



Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

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

REMOTE PARTICIPATION

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

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

I. CALL MEETING TO ORDER

II. ANNOUNCEMENTS

III. APPROVAL OF MINUTES

1. Approval of June 23, 2026, Meeting Minutes

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

VI. DESIGN REVIEW BOARD

1. The A's Lodging Facility, Major Design Review, Sketch Plan

VII. PLANNING COMMISSION

VIII. REPORTS AND COMMENTS

IX. PUBLIC COMMENT

X. ADJOURNMENT

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



AGENDA BRIEF

MEETING: Planning Commission - 7/14/2026

FROM: Katelyn Tunnell

PROJECT: Approval of June 23, 2026, Meeting Minutes

ACTION: Discussion and Action

PURPOSE/BACKGROUND:



AGENDA BRIEF

MEETING: Planning Commission - 7/14/2026

FROM:

PROJECT: The A's Lodging Facility, Major Design Review, Sketch Plan

ACTION: Discussion and Action

PURPOSE/BACKGROUND:

Armando and Ashley Lopez, DBA The A's LLC, is proposing to develop a small-scale lodging establishment which contains eight individual A-frame units. This is contemplated as a two-phase project beginning in the spring of 2027 and completing in the fall of 2029. The development is being proposed at X County Road 600, Parcel # 569916143002, highlighted in red below. The parcel is zoned Mixed-Use Corridor (MU-C).

RECOMMENDATIONS:

Move to APPROVE of Armando and Ashley Lopez's, The A's, Lodging Facility, Sketch Plan at X County Road 600 (Parcel # 569916143002) with findings A and B, and with conditions 1-11, as presented.

ALTERNATE MOTIONS:

Move to DENY Armando and Ashley Lopez's, The A's, Lodging Facility, Sketch Plan at X County Road 600 (Parcel # 569916143002)

Move to TABLE Armando and Ashley Lopez's, The A's, Lodging Facility, Sketch Plan at X County Road 600 (Parcel # 569916143002) and give direction to staff.

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



STAFF REPORT

TO: Town of Pagosa Springs Planning Commission

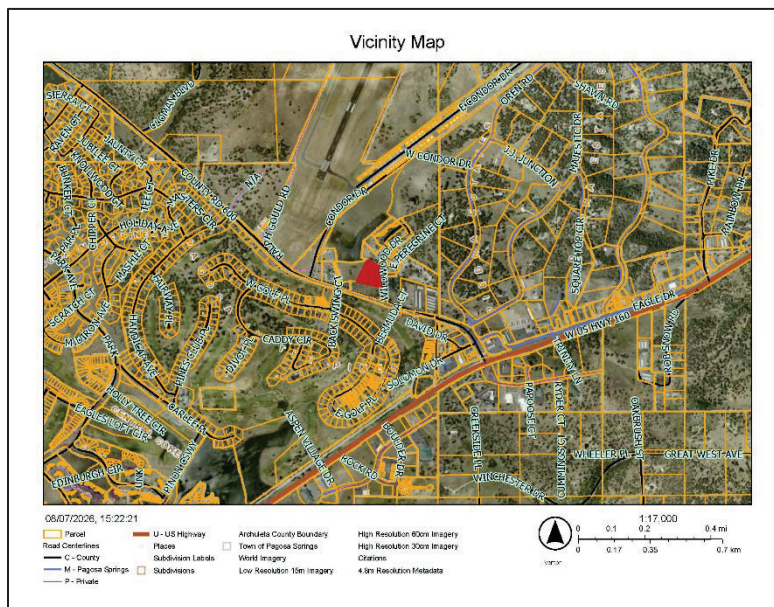
FROM: Owen O'Dell, Planning Manager

DATE: July 14, 2026

STAFF
REPORT: The A's, Lodging, Sketch Major Design Review, X County Road 600 (Parcel # 569916143002)

EXECUTIVE SUMMARY

Armando and Ashley Lopez, DBA The A's LLC, is proposing to develop a small-scale lodging establishment which contains eight individual A-frame units. This is contemplated as a two-phase project beginning in the spring of 2027 and completing in the fall of 2029. The development is being proposed at X County Road 600, Parcel # 569916143002, highlighted in red below. The parcel is zoned Mixed-Use Corridor (MU-C).



REVIEW PROCEDURE

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

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

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

DISCUSSION

The applicants, Armando and Ashley Lopez, are proposing to develop The A's, a lodging establishment comprised of 8 individual units. The proposal includes an internal trail system heavily focus on privacy and the natural setting. The units are being proposed as A-frame units, 2-stories in height, not to exceed 33' 10.75." The façade design meets the town's design standards as well as the Colorado Wildfire Resiliency Code. Construction is anticipated as a two-phased build-out with completion in the fall of 2029.

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

LUDC Article 3, Zoning:

The proposed project is located within the Mixed-Use 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." This proposal complies with the intent of this zoning district.

LUDC Article 4, Allowable Uses:

The proposed development at X County Road 600, Parcel #569916143002 is for a lodging facility , which staff has identified as a **Hotel, Motel, or Lodge** per the definition provided in Article 12:

A building or group of buildings containing nine (9) or more sleeping rooms that are occupied or intended or designed to be occupied as temporary accommodations for persons who are lodged with or without meals, for compensation. This is an allowable Use-by-Right per Table 4.1-1.

LUDC Article 5, Dimensional Requirements:

The development proposal included conceptual plans for building orientation and façade design. However, the site plan was not prepared by a licensed Colorado Professional Surveyor, so setbacks cannot be determined at this time.

Building height was noted in the concept plans, and is within the allowable height maximum. Landscaping was provided and dispersed appropriately. Staff has devised conditions of approval to guide the applicant into a comprehensive application for their Final Design Review.

LUDC Article 6, Design Standards

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

Comprehensive Plan

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

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

- **Goal N-3:** *Preserve, restore, and enhance natural habitats, forests, and open space.*
- **Goal LU-1:** *Guide development and growth within an Urban Service Area.*
- **Goal E-2:** *Support new businesses that complement the distinct character and community values of Pagosa Springs and Archuleta County.*
- **Goal E-3:** *Continue to support the tourism economic base.*

This proposal, while tourism driven, expands on many goals within the Comprehensive Plan. The developers aim to create a natural getaway encompassing native and near-native plantings with internal pedestrian networks. The redevelopment of this property will beautify the area by removing the abandoned tennis court and architecturally styled units. This will enhance tourism to expand on our existing lodging establishments within the community easily accessible from the airport or Highway 160.

Public Comment

As of the date of this report, Staff has received 2 written comments regarding this proposal. They are included in this report as attachments.

RECOMMENDATION AND FINDINGS

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

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

That the **Design Review Board APPROVES of Armando and Ashley Loez's, The A's, Lodging Facility, Sketch Plan at x County Road 600 (Parcel # 569916143002)**, as presented with the following conditions:

1. Applicant must submit an erosion control plan as part of the Final Major Design Review Application (LUDC 6.3B).
2. Applicant must submit a Grading and Drainage plan prepared by a licensed Colorado Professional Engineer for the addition of impervious surfaces associated with the lodging facilities and their parking (LUDC 6.3.2).
3. On the submittal for the Final Major Design Review, applicant must depict adequate space for snow storage at 1 sqft of space for every 2 sqft to be cleared (LUDC 6.3.3).
4. Pagosa Area Water and Sanitation District Review:
 - a. Complete the appropriate PAWSD meter sizing worksheet which can be located on our website – www.pawsd.org. Eu's will be determined when this is completed and received by the Connections Coordinator.
 - b. Complete modeling paperwork for the number of EU's determined by the meter sizing worksheet and pay a deposit for our engineer to run the model which will take approximately two months from the date it is approved by our District Manager.
 - c. PAWSD will determine if any fixes or upgrades are needed which may be in addition to the cost of the modeling.
 - d. Once the Meter Sizing worksheet and modeling are complete, PAWSD will determine the meter size for the project.
 - e. If a project design change occurs after the modeling results are received, the District reserves the right to reassess fees, ability to serve, and project responsibilities based on the District's Rules and Regulations in place at the time notwithstanding any statements made in these comments or any other documents.
 - f. These comments do not commit the District to providing water services until the project has formally requested services including, but not limited to as provided herein, fulfilled all of the District's requirements, and executed all infrastructure improvement agreements if so required by the District.
 - g. Once connected, a monthly bill of at least the minimum base rate for water will be assessed which will be determined by the EUs needed and monthly water rates in place at the time.
5. Applicant must install a fire hydrant on the north side of the depicted driveway loop as required by the Pagosa Springs Fire Protection District (LUDC 6.3.6) (PSFPD Review)
6. This parcel is within a CPW-mapped black bear Human Conflict Area, due to a high number of reported incidents each year. To avoid these conflicts, we recommend that the project proponent provide wildlife-resistant trash containers and informational signage for occupants (LUDC 6.4.8) (CPW Review).
7. Applicant must install a sidewalk along wildwood drive or provide fees in lieu to the Town of Pagosa Springs (LUDC 6.6.5 B2).
8. Applicant must insure all sidewalks, walkways, and trails are universally accessible (LUDC 6.6.5 B7).
9. Applicant must submit a light management plan in the Final Major Design Review Application (LUDC 6.6.5 B8).
10. Applicant must depict the location and screening of a dumpster for this development proposal (LUDC 6.4.10 E).

