscaping plan and provide a visual improvement.

6.10.4. Buffering and Screening

Properties west of Majestic Drive are zoned MU-C. Properties to the north and east are zoned Agricultural Residential. Buffering/screening along the northern property line would be appropriate to separate the more intensive business use from the residential use.

LUDC 6.12 Exterior Lighting

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.

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. The applicant intends to install solar lighting and has stated the lighting will be dark sky compliant. Inspection of installed lighting is required to ensure the light source is completely shielded at a 5-foot height at Lot B's property line.

6.1 SIGN CODE

Applicant has provided some basic details regarding proposed signage. All signage requires submission of a sign permit application and subsequent Town approval.

Major Design Review Approval Criteria includes:

- (i) *The development plan complies with all applicable development and design standards set forth in this Land Use Code, including but not limited to the provisions in Article 3, Zoning Districts, Article 4, Use Regulations, Article 5, Dimensional Requirements, and Article 6, Development and Design Standards.*

The Sketch Design Review Application approval contained the following Planning Commission conditions of approval. Staff's comments following each.

- A. Dimensioned site plan showing for sale display area(s), parking area, location of cargo container, and all other site improvement shall be included in a site improvement plan.
The applicant provided a site plan showing the location of the graveled parking and access areas, cargo container location. The applicants narrative further explains the plans for inclusion.
- B. Complete dimensioned site plan showing all proposed improvements and code requirements.
The applicant provided a site plan showing the location of the graveled parking and access areas, cargo container location, and is acceptable to staff.
- C. Details regarding all proposed structures.
Only one cargo container is proposed as far as structures.
- D. Cargo container painted to blend in with property.
The applicant proposes one 8'x40 cargo container, existing on site, that will be painted brown to help blend in.
- E. Gravel areas frequently used by vehicles.
Applicant proposes geocell fabric and gravel for proposed parking area.
- F. Landscape treatments consistent with code.
Applicant has not provided any landscape treatments. Staff seeks guidance from the Planning Commission.
- G. Buffering along northern property line.
The applicant proposes screening fabric on the northern chain link fence to help screen the northern side along the Agriculture Residential zoned property.
- H. Drainage waiver determination.
Staff has determined that a Drainage waiver is acceptable for the proposed site improvements since impervious surfaces are very limited. However, the excavated hill side has created a large amount of erosion onto the property owners neighboring property. The Applicants application for Final MDR and CUP triggers the need to provide erosion control structures to protect neighboring properties. Staff would recommend the Planning Commission require the applicant to work with staff to provide such erosion control structures.
- I. Sign plan to be provided at Final MDR.
Applicant has provided locations of signage along the fence, and some initial sign text considerations. Staff will work with the applicant to process an actual sign permit application pursuant to the sign code.

- (ii) *The development plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable.*

No specific plan identified.

- (iii) *The development plan is consistent with the Comprehensive Plan and other adopted Town policies and plans, including any adopted transportation plan or streets/roadway plan.*

Staff finds the proposed use could generally be consistent with the 2018 Comprehensive Plan through compliance with the LUDC. No identified concerns associated with other adopted Town policies and plans, including any adopted transportation plan or streets/roadway plan.

Alternative Motions for Design Review Board's Consideration:

- A. Move to APPROVE the Pagosa Auto Rents Final Major Design Review Application, directing the applicant to provide at least the following with their Final Major Design Review application:**
 - 1) Provide erosion control improvements to ensure bank erosion is contained to the owner's properties.
 - 2) The applicant is required to submit a sign permit application for approval prior to sign installation.
 - 3) Submit Sign Permit Application prior to installation of signs.
 - 4) Submit Business License application to the Town.
 - 5) Other contingencies as determined by the Design Review Board during the public hearing.
- B. Move to CONTINUE the consideration of the Pagosa Auto Rents Final Major Design Review Application until [specify date].**
- C. Move to DENY the Pagosa Auto Rents Final Major Design Review Application (and providing direction to staff and/or the applicant).**

Proposed Development For 103 Majestic Dr Pagosa Springs Co 81147

Submitted 8/20/25 By George Brown

On Steep hillside all vehicles or installations shall remain 20 Feet from base of slope.

Landscape Buffering

Screening fabric on north fence line to be provided.

Lighting

Shall be motion detector Dark Sky Compliant Source shall be shielded.