11. Applicant must submit a Sign Permit application for the signage associated with this proposal (LUDC 6.12.1 A).

12. Applicant must enter in a shared maintenance agreement with Mountain Vista Town homes for the use of the privately owned and maintained Wildwood Drive (Planning Division Review).

PROPOSED MOTION

Move to APPROVE of Armando and Ashley Lopez's, The A's, Lodging Facility, Sketch Plan at X County Road 600 (Parcel # 569916143002) with findings A and B, and with conditions 1-12, as presented.

ALTERNATE MOTIONS

Move to DENY Armando and Ashley Lopez's, The A's, Lodging Facility, Sketch Plan at X County Road 600 (Parcel # 569916143002)

Move to TABLE Armando and Ashley Lopez's, The A's, Lodging Facility, Sketch Plan at X County Road 600 (Parcel # 569916143002) and give direction to staff.

ATTACHMENTS

Attachment 1: Conceptual Plans

Attachment 2: Matrix Review

Attachment 3: Development Information

Attachment 4: Application Submission Determination

Attachment 5: Agency Comments

Attachment 6: Public Comments

THE A'S

MAJOR DESIGN REVIEW - SKETCH PLAN

TRACT 2, PIEDRA BUSINESS PARK MINOR SUBDIVISION, FILED FOR RECORD IN THE ARCHULETA COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 20807715 ON SEPTEMBER 25, 2008, LYING WITHIN SECTION 16, TOWNSHIP 35 NORTH, RANGE 2 WEST OF THE NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF ARCHULETA, STATE OF COLORADO.

Owner

Armando Lopez & Ashley Amijo
-
-
p 505.930.0058
e mando-lopez@outlook.com
contact Armando Lopez

Architect

F9 Productions Inc.
825 Crisman Drive #100
Longmont, CO 80501
p 203.316.6430
e sfh@f9productions.com
contact Rhys Heck

General Contractor

TBD
-
-
p -
e -
contact -

Structural Engineer

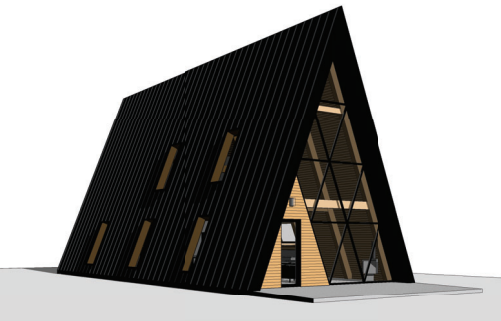
High Plains Engineering & Consulting
555 Main St.
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e chrisv@hp-eng.com
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Civil Engineer

Raptor Civil Engineering
8620 Wolff Ct Suite 105B
Westminster, CO 80031
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e eric@raptor-civil.com
contact Eric Burtzstaff

Landscape Architect

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3322 Laredo Lane
Ft. Collins, CO 80526
p 970.952.7000
e brain@brainlandscape.com
contact Brain Garrett



2 EXTERIOR PERSPECTIVE - SKETCH PLAN 2



1 EXTERIOR PERSPECTIVE - SKETCH PLAN

SITE DATA

JURISDICTION:

Town of Pagosa Springs

CURRENT LOT ZONING:

Mixed-Use Corridor

CURRENT HEIGHT RESTRICTIONS:

35' - 0" Maximum

33' - 10 3/4" Proposed

CURRENT LOT COVERAGE RESTRICTIONS:

16 DU / Acre Maximum

8 DU / 1.95 Acres = 4.1 DU / Acre

At least fifty (50) percent of the primary street frontage must be occupied by a building wall.

CURRENT SETBACKS:

20' - 0" Front Setback (From Secondary Roads)

5' - 0" Side Setbacks

5' - 0" Rear Setback

LOT 1 GENERAL INFORMATION

Tract 2 Size: Square Feet 84,820 Acres 1.95

Proposed Use: Vacation Rental (Residential)

Proposed Construction Type: V-B (Non-Sprinklered)

DESIGN ELEMENTS

Building Height: 33' - 10 3/4"

(See Elevations on sheet A102):

Building Area (Per Unit)

Main Floor Area: 1,368 SF

Upper Floor Area: 432 SF

Total (Gross Floor Area): 1,800 SF

PARKING

2 stalls required per 2 or more bedrooms

Lodging Facilities (Vacation Rental): Required 16 (Total)

Accessible Spaces (1-26 Spaces in Lot): 1

Total On-Site: 16

ACCESSIBILITY

Per 2025 Colorado Revised Statutes:

Number of units within the project: 7-14

Accessibility points required: 6

(8) Type B Visible Ground Floor Units Provided * 1 Points Each = 8 Accessibility points

DRAWING LIST - SKETCH PLAN

NO.	NAME
A1	COVER
C1	CIVIL PLANS
C2	CIVIL PLANS
C3	CIVIL PLANS
L1	LANDSCAPE PLANS
A2	BUILDING ELEVATIONS
A3	BUILDING ELEVATIONS
A4	BUILDING ELEVATIONS
A5	EXTERIOR LIGHTING PLAN



VICINITY MAP
N.T.S.

F9

ISSUE NUMBER 260325
TIME STAMP 6/29/2025 3:43:42 PM

THE A'S
Wildwood Drive
Pagosa Springs, Colorado 81147

ARCHITECTURE | CONSTRUCTION |
F9 PRODUCTIONS INC.

A1
COVER



COPYRIGHT 2026

NOT FOR CONSTRUCTION

[illegible]



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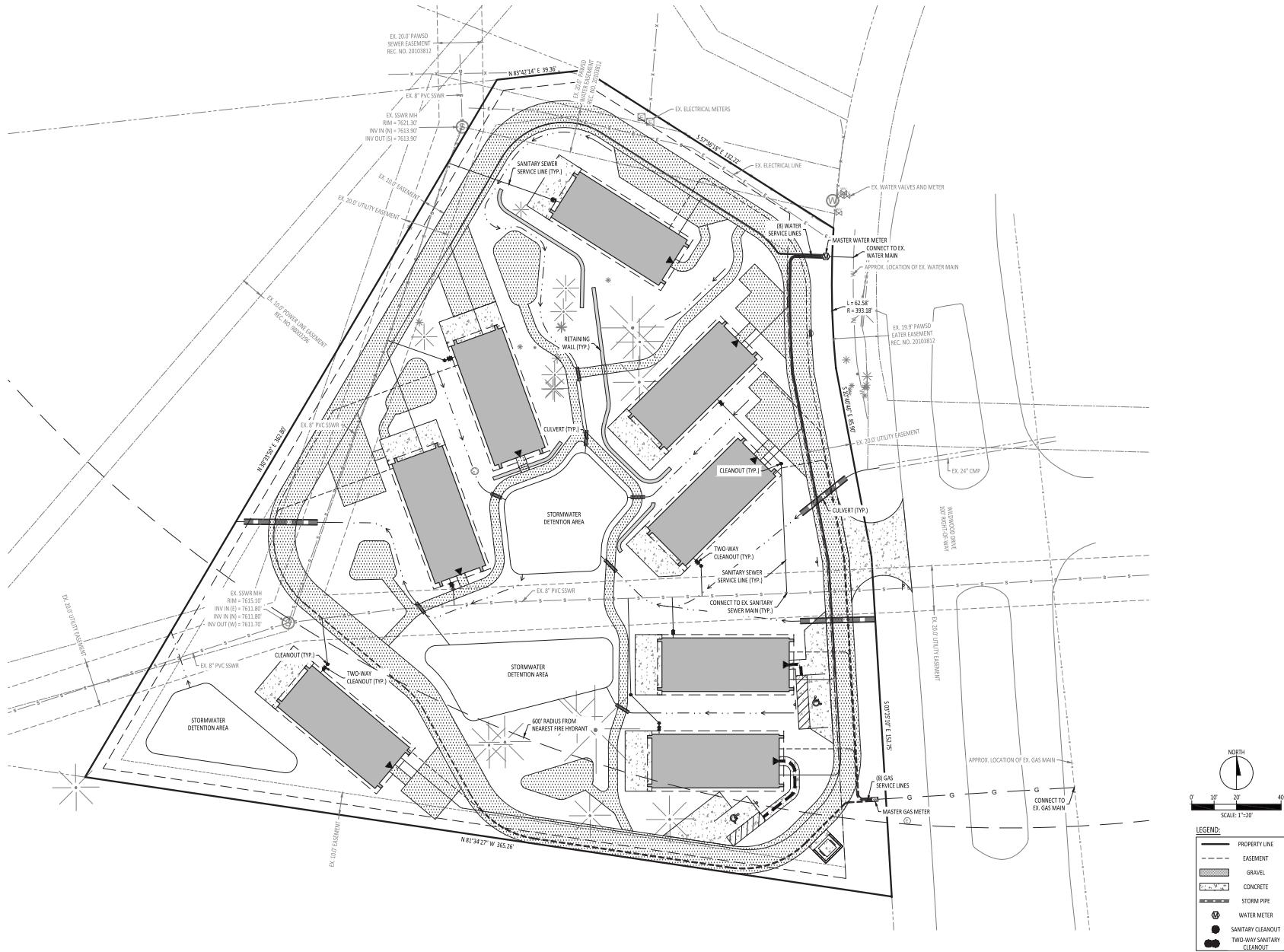




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ENGINEERING.