Signage

shall be mounted on fence near entry 3 Signs : Pagosa Auto Rents,

Pagosa Auto Consignment Sales

And Sign Stating : Property is Under Video Surveillance

Storage to Be painted brown.

Paving at entry and Geo Grid with ½" - Gravel at interior Drive area and at Parking Spaces

Drainage to be 3% slope to street, impervious surface will be at entry only



GEOCELL GROUND GRID

TECHNICAL SPECIFICATIONS PRODUCT DATA SHEET

PROPERTY	TEST METHOD	TEST RESULT
Polymer Density	ASTM D 1505	58.4 - 60.2 lb/ft ³ (0.935 - 0.965g/cm ³)
Environmental Stress Crack Resistance	ASTM D 5397	>400 hours
Environmental Stress Crack Resistance	ASTM D 1693	6000 hours
Carbon Black Content	ASTM D 1603	1.5% by weight (minimum)
Nominal Sheet Thickness* Before Texturing	ASTM D 5199	50mil (1.27mm) -5%, +10%
Nominal Sheet Thickness* After Texturing	ASTM D 5199	60mil (1.52mm) -5%, +10%
Nominal-Expanded Cell Size (wid x len)		12.6 x 11.3in (320 x 287mm)
Nominal-Expanded Cell Area		71.3in ² x (460cm ²)
Nominal-Expanded Section (wid x len)		8.4 x 27.4ft (2.56 x 8.35m)
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The polyethylene strip is textured with rhomboidal indentations. The rhomboidal indentations have a surface density of 140 to 200 per in² or 22 to 31 per cm².