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C3





PROJECT TITLE

The A's
WILDWOOD DRIVE
PAGOSA SPRINGS CO, 81147

[illegible]

STAMP



DATE 05.29.2026

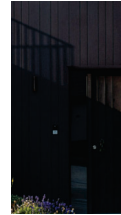
ILLUSTRATIVE LANDSCAPE PLAN

L-001

THE A'S

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KNOTWOOD BLACK WENGE ALUMINUM SIDING



KNOTWOOD ALUMINUM BATTENS

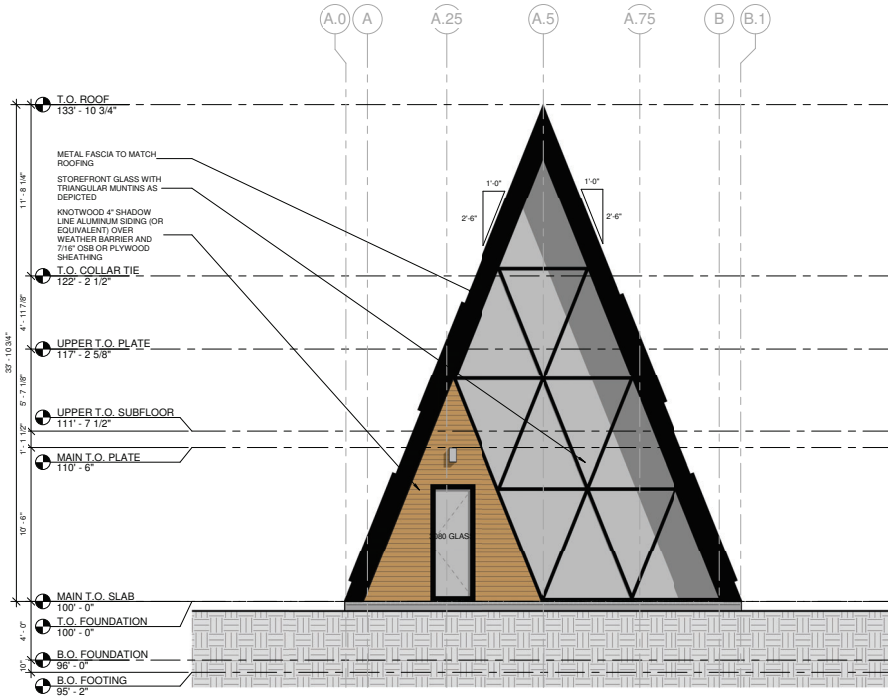


KNOTWOOD SHADOWLINE ALUMINUM SIDING

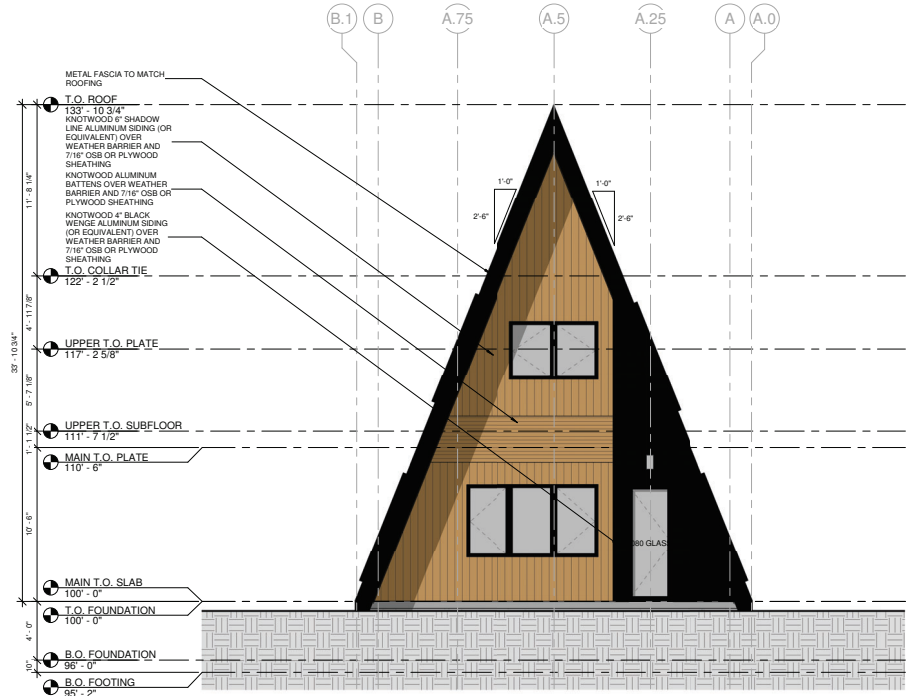


STANDING SEAM METAL ROOF

MATERIAL SWATCHES



1 SKETCH PLAN - WEST ELEVATION
1/4\"/>



2 SKETCH PLAN - EAST ELEVATION
1/4\"/>

F9

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THE A'S
Wildwood Drive
Pagosa Springs, Colorado 81147

CONTRACTOR
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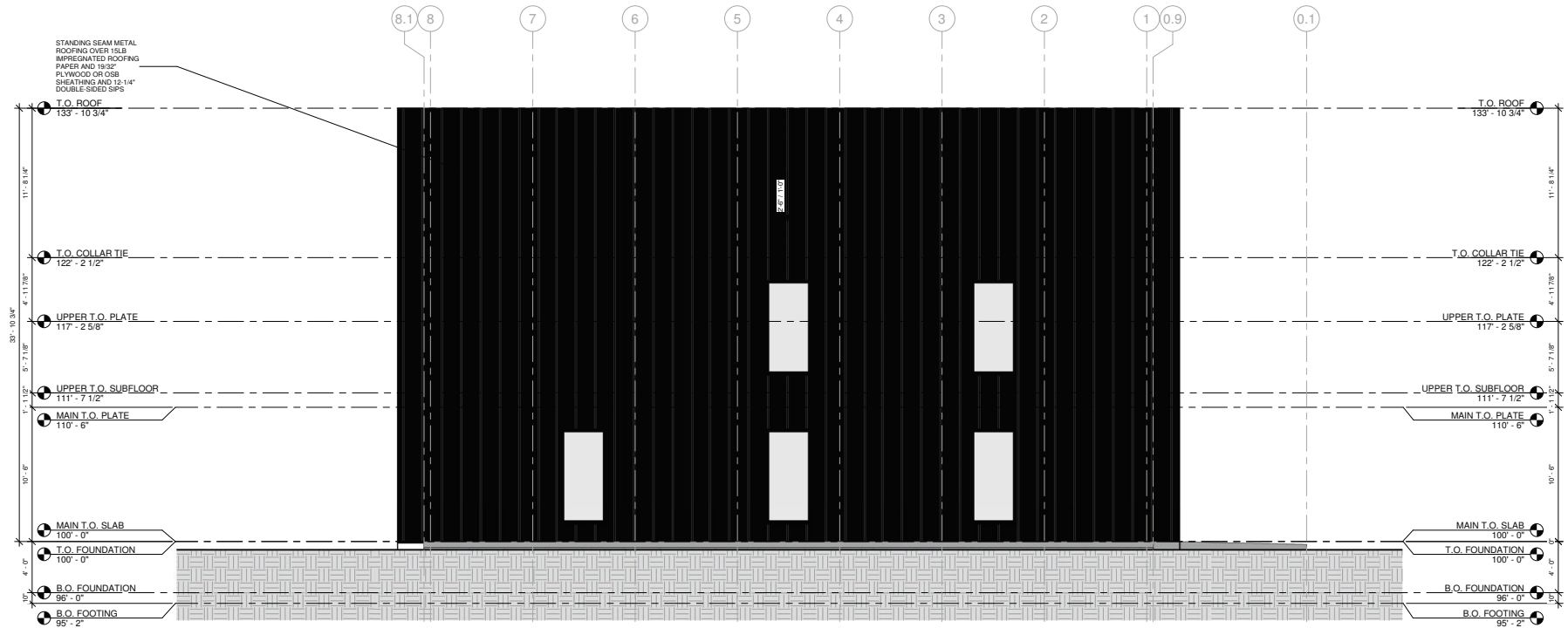
A2

BUILDING ELEVATIONS

THE A'S

MAJOR DESIGN REVIEW - SKETCH PLAN

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1 SKETCH PLAN - NORTH ELEVATION
1/4" = 1'-0"

F9

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THE A'S
Wildwood Drive
Pagosa Springs, Colorado 81147

ARCHITECTURE | CONTRACTOR |
F9 PRODUCTIONS INC.