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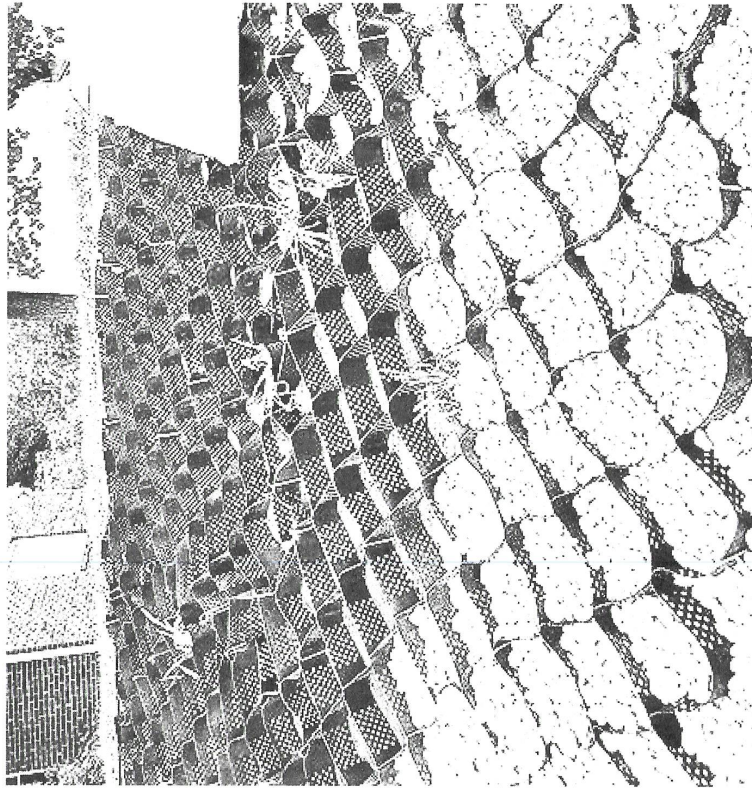
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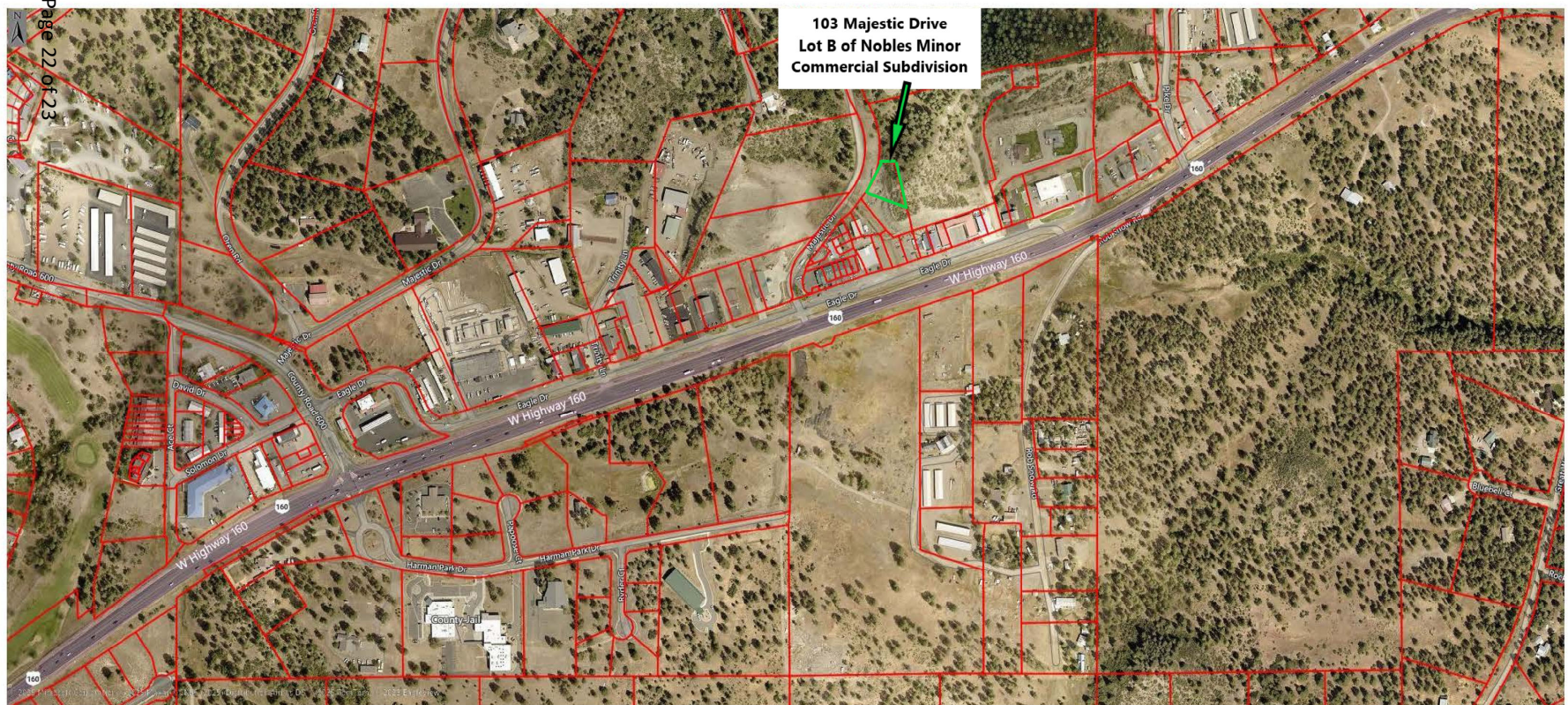
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Vicinity Map-103 Majestic Drive



06/09/2023 - 09/22/2023





AGENDA BRIEF

MEETING: Planning Commission - 20 Oct 2025

FROM: Katelyn Tunnell, Planner

PROJECT: Conditional Use Permit, 103 Majestic Drive, Vehicle Sales and Rental

ACTION: Planning Commission action

PURPOSE/BACKGROUND:

The Design Review Board approved the Sketch Major Design Review (MDR) application on June 24, 2025, with eight (8) contingencies. The applicant proposes to improve the property for a Vehicle Sales and Rental operation. Per the Town's Land Use and Development Code (LUDC), a Conditional Use Permit (CUP) is required for this type of use within the applicable zoning district. The CUP review ensures that the proposed Vehicle Sales and Rental operation meets all required performance standards and is compatible with adjacent land uses.

ATTACHMENTS:

[Final CUP Packet-103 Majestic Dr Pagosa Rents PC 09.23.25](#)

RECOMMENDATIONS:

- A. Move to APPROVE the Pagosa Auto Rents Conditional Use Permit Application with the following Conditions of approval to be included in the CUP Agreement:
 - a. The property shall only be used for the primary purpose as a Vehicle Sales and Rental operation.
 - b. One Cargo Container is allowed, completely painted to blend in with the surroundings, and used solely for accessory use associated with the primary use.
 - c. Storage of materials, junk, non-operational vehicles or other unrelated items to the primary use are prohibited on the property for any period of time.
 - d. The proposed area for vehicle display shall not be enlarged beyond the proposed area without additional Administrative or Planning Commission approval for amending the Conditional Use Permit.
 - e. The Conditional Use Permit is revocable for any violation of the terms of the Conditional Use Permit Approval.
 - f. A Town Business License shall be obtained and maintained in good standing.
 - g. The conditional use permit shall terminate if the rights granted are discontinued for one hundred eighty (180) consecutive days.
 - h. Other conditions of Approval determined by the Planning Commission.
- B. Move to CONTINUE the consideration of the Pagosa Auto Rents Conditional Use Permit Application Final Major Design Review Application until [specify date].
- C. Move to DENY the Pagosa Auto Rents Conditional Use Permit Application (providing direction to staff and/or the applicant).

PLANNING DIVISION STAFF BRIEF

103 MAJESTIC DRIVE PAGOSA AUTO RENTS – CONDITIONAL USE PERMIT APPLICATION

Application: Conditional Use application for Pagosa Auto Rents

Property Location: 103 Majestic Drive, Lot B of the Nobles Minor Commercial Subdivision

Acreage: Lot B = 0.41 acres

Property Owner/Applicant: George Brown

Zoning: Mixed Use Corridor (MU-C)

Proposed Project and Property Use:

The applicant proposes to improve the property for a Vehicle Sales and Rental operation.

Public Notification:

Public notification was mailed to property owners within a 500-foot radius, posted on site, posted in Town Hall, and published in the Sun Newspaper pursuant to LUDC 2.3.6.

Background:

The Design Review Board approved the SKETCH MDR application on June 24, 2025, contingent on the applicant providing at least the following with their FINAL Major Design Review application:

- 1) Complete dimensioned site plan showing all proposed improvements and code requirements.
- 2) Details regarding all proposed structures.
- 3) Cargo container painted to blend in with property.
- 4) Gravel areas frequently used by vehicles.
- 5) Landscape treatments consistent with code.
- 6) Buffering along northern property line.
- 7) Drainage waiver determination.
- 8) Sign plan to be provided at Final MDR.

LUDC 2.4.4. CONDITIONAL USE PERMITS

- A. *Purpose. (Conditional Use Permits applications) provide a **discretionary** approval process for conditional uses, which have unique or widely varying operating characteristics or unusual site development features. The procedure encourages public review and evaluation of a use's operating characteristics and site development features and is intended to ensure that proposed conditional uses will not have a significant adverse impact on surrounding uses or on the community-at-large. Specific conditional uses allowed in each zone district are listed in Table 4.1-1, Table of Allowed Uses.*

LUDC Article 3, Zoning:

The proposed project is located within the Mixed Use - Corridor (MU-C) zoning district.

"The MU-C district is intended to allow for the vertical or horizontal mixing of uses, including some high-density residential, along major highways. Commercial uses are appropriate, including retail, offices, hotels, and tourism-related businesses. The district is intended to promote gradual development and redevelopment of existing commercial corridors to become more vibrant and attractive mixed-use areas that also contain some housing, offices, and light trade".

LUDC Article 4, Table of Allowable Uses:

The proposed "Vehicle Sales and Rental" use requires a Conditional Use Permit (CUP) within the MU-C District pursuant to Table 4.1-1, Table of Allowed Uses.

Definition-Vehicle sales and rental: An establishment engaged in the display, sale, leasing, or rental of new or used motor vehicles. Vehicles included, but are not limited to, automobiles, light trucks, vans, trailers, recreational vehicles, motorcycles, personal watercraft, utility trailers, all-terrain vehicles, and mobile homes.

LUDC 4.3.E.3

Cargo Containers: Cargo shipping containers shall be allowed in the Commercial District, Mixed-Use Corridor District and Mixed-Use Town Center District, limiting the maximum of no more than three hundred and twenty (320) square feet (8'x40'), unless otherwise approved with a conditional use permit pursuant to section 2.4.4.