A3

BUILDING ELEVATIONS

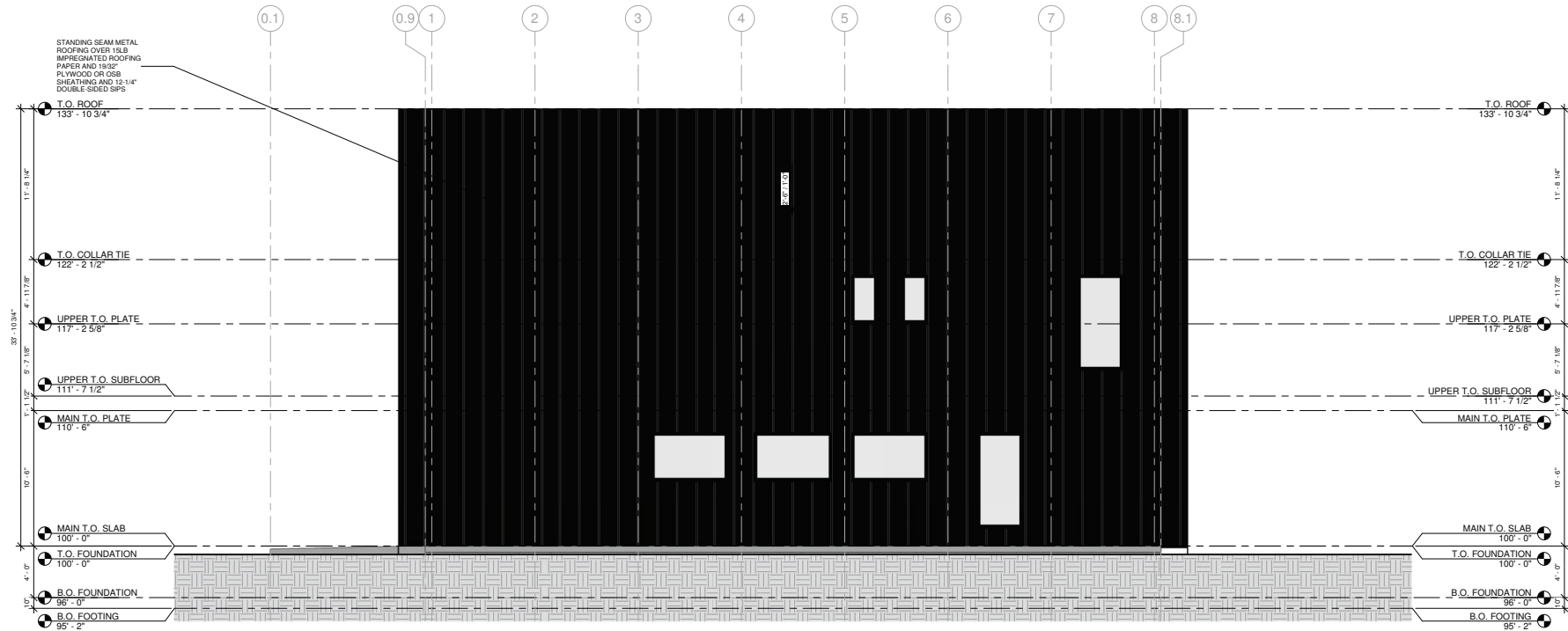
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F9 PRODUCTIONS INC. | 825 CRISMAN DRIVE #100 LONGMONT, CO 80501 | PH 303.775.7406 | F 303.658.9846 | EMAIL MAIL@F9PRODUCTIONS.COM

THE A'S

MAJOR DESIGN REVIEW - SKETCH PLAN

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THE A'S
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Pagosa Springs, Colorado 81147

ARCHITECTURE | CONTRACTOR |
F9 PRODUCTIONS INC.

A4

BUILDING ELEVATIONS

09/26/25 2:45:47 PM

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EXTERIOR LIGHT SPECS

H Series Cylinder
Wall Mount

Project: _____ Title: _____
Product Code: _____ Date: _____

V111423



ADA Compliant Wall Mount Cylinder that mounts with ease while maintaining a low profile. Integrated Brightness Sensor allows you to adjust the beam output based on wall mounting height and distance needs.

Intelligently adjusts light perfect for any exterior or interior environment.

Natural Warm Dim options provide a comfortable white light at full brightness that transitions to a relaxing sunset effect at lower dimming levels.

CYLINDER	LIGHT OUTPUT & DISTRIBUTION	POWER & CONTROLS
Mount	Lumens (Power)	Input Voltage
Wall Mount	Integrated Brightness Sensor	0-10V
Size	300 in (762), 750 in (1905), 1500 in (3810)	0-10V Dimming
Color	Color Quality	TRAC-ELV
Height	50 in (1270)	Mounting
Temp	Color Temperature	2-Step Switch Boxes
Standard Trim Only	0 Natural Warm Dim (2000K-2200K)	Mount 20, 40, 60 & 80 Junction boxes
Finish	Beam Spread	RATINGS
White, Black	General Ambient (90°)	0-10V Dimmer
	Lighting Type	
	Dimmer	
	Warranty	
	3 year limited warranty, 50,000 hours	

PRODUCT BUILDER

CYLINDER	HCWH	HCWH	HCWH
DCI	DCI	DCI	DCI
FINISH	FINISH	FINISH	FINISH

SUMMARY	WARM DIM
DCI	Up to 500 in - Selectable 300 in (762), 750 in (1905), 1500 in (3810)
LUMENS (POWER)	70 lumens, 60 lumens, 47 lumens
EFFICIENCY	100 lm/W, 100 lm/W, 100 lm/W
COLOR QUALITY	90 CRI, 90 CRI, 90 CRI
BEAM SPREAD	General Ambient (90°)
DIMMING	TRAC-ELV (0-10V) 0-10V
LED CHIP	Intelligent
LISTINGS	Energy Star Qualified, California Title 24 2016-2022 JES-6 Compliant, UL Listed for Wall Location, UL Certified US-CA, Declared, NEMA Compliant, NEMA 2-2 listed, suitable for splash zone

1. Select in accordance to ENEC L20-10-2016
2. Refer to ENEC L20-10-2016 for more information
3. This product is not intended for use in wet or damp locations unless otherwise specified.

ADDITIONAL
INPUT VOLTAGE: 120V
MAX INPUT CURRENT (50%): 0.105 amps
POWER FACTOR: Greater than 0.9
TOTAL HARMONIC DISTORTION: Less than 30%
AMBIENT OPERATING TEMPERATURE: -10°C to 40°C
LIFETIME: 50,000 hours at 70% lumen maintenance
WARRANTY: 3 year limited warranty

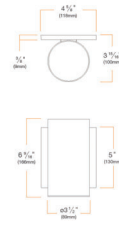
THE A'S
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H Series Cylinder
Wall Mount

6.5" Wall Mount

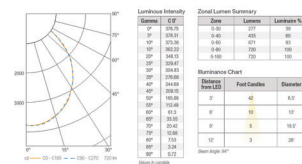
HCWH



H Series Cylinder
Wall Mount

PHOTOMETRY

HCWH30WH 750 in, 9W, 3000K-2200K



H Series Cylinder
Wall Mount

DMF LIGHTING 1118 East 223rd Street, Carson, CA 95740 925.944.7779 info@dmflighting.com dmflighting.com
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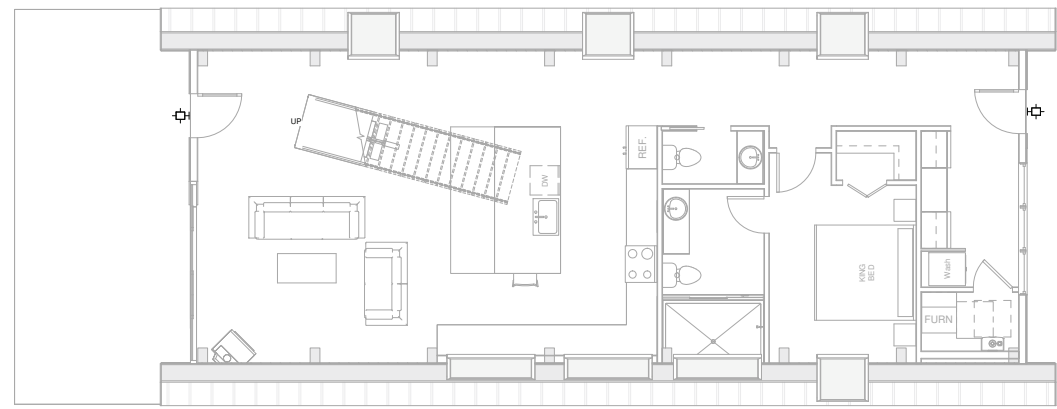
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Page 4 of 4