LUDC 4.4.4.C.4

Approval criteria. The Director or the Planning Commission may approve a proposed conditional use that meets all of the following criteria:

- (i) The proposed use is consistent with the Comprehensive Plan and all applicable provisions of this Land Use Code and applicable state and federal regulations;
The Planning Commission approved the Sketch Major Design Review application on June 24, 2025, finding the application to be in general compliance with the Code for the proposed use of the property, with conditions of approval.
- (ii) The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards in Article 4 of this Land Use Code;
The MU-C zone district does allow the operation of an Auto Rental and Sales lot with the approval of a conditional use permit application.
- (iii) The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
Neighboring properties to the north and east are zoned Agricultural/Residential.
Neighboring properties to the south and west are also zoned MU-C, with existing uses being a Mechanical shop, Auto Repair shops, and Sign shop. The proposed Vehicle Sales and Rental use characteristics are consistent with these neighboring property uses regarding hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts.
- (iv) Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
The applicant proposes to secure the property with chain link security fencing with screening fabric installed along the northern fence.
- (v) Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development; and
Facilities and Services for the proposed use are in place.
- (vi) Adequate assurances of continuing maintenance have been provided.
Continual maintenance and adherence to the terms of the CUP agreement of the property is a condition for continued use of the property as an Vehicle Sales and Rental operation. Neglect will result in the revocation of the CUP and the use for Auto Rental and Sales.

Conditional Use Permits are a discretionary decision and the Planning Commission can consider any conditions of approval *to ensure that proposed conditional uses will not have a significant adverse impact on surrounding uses or on the community-at-large*. Any conditions of approval are formalized in a Conditional Use Permit Agreement signed by the property owner and recorded with the Archuleta County Clerk and Records office and shall obligate successive owners and operators to the terms of the agreement (*see note below). Staff recommends at least the following conditions of approval for Planning Commission's consideration.

- 1) The property shall only be used for the primary purpose as a Vehicle Sales and Rental operation.
- 2) One Cargo Container is allowed, completely painted to blend in with the surroundings, and used solely for accessory use associated with the primary use.
- 3) Storage of materials, junk, non-operational vehicles or other unrelated items to the primary use are prohibited on the property for any period of time.
- 4) The proposed area for vehicle display shall not be enlarged beyond the proposed area without additional Administrative or Planning Commission approval for amending the Conditional Use Permit.
- 5) The Conditional Use Permit is revocable for any violation of the terms of the Conditional Use Permit Approval.
- 6) A Town Business License shall be obtained and maintained in good standing.
- 7) The conditional use permit shall terminate if the rights granted by it are discontinued for one hundred eighty (180) consecutive days.

* Given the applicants proposal that the intent is to operate the [Auto Rental and Sales Lot](#) for 5 years or so, a limited time for the CUP use of property with a sunset date, and/or prohibit transfer of the CUP right and agreement to successive property owners or business operators.

LUDC 2.4.4.5. Lapse of Approval.

- a. *A conditional use permit shall lapse and have no further effect one (1) year after its effective date or at such alternate time specified in the approval unless one (1) or more of the following criteria has been met:*
 - (i) *A building permit has been issued and construction diligently pursued.*
 - (ii) *A certificate of occupancy has been issued;*
 - (iii) *The use has been established and in continuous operation; or*
 - (iv) *The conditional use permit is renewed.*
- b. *A conditional use permit shall lapse upon termination of a project or expiration of a building permit.*
- c. *A conditional use permit shall lapse if the rights granted by it are discontinued for one hundred eighty (180) consecutive days or other period as specified in the original approval.*

Alternative Motions for Design Review Board's Consideration:

- A. Move to APPROVE the Pagosa Auto Rents Conditional Use Permit Application with the following Conditions of approval to be included in the CUP Agreement:**
- 1) The property shall only be used for the primary purpose as a Vehicle Sales and Rental operation.
 - 2) One Cargo Container is allowed, completely painted to blend in with the surroundings, and used solely for accessory use associated with the primary use.
 - 3) Storage of materials, junk, non-operational vehicles or other unrelated items to the primary use are prohibited on the property for any period of time.
 - 4) The proposed area for vehicle display shall not be enlarged beyond the proposed area without additional Administrative or Planning Commission approval for amending the Conditional Use Permit.
 - 5) The Conditional Use Permit is revocable for any violation of the terms of the Conditional Use Permit Approval.
 - 6) A Town Business License shall be obtained and maintained in good standing.
 - 7) The conditional use permit shall terminate if the rights granted are discontinued for one hundred eighty (180) consecutive days.
 - 8) Other conditions of Approval determined by the Planning Commission.
- B. Move to CONTINUE the consideration of the Pagosa Auto Rents Conditional Use Permit Application Sketch Major Design Review Application until [specify date].**
- C. Move to DENY the Pagosa Auto Rents Conditional Use Permit Application (providing direction to staff and/or the applicant).**

Proposed Development For 103 Majestic Dr Pagosa Springs Co 81147

Submitted 8/20/25 By George Brown

On Steep hillside all vehicles or installations shall remain 20 Feet from base of slope.

Landscape Buffering

Screening fabric on north fence line to be provided.

Lighting

Shall be motion detector Dark Sky Compliant Source shall be shielded.

Signage

shall be mounted on fence near entry 3 Signs : Pagosa Auto Rents,

Pagosa Auto Consignment Sales

And Sign Stating : Property is Under Video Surveillance

Storage to Be painted brown.

Paving at entry and Geo Grid with ½" - Gravel at interior Drive area and at Parking Spaces

Drainage to be 3% slope to street, impervious surface will be at entry only



GEOCELL GROUND GRID

TECHNICAL SPECIFICATIONS PRODUCT DATA SHEET

PROPERTY	TEST METHOD	TEST RESULT
Polymer Density	ASTM D 1505	58.4 - 60.2 lb/ft ³ (0.935 - 0.965g/cm ³)
Environmental Stress Crack Resistance	ASTM D 5397	>400 hours
Environmental Stress Crack Resistance	ASTM D 1693	6000 hours
Carbon Black Content	ASTM D 1603	1.5% by weight (minimum)
Nominal Sheet Thickness* Before Texturing	ASTM D 5199	50mil (1.27mm) -5%, +10%
Nominal Sheet Thickness* After Texturing	ASTM D 5199	60mil (1.52mm) -5%, +10%
Nominal-Expanded Cell Size (wid x len)		12.6 x 11.3in (320 x 287mm)
Nominal-Expanded Cell Area		71.3in ² x (460cm ²)
Nominal-Expanded Section (wid x len)		8.4 x 27.4ft (2.56 x 8.35m)
Nominal-Expanded Section Area		230ft ² (21.4m ²)
Minimum-Expanded Section (wid x len)		9.2 x 24.8ft (2.8 x 7.6m)
Maximum-Expanded Section (wid x len)		7.6 x 30ft (2.3 x 9.1m)

*The nominal sheet thickness is an average thickness of the sheet, taken from 10 readings.

The polyethylene strip is textured with rhomboidal indentations. The rhomboidal indentations have a surface density of 140 to 200 per in² or 22 to 31 per cm².

CELL DEPTH	SEAM PEEL STRENGTH	% CELL WALL OPEN AREA	SEAM HANG STRENGTH
2in	160lbf (710N)	11 +/- 1%	A 4in weld joint supporting a load of 160 lbs for 30 days min or 4in weld joint supporting a load of 160lbs for 7 days min while undergoing temperature change from 74F to 130F on a 1 hour cycle.
3in	240lbf (1060N)	16 +/- 1%	
4in	320lbf (1420N)	11 +/- 1%	
6in	480lbf (2130N)	16 +/- 1%	
8in	640lbf (2840N)	11 +/- 1%	