ELECTRICAL LEGEND - SKETCH PLAN

1 MAIN FLOOR PLAN - ELECTRICAL LIGHTING
1/4" = 1'-0"



F9

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THE A'S
Wildwood Drive
Pagosa Springs, Colorado 81147

F9 PRODUCTIONS INC.
CONTRACTOR

A5

EXTERIOR LIGHTING PLAN

STANDARDS AND CRITERIA REVIEW
Town of Pagosa Springs Major Design Review Sketch
Armando & Ashley Lopez, The A's, Lodging Establishment, X CR 600

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

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		facilities shall be designed to convey flows from the minor storm event and maintain their integrity if overtopped by flows from a base storm event. 4. Determination of storm runoff shall be made by the methods defined in the following table:			
4	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. This ratio may be somewhat greater or lesser depending on individual circumstances. On-site snow storage space shall be encouraged, but removal of snow may be allowed if planning considerations so dictate.	On the submittal for the Final Major Design Review, applicant must depict adequate space for snow storage at 1 sqft of space for every 2 sqft to be cleared (LUDC 6.3.3). With three depicted stormwater detention areas, it is assumed that there is sufficient space for snow storage, however Staff requires that determination and delineation to be concluded from Raptor Eng.	NOT	3
5	6.3.4 A	All residential, commercial, and industrial uses shall have sanitary sewer facilities designed by a registered professional engineer in accordance with the regulations and standards of the Colorado Department of Public Health and Environment and any sanitation district having jurisdiction over the property.	Reference PAWSD Comments		
6	6.3.4 B	The Town will require the sewage collection system to be conveyed to Pagosa Area Water and Sanitation District or the Pagosa Springs Sanitation General Improvement District.	Reference AAWSD Comments		
7	6.3.4 C	The sanitary sewer system shall be connected to an existing public sanitary sewer system and consist of a closed system of sanitary sewer mains and lateral branch connections to each structure or lot upon which a structure is to be built.	This is the applicants intent and they have begun working with PAWSD. This project is outside of the Town's GID.	MEETS	
8	6.3.4 D	Sanitary sewer lines are to be of sufficient size and design to collect all sewage from all proposed or portable structures within the subdivision or development.		TBD	
9	6.3.4 E	On a case-by-case basis, the Town Council may approve on-site wastewater systems that comply with the San Juan Basin Health Department standards. However, no new addition, upgrade or major repair to an individual sewage disposal system will be permitted if the property is located within four hundred (400) feet of an established municipal or sanitation district collection line, measured through		NA	

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		existing sewer easements or utility rights-of-way, unless connection is infeasible or has been denied by the Town or a sanitation district with jurisdiction over the property.			
10	6.3.4 F	Where on-site wastewater systems are proposed for any property, the use of the system must be approved by the San Juan Basin Health Department, who shall provide a written opinion concerning the suitability of the proposed subdivision or development for individual systems, before the Town Council approves the on-site wastewater system.		NA	
11	6.3.5 A	All development shall have a potable water system provided by the Pagosa Area Water and Sanitation District or another approved water district. The design of the water system shall have been prepared by a registered professional engineer, in accordance with the regulations of the Colorado Department of Health or any water district having jurisdiction over the property. The water system shall be of sufficient size and design to supply potable water to each structure or lot in the development.	1. Complete the appropriate PAWSD meter sizing worksheet which can be located on our website – www.pawsd.org. Eu's will be determined when this is completed and received by the Connections Coordinator. 2. Complete modeling paperwork for the number of EU's determined by the meter sizing worksheet and pay a deposit for our engineer to run the model which will take approximately two months from the date it is approved by our District Manager. 3. PAWSD will determine if any fixes or upgrades are needed which may be in addition to the cost of the modeling. 4. Once the Meter Sizing worksheet and modeling are complete, PAWSD will determine the meter size for the project. 5. If a project design change occurs after the modeling results are received, the District reserves the right to reassess fees, ability to serve, and project responsibilities based on the District's Rules and Regulations in place at the time notwithstanding any statements made in these comments or any other documents. 6. These comments do not commit the District to providing water services until the project has formally requested services including, but not limited to as provided herein, fulfilled all of the District's requirements, and executed	NOT	4

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			all infrastructure improvement agreements if so required by the District. 7. Once connected, a monthly bill of at least the minimum base rate for water will be assessed which will be determined by the EUs needed and monthly water rates in place at the time.		
12	6.3.5 B	Pursuant to C.R.S. 29-20-303, the Town shall not approve an application for development unless it determines in its sole discretion, after considering the application and all of the information provided, that the applicant has satisfactorily demonstrated that the proposed water supply will be adequate. For purposes of this requirement, "adequate" means a water supply that will be sufficient for build-out of the proposed development in terms of quality, quantity, dependability, and availability to provide a supply of water for the type of development proposed, and may include reasonable conservation measures and water demand management measures to account for hydrologic variability.		NA	
13	6.3.6	The subdivision or development shall be required to install fire hydrants at points per the requirements of any fire district having jurisdiction over the property and in compliance with the adopted fire code.	Applicant must install a fire hydrant on the north side of the depicted driveway loop as required by the Pagosa Springs Fire Protection District (LUDC 6.3.6).	NOT	5
14	6.4.2	Steep land (thirty (30) percent or greater slopes), unstable ground, and land subject to hazards such as landslides, rockfall, ground subsidence, wildfire, or flooding shall not be platted or developed for residential or other uses that may endanger life and limb or improvements, unless appropriate provisions, as deemed necessary by the building department, are made to eliminate or control the hazard.	This site is predominantly flat with less than a 10% grade at its steepest.	NA	
15	6.4.3	Subdivisions and any development shall make every effort to preserve existing waterways (lakes, rivers, and streams), primary vegetation (trees), rock formations, and other natural vistas.	The applicant is preserving as much existing vegetation as possible, and incorporating more vegetation after construction per their submitted landscaping plan.	MEETS	
16	6.4.4	The Director shall keep on file and available to the public, a set of maps clearly showing all known and identified areas of special flood hazard in the Town, as such become available. The Town shall not approve any proposed subdivision or development in either an identified area of		MEETS	

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		special flood hazard or in an area suspected of being in an area of special flood hazard, unless the subdivider or developer can submit adequate evidence, prepared by a registered professional engineer, that the proposed subdivision or development is not in an area of special flood hazard or meets the conditions set forth in Section 6.2 .			
17	6.4.5	The Town Clerk shall keep on file and available to the public, a set of maps clearly showing all known and identified geologic hazard areas in the Town, as such become available. The Town shall not approve any subdivision plan or site plan if the proposed subdivision or development is either in one (1) of these identified geologic hazard areas or is in an area suspected of being in a geologic hazard area, unless the applicant can submit adequate evidence, prepared by a registered professional geotechnical engineer, that the proposed subdivision or development meets the following conditions: A. Provisions have been made for the long term health, welfare, and safety of the public from geologic hazards to life, property, and improvements. B. The proposed development will not create an undue financial burden on the existing or future residents of the area or community as a result of damage due to geologic hazards. C. Structures designed for human occupancy or use shall be constructed to prevent danger to human life or property. D. Permitted land uses, including public facilities serving such use, shall avoid or mitigate geologic hazards at the time of initial construction. E. Man-made changes shall not initiate or intensify adverse natural conditions within a geologic hazard area.	This is not within an identified Geological Hazard Area	MEETS	
18	6.4.6	The Town Clerk shall keep on file and available to the public, a set of maps clearly showing all known and	The entirety of Pagosa Springs in within an identified wildfire hazard area as depicted in the Colorado	MEETS	

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		identified wildfire hazard areas in the Town, as such become available. The Town shall not approve any subdivision plan or site plan if the proposed subdivision or development is in an area identified as a wildfire hazard area or is in an area suspected of being in a wildfire hazard area, unless the applicant can submit adequate evidence, prepared by a qualified professional forester, that the proposed subdivision or development meets the following conditions: A. Any development in which residential activity is to take place shall be designed to minimize significant wildfire hazards to public health, safety, and property. B. Any development shall have adequate roads for emergency service by fire trucks, fire fighting personnel, and fire breaks or other means of alleviating conditions conducive to wildfire hazard. C. Precautions required to reduce or eliminate wildfire hazards shall be provided at the time of initial development. D. All subdivision and development shall adhere to the Guidelines and Criteria for Wildfire Hazard Areas published by the Colorado State Forest Service. E. Consideration shall be given to recommendations of the State Forest Service resulting from review of a proposed subdivision or development in a wildfire hazard area.	Wildfire Resiliency Code Map. Applicant will be required to follow the CWRC standards, including no vegetative or combustible materials within the Immediate Zone (0-5' from structures). They have acknowledged this requirement and addressed it on their landscaping plans. Building requirements for the CWRC will be reviewed at the building permit submittal.		
19	6.4.7	If implemented, perimeter fencing shall be no higher than forty-two (42) inches, so as not to impede the movement of deer and elk. Recorded covenants or restrictions shall require individual owners to maintain said fence.	Fencing has not been indicated on any of the submitted documents.	MEETS	
20	6.4.8	The following standards are intended to promote, preserve, and enhance the important hydrologic, biological, ecological, aesthetic, recreational, and educational functions that river and stream corridors, associated riparian areas, and wetlands provide.	Comments per Colorado Parks and Wildlife: This parcel is within a CPW-mapped black bear Human Conflict Area, due to a high number of reported incidents each year. To avoid these conflicts, we recommend that the project proponent provide	NOT	6