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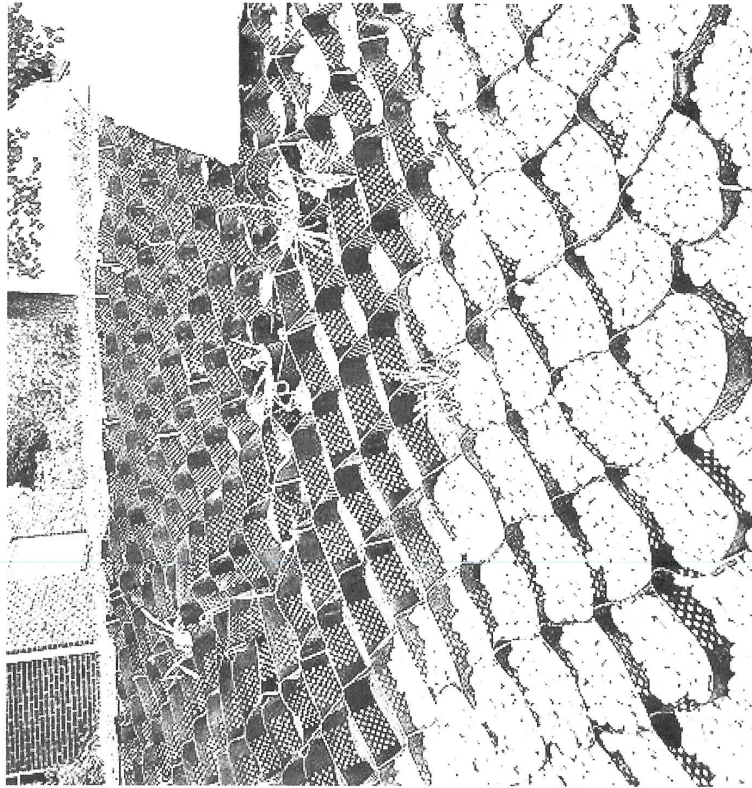
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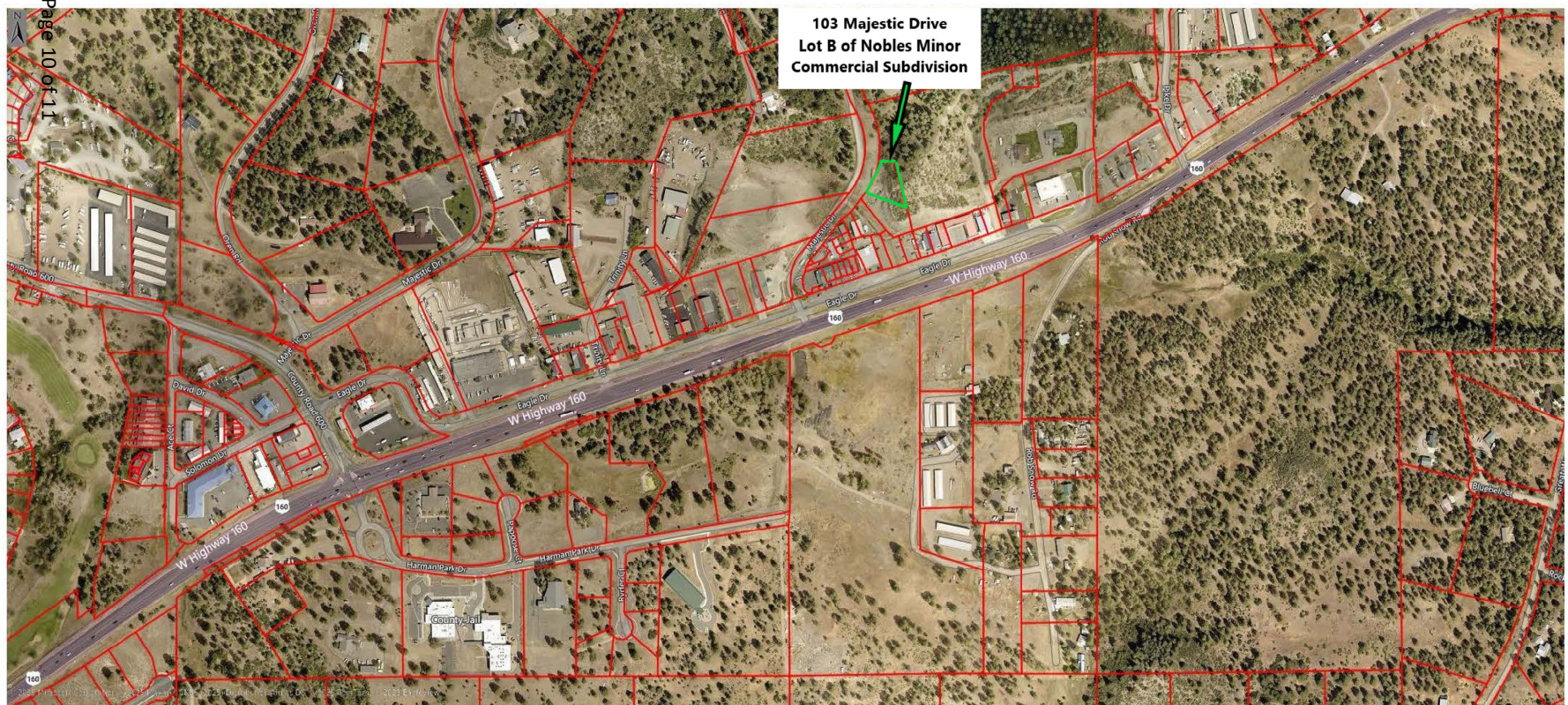
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