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

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

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27	6.6.5 B1	Interconnected network. A sidewalk network that interconnects all dwelling units with other dwelling units, non-residential uses, and common open space shall be provided throughout each development. Sidewalks shall be separate and distinct from motor vehicle circulation to the greatest extent possible and may be required to be separated by a vegetated median and/or curb and gutter. The pedestrian circulation sys		MEETS	
28	6.6.5 B2	Sidewalks required. In all zone districts, excluding Agricultural/Residential (RA), sidewalks are required along both sides of a street unless otherwise waived through the issuance of a variance as described in Section 2.4.11 or the project meets the alternative compliance requirements as set forth in Section 6.1.2 .	Applicant must install a sidewalk along wildwood drive or provide fees in lieu to the Town of Pagosa Springs (LUDC 6.6.5 B2).	NOT	7
29	6.6.5B3	Sidewalk width. Sidewalks shall be a minimum of five (5) feet wide along local streets; a minimum of five (5) feet wide along one (1) side and eight (8) feet wide along the other side of collector streets; and a minimum of eight (8) feet wide along both sides of arterial streets. A detached sidewalk is an acceptable sidewalk alternative if it is approved through the alternative equivalent compliance process. Sidewalks adjacent to storefronts in the downtown commercial areas shall be ten (10) to fifteen (15) feet in width, or consistent with the average sidewalk width on the block if sidewalks already exist.	See above	NOT	
30	6.6.5 B4	Sidewalk location. Sidewalks shall be located within the right-of-way unless otherwise authorized by the Town Council.		NOT	
31	6.6.5 B5	Sidewalk materials. The visual and tactile properties of sidewalk paving materials shall be consistent with the proposed functions of pedestrian circulation. Sidewalks shall be constructed of concrete, brick, slate, colored/textured concrete pavers, concrete containing accents of brick, or some combination thereof that is compatible with the style, materials, colors, and details of the surrounding buildings or sidewalks. Asphalt shall not be used for sidewalks. Sidewalks must be constructed of approved materials of sufficient strength to support light maintenance vehicles.		NOT	
32	6.6.5 B6	Sidewalk installation. Sidewalks and related improvements shall be installed in accordance with plans		NOT	

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		and specifications approved by the Town; and after installation or construction, they shall be subject to inspection and approval by the Town Engineer.			
33	6.6.5 B7	Accessibility. Sidewalks, walkways, and multi-use trails shall be universally accessible. Refer to the Americans with Disabilities Act (ADA) requirements.	Applicant must insure all sidewalks, walkways, and trails are universally accessible (LUDC 6.6.5 B7).	NOT	8
34	6.6.5 B8	Lighting. All sidewalks and other pedestrian walkways shall have lighting that complies with the standards in Section 6.11 , Exterior Lighting, using poles and fixtures consistent with the overall design theme for the development.	Applicant must submit a light management plan in the Final Major Design Review Application (LUDC 6.6.5 B8).	NOT	9
35	6.6.5 B9	Walkways. Walkways through a subdivision block shall be not less than eight (8) feet in width, shall be within a dedicated right-of-way not less than twenty (20) feet in width, and shall be flanked with appropriate landscaping and lighting. Walkways along buildings and within parking lots shall be raised and curbed, where suitable. A direct pedestrian connection from public sidewalks to building entries, public space and parking areas shall be provided. Walkways shall be constructed of the same materials as sidewalks; except that walkways internal to asphalt surfaced parking lots may be of asphalt construction. Walkways crossing driveways in parking lots shall be clearly delineated by a change in pavement color or texture or paint striping.	This is not a subdivision application	NA	
36	6.6.5 B10	Multi-use trails. Multi-use trails shall be provided in the form of a pedestrian easement and construction of a trail to link internal open space areas with peripheral open space areas, and shall connect to multi-use trail routes throughout the community. The trail location, width, and materials shall be consistent with the adopted Regional Parks, Recreation, Open Space, and Trails Master Plan adopted by resolution of the Town Council, or as otherwise required or waived.		MEETS	
37	6.6.6 B	Vehicle access. 1. The number of driveways and curb cuts should be minimized and/or shared. 2. Driveways should be accessed via alleyways, if available, and should be located so that they are less visually dominant.		MEETS	

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38	6.6.7 A	Streets in general. Street, block, and alley networks reflecting existing Town patterns shall be observed, to the extent reasonably feasible, providing opportunities for safe and efficient vehicular and/or pedestrian movement within the Hot Springs Boulevard Neighborhood, to the downtown core, and to adjacent natural features. For a network to provide a desirable pedestrian environment, it must be designed to discourage excessive speeding and cut-through traffic. Street widths and corner curb radii shall be as narrow as possible, while still providing safe access for emergency and service vehicles. Frequent, controlled intersections, raised and textured crosswalks, and various other specialized measures may be used to slow and channel traffic without restricting convenient, direct access and mobility.		NA	
39	6.6.7 B	Streets - Dimensional standards. Hot Springs Boulevard shall consist of an eighty-foot right-of-way (R.O.W.), with one (1) twelve-foot drive lane in each direction, a center bi-directional left-turn lane fifteen (15) feet wide, and a ten-foot parallel parking lane in selected locations, used as a right-turn lane within fifty (50) feet of an intersection. The total paved width will be fifty-nine (59) feet. From the curb to the build-to line will be: a six-foot planting, lighting, and snow loading zone, an eight-foot sidewalk, and a second six and one-half-foot planting zone. 1. Collector streets shall consist of a sixty-foot R.O.W. with two (2) drive lanes twelve (12) feet each (which includes one and one-half-foot curbs and gutters on both sides). Outside the curbline shall be a six-foot snow loading, lighting, and planting area, six-foot sidewalks, and another six-foot wide planting area. 2. Minor and residential streets shall consist of a fifty-foot R.O.W. with two (2) drive lanes nine (9) feet each, on-street parking lane eight (8) feet on each side (including one and one-half-foot curbs and gutters on each side), a three-foot snow loading and planting area, and a five-foot sidewalk.		NA	
40	6.6.7 C	Pedestrian network.		MEETS	

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

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		and loading spaces provided for the entire use (pre-existing plus expansion) must equal one hundred (100) percent of the minimum ratio established in this Section.			
44	6.9.3 A	Unless otherwise expressly stated in this Land Use Code, off-street parking spaces shall be provided in accordance with Table 6.9-1, Off-Street Parking Schedule A.		MEETS	
45	6.10.1	This Section is intended to ensure that new landscaping and the retention of existing vegetation is an integral part of all development and that it contributes added high quality to development, retains and increases property values, conserves water, and improves the environmental and aesthetic character of the community. It is also the intent of this Section to provide flexible requirements that encourage and allow for creativity in landscape design.		MEETS	
46	6.10.2	All landscaping, buffering, and screening provided pursuant to this Land Use Code shall comply with the standards in this Section. A minimum landscaped area is required for development in certain zoning districts, as identified in the tables of dimensional requirements in Article 5.		MEETS	
47	6.10.3 A	General. Developments shall incorporate a variety of landscape elements to enhance the building or site, add privacy or shade, screen obtrusive or objectionable features, and take advantage of special site conditions. Landscape elements may include, but not be limited to: 1. Living plant material; 2. Decorative pavement; 3. Screening walls; 4. Planters; or 5. Site furniture or similar details to enhance the project. All unimproved earth areas shall be planted, restored, or otherwise protected from erosion. No more than thirty (30) percent of any landscaping provided to meet the		MEETS	

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		requirements of this Land Use Code shall consist of inorganic materials.			
48	6.10.3 B	Protection of existing vegetation. The appeal and character of the site shall be preserved and enhanced by retaining and protecting existing vegetation and trees whenever possible. 1. Incentive. The owner shall receive credit against the percentage of landscaped area otherwise required by this Land Use Code for each healthy mature tree over two and one-half (2.5) inches diameter at breast height (DBH) preserved on the site. The credit for preserved trees is determined based on the size of the preserved tree, as shown in Table 6.10-1 below. Credit for preserved trees must not result in any reduction of trees planted in street frontage landscaping unless the preserved trees are located within twenty (20) feet of the front lot line. 2. Designation, protection, and replacement. The owner must indicate trees intended to be preserved with a special symbol on the landscaping plan and must protect the designated trees during construction through use of a fence around the drip line. If any preserved trees for which credit has been given are lost to damage or disease within two (2) years after the credit is awarded, the owner must replace with the number of trees that would otherwise have been required if credit had not been given.		MEETS	
49	6.10.3 C	Maintenance. Landscaping shall be watered and maintained by the property owner/leaseholder as necessary to preserve the intent of any approved landscape plan. Ongoing maintenance shall include the replacement of dead or unhealthy plants. Violations of this Section shall be subject to penalties pursuant to Section 1.6 of this Land Use Code.		MEETS	
50	6.10.3 D	Plant materials. Plant materials shall be adaptable to local conditions. Naturalized planting schemes using native or drought-tolerant plant materials with a mountain		MEETS	

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		character theme are encouraged. Lawn areas shall be kept to a minimum.			
51	6.10.3 E	Street trees. Street trees shall be organized in a formal architectural fashion to reinforce, define, and connect the spaces and corridors created by buildings and other features along a street. 1. Location. Street trees shall be planted in the area between the curb and sidewalk or a location most appropriate for street tree planting. 2. Spacing. Spacing of street trees shall not exceed two (2) times the tree's mature crown diameter. 3. Type. Street trees shall consist of a mixture of canopy shade trees. 4. Additional landscaping. Additional landscaping within the area between the curb and sidewalk may consist of shrubs, annuals, perennials, ground cover and turf, and shall be planted and maintained by the adjacent property owners at the approval of the appropriate jurisdiction.		MEETS	
52	6.10.3 F	Visibility and security. 1. Intersections shall be landscaped with plant materials of a shape and size that will not impede visibility of motorists, cyclists, or pedestrians. 2. At no time may the security of a building, specifically the entryway and parking area, be compromised by creating visual barriers or hiding places.		MEETS	
53	6.10.3 G	Landscape plan required. A landscape plan shall be submitted for developments as required in the user's manual. Plant materials shall be installed prior to issuance of a Certificate of Occupancy.		MEETS	
54	6.10.4 B	General provisions. 1. Special consideration shall be given to adjacent land uses of different intensities. It shall be the responsibility of the more intensive use to ensure that the transition from		MEETS	

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		one use to another is attractive, functional, and minimizes conflicts between the current and planned uses. 2. It is the responsibility of the higher intensity use to demonstrate that the uses will be compatible. This can be accomplished through the effective use of shared access and parking, appropriate building orientation and setbacks, landscaping, architectural treatment and limited use of fencing and screening walls. Special consideration shall be given to the impact of aesthetics, noise, lighting, and traffic. 3. Buffering may be required between any development and adjacent natural or environmentally sensitive areas. This will be determined on a case-by-case basis. 4. Under no circumstances shall a fence be the only screening material used as a buffer between land uses.			
55	6.4.10 C	Loading and service areas. 1. Location. Loading docks, solid waste facilities, recycling facilities and other service and utility areas shall be placed to the rear or side of buildings in visually unobtrusive locations. 2. Screening and landscaping. Screening and landscaping shall prevent direct views of the loading areas and their driveways from adjacent properties or from public rights-of-way. Screening and landscaping shall also prevent spill-over glare, noise, or exhaust fumes. Screening and buffering shall be achieved through walls, architectural features, and landscaping, and shall be visually impervious. Recesses in the building or depressed access ramps may be used.		NA	
56	6.4.10 D	Mechanical equipment. Mechanical equipment antennas, rooftop appurtenances, and outdoor storage areas should be screened. Rooftop appurtenances, such as mechanical equipment and antennas shall be screened from view.		UNKNOWN	

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Town of Pagosa Springs Major Design Review Sketch

Armando & Ashley Lopez, The A's, Lodging Establishment, X CR 600

57	6.4.10 E	Dumpsters and trash storage areas. Every development that is required to provide one (1) or more dumpsters for solid waste collection shall provide sites for such dumpsters that are: 1. Trash storage areas shall be screened from view and secure from animals. 2. Adjacent properties shall combine trash areas when feasible. 3. Located to facilitate collection and minimize any negative impact on persons occupying the site, neighboring properties, or public rights-of-way; and 4. Constructed to allow for collection without damage to the site or the collection vehicle; and 5. Screened to prevent them from being visible to: a. Any dwelling unit on residential property, other than the property on which the dumpster is located; b. Occupants, customers, or other invitees to any building on nonresidential property, other than the property on which the dumpster is located; and c. Persons traveling on any public street, sidewalk, or other public way.	Applicant must depict the location and screening of a dumpster for this development proposal (LUDC 6.4.10 E).	NOT	10
58	6.11.1	The general purpose of this Section is to require outdoor lighting that is adequate for safety and convenience; in scale with the activity to be illuminated and its surroundings; directed to the surface or activity to be illuminated; and designed to clearly render people and objects and contribute to a pleasant night environment	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. Provide an illumination plan demonstrating zero additional footcandles at any point off-site, and exterior lighting specifications that demonstrate that	NOT	

STANDARDS AND CRITERIA REVIEW

Town of Pagosa Springs Major Design Review Sketch

Armando & Ashley Lopez, The A's, Lodging Establishment, X CR 600

			all light sources will be shielded from visibility at a 5-foot height at the property line.		
59	6.12.1 A	General purpose. The purpose of the Pagosa Springs Sign Code is to regulate noncommercial, commercial and event signage with a comprehensive system of reasonable, effective, consistent and nondiscriminatory sign standards and requirements. The Sign Code will identify sign regulations that detail specifics for signs identifying non-commercial and commercial establishments and events, while maintaining public safety and overall community welfare.	Applicant must submit a Sign Permit application for the signage associated with this proposal (LUDC 6.12.1 A).	NOT	13

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



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

Development Application Submission Determination

The A's LLC
c/o Rohs Heck
4312 McKinney Ave, Apt 13
Dallas, TX 75205
srh@f9productions.com

Mr. Heck,

This letter serves as a determination of the **Sketch Major Design Review Application** for the development at X County Road 600 (Parcel # 569916143002) Pagosa Springs, CO. You submitted application documents via email on May 29, 2026. After staff reviewed the submission, it was determined the above-mentioned application is **COMPLETE**.

Though it is not an application requirement at this time, Staff does request that the **Statement of Authority for The A's LLC** be provided at your earliest convenience to verify ownership.

Staff will begin processing your application, which includes a 2–3-week agency review period. During this time, Staff will also conduct an internal review of your application's alignment with the Town's Land Use Development Code and Comprehensive Plan. You will be notified of the date for your public hearing before the Design Review Board via email.

If you have any questions about the items found in this letter, please feel free to contact me via phone or email at 970.585.8610 or oodell@pagosasprings.co.gov.

Respectfully,

Owen O'Dell

Owen O'Dell
Planning Manager



Foote - DNR, Peter

to Ty, Nate, me ▾

Tue, Jun 30, 2:47 PM (9 days ago) ☆ 😊 ↩ ⋮

Good afternoon Owen,

Folks at CPW reviewed this proposal and would like to offer the following recommendations.

This parcel is within a CPW-mapped black bear Human Conflict Area, due to a high number of reported incidents each year. To avoid these conflicts, we recommend that the project proponent provide wildlife-resistant trash containers and informational signage for occupants.

In addition, we recommend that fencing on the property be kept to a minimum. If fencing is required, we recommend that all fencing follow the designs outlined in our Fencing with Wildlife in Mind document to reduce the risk of entrapment.

I have attached the mentioned resources for your review. We appreciate this opportunity to provide input, and please reach out with any questions.

Peter Foote
Energy Liaison
Southwest Region



P 970.375.6713 | C 970.880.0023
415 Turner DR., Durango, CO 81303
peter.foote@state.co.us | cpw.state.co.us

3 Attachments • Scanned by Gmail ⌵ ⌵ Add all to Drive





Emily Missildine

to me ▾

Jun 29, 2026, 5:24 PM (10 days ago)



Hi Owen,

Thank you for reaching out. I've shared these plans with our engineering team and at this point in time we aren't able to give a specific review of the development and the needed electrical capacity. System upgrades could be required to serve the proposed development. Once the developer applies for service, LPEA will perform a detailed design and evaluation of the needs for that location at that time.

Feel free to reach out or give me a call with any questions.

Thanks,
Emily

EMILY MISSILDINE
Key Account Specialist
LA PLATA ELECTRIC ASSOCIATION

[\(970\) 382-3531 \(office\)](tel:(970)382-3531)
[\(970\) 759-9269 \(cell\)](tel:(970)759-9269)
emissildine@lpea.coop
www.lpea.coop





Shelley Raymond

to me ▾

Wed, Jul 1, 1:34 PM (8 days ago)



Hi Owen,

I have been in contact with the property owner and conveyed the following requirements to him 😊 Thank you for your work on these.

1. Complete the appropriate PAWSD meter sizing worksheet which can be located on our website – www.pawsd.org. Eu's will be determined when this is completed and received by the Connections Coordinator.
2. Complete modeling paperwork for the number of EU's determined by the meter sizing worksheet and pay a deposit for our engineer to run the model which will take approximately two months from the date it is approved by our District Manager.
3. PAWSD will determine if any fixes or upgrades are needed which may be in addition to the cost of the modeling.
4. Once the Meter Sizing worksheet and modeling are complete, PAWSD will determine the meter size for the project.
5. If a project design change occurs after the modeling results are received, the District reserves the right to reassess fees, ability to serve, and project responsibilities based on the District's Rules and Regulations in place at the time notwithstanding any statements made in these comments or any other documents.
6. These comments do not commit the District to providing water services until the project has formally requested services including, but not limited to as provided herein, fulfilled all of the District's requirements, and executed all infrastructure improvement agreements if so required by the District.
7. Once connected, a monthly bill of at least the minimum base rate for water will be assessed which will be determined by the EUs needed and monthly water rates in place at the time.

Thank you and please have a great day.

Shelley Raymond

Shelley Raymond



Pagosa Area Water And Sanitation District
Connections Coordinator

(970)731-7622 Direct Line



Mikaela Boehmer

to me ▾

Thu, Jul 2, 7:39 AM (7 days ago)



Hello Owen,

Our only comment is that a fire hydrant is needed for the project.

The fire hydrant should be located on the backside of the loop away from Wildwood since there is an existing hydrant on Wildwood.

Mikaela Boehmer

Fire Inspector

Fire Prevention Division

Pagosa Fire Protection District

Office: 970-731-4191

Cell: 970-585-4003

Fax: 970-731-4194

165 N. Pagosa Blvd

Pagosa Springs, CO 81147



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Debbie Allen

to Shelley, Planning, Karchuleta, Lucian, Carla, dennis.fish, Archuleta, Brien, Mikaela, mtorres, Phil, Travis, EMissildine, Peter, nre.easement, randee.reider, Katelyn, me ▾

This property is not in the GID.

Debbie Allen
Public Works Office Manager
Direct Line: 970-585-7161
dallen@pagosasprings.co.gov
Office Hours Monday - Thursday 7:30am - 5:00pm
550 Pirate Drive
Pagosa Springs, CO 81147

Thu, Jun 25, 3:46 PM ☆ 😊 ↩ ⋮

July 8, 2026

Owen O'Dell
Planning Manager
Town of Pagosa Springs

Owen,

The following comments are regarding the Sketch Major Design Review Application for x County Road 600, Parcel # 569916143002. Public hearing scheduled for July 14, 2026.

Comments, Questions and Concerns

Notification Criteria

The notification letter dated June 29, 2026 was mailed by USPS to 32 addresses that were determined to be in a 500-foot radius of the subject property. At the earliest, these letters were received on July 3 with the majority of mailings not being delivered until the week of July 6, one week prior to the hearing date. Except for businesses in the 500-foot circle, only six mailings were made to addresses whose local address matched the mailing address of the notice. The vast majority of the owners of these addresses live away from Pagosa Springs...some as far away as Florida. Planning attendance at a public hearing with only a week's notice is difficult. Zoom participation may not be convenient for many people and Zoom comments may be difficult to manage at the hearing.

The bigger concern is the lack of notification to all of the owners at the Mountain Vista Townhomes. The subject property is accessed by a private road owned and maintained by the Mountain Vista Townhome Association. The twenty townhome owners at Mountain Vista will be the most affected by this possible development yet over one-third of the owners did not receive a mailed notice. Notification criteria must be adjusted to include all members of a community that will be affected by a new development. Common sense allowance must be made of the 500-foot radius criteria.

Mixed-Use District Municipal Code Concerns

The following is a section from the Municipal Code:

3.3.1. GENERAL PURPOSES OF ALL MIXED-USE DISTRICTS

The mixed-use districts are established to:

A. Promote higher-density residential development near and within downtown and commercial centers, and other areas as appropriate;

B. Concentrate higher-intensity commercial and office employment growth efficiently in and around the downtown and other centers of community activity;
C. Encourage mixed-use redevelopment, conversion, and reuse of aging and underutilized structures and areas, and increase the efficient use of available commercial land in the Town;
D. Create pedestrian-oriented environments that encourage transit use and pedestrian access;
E. Ensure that the appearance of residential and nonresidential uses are of high and unique aesthetic character and quality; and
F. Ensure that residential and nonresidential uses are integrated with one another and the character of the area in which they are located.

Comments:

“A” – This development has nothing to do with residential development. This is not a commercial center area. One motel/RV park and one auto repair shop do not make a commercial center.

“B” – Development is not remotely near downtown. Community activity is non-existent.

“C” – This is not a redevelopment. The land has been vacant for ever. Is this an efficient use of the commercial land? There are certainly other locations in and around Pagosa Springs that would benefit more by efficient use.

“D” – This is not a pedestrian-oriented environment. The location is on a private road in a private community. Trespassing is discouraged within the community. There are no sidewalks. There is no available transit use.

“E” – Again, this is not a residential development. The non-residential use may have some aesthetic character but it’s a vacation rental property, not a Hyatt.

“F” – The “area” contains 20 townhomes, one single-family residence and the back side of a motel plus vacant land. What’s integrated?

The question must be asked: Is this development representative of the purposes outlined for Mixed-Use Districts?

Mixed-Use Design Standards

The following is a paragraph from the Municipal Code:

6.7. - COMMERCIAL AND MIXED-USE DESIGN STANDARDS

6.7.1. PURPOSE

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.

What does this really mean? The building design of the proposed vacation rental cabins (commercial buildings) certainly has visual variety when compared to the surrounding buildings. A seventy-year-old house, 40-year-old townhome buildings and the backside of a cement block motel are all that anyone can compare these new structures to. These are vacation rental cabins that will certainly appear unique. Is that a positive image?

Will these cabins affect property values? Most definitely! Negatively! The 20 Mountain Vista Townhomes will now experience a drop in value. The appeal of a private community will be destroyed. Vacation rental homes are not welcome in most residential areas of Pagosa Springs and Archuleta County. No one wants to live or own next to what is basically a motel with revolving customers. The only saving grace with the adjacent Mountain Landing Motel and RV Park is that their entrance and access is not through Mountain Vista. Mountain Vista is not bothered by the in and out of their tourist traffic. That fact changes with the introduction of 8 short term rental cabins located on the main Entrance Road to Mountain Vista. Vehicle traffic will increase exponentially. Pedestrians will be on Mountain Vista roads with no method of controlling what these strangers are doing or where they are going. Privacy will be non-existent. What is now a private community will be lost. Yes, property values will drop.

Building Orientation and Design

The following paragraph is from the Mixed-Use Design Standards:

2. Building orientation. *Local climatic conditions shall be considered when orienting buildings. For example, north-facing façades are especially susceptible to winter snow and ice accumulation, and entries may require special treatment. Snow shed from roofs and snowpiling zones along streets shall be considered in arranging building elements on the site. Adequate solar access shall be considered when planning outdoor spaces, with shade and relief from glare provided by landscaping and overhead structures.*

In reviewing the planned location of the 8 vacation rental cabins, it appears that no consideration was given to local climatic conditions. Buildings face a variety of directions with some degree of entrance/exit overhangs but blowing snow will be problematic. The A-Frame roof style must be evaluated for winter snows. Snow sliding from the extremely high roofs will accumulate at the ground level and pile up against the roofing material. It has no place to go. These roofs can generate 3 – 6 feet of snow accumulation against what is spec'ed to be standing seam metal roofing material. Depending on the intensity of the winter weather, snow can sit against this roofing for as many as three months...often freezing and thawing. Roofing and building damage can be the result. Window locations may also need to be evaluated. If snow is allowed to accumulate against window frames and glass, damages may occur. If heating is planned to be natural gas, gas meters must be located to avoid burial by snow from the roofs.

An additional winter condition to be evaluated is snow removal from a gravel road. When there is a major snow event, where does the snow go from the roads? Where does the snow go from the driveways? There are no “empty” spaces to push snow with a snow plow. There are no vacant areas to “blow” snow into. Vacation renters in ski season will want to be out early and up the mountain. The close proximity of these cabins and the one-way road will be problematic when the snow is falling.

Pedestrian Environment

The following paragraphs are from the Mixed-Use Design Standards:

5. Pedestrian environment.

a. Site design shall locate pedestrian routes connecting residential, recreational, and commercial uses to minimize contact with normal vehicular traffic. This can be achieved by designing crossings at traffic stop points, and/or by announcing crossings with signage, pavement changes, and landscape features.

d. New development required to install sidewalks may be assessed an in lieu fee for pedestrian improvements, as determined appropriate by the Director and Town Engineer, to mitigate the construction of certain pedestrian improvements.

Walking paths are noted on the proposed development plans. Once a pedestrian leaves the development, there are no sidewalks or paths. Walking on a private road that just became busier than it was before the development will create hazards for pedestrians. Walking on the nearest public road, Piedra Road, will encounter a very busy road with no sidewalks or paths. This is not a friendly pedestrian environment. The Town Director may require sidewalks but how does that happen on a private road that isn't even in the Town. (Mountain Vista Townhomes are in Archuleta County and not in the town limits of Pagosa Springs.) The Town Director may not require sidewalks. That is more likely but then roadways are the only option for walking.

Additional Concerns (Not specified in Municipal Codes)

- **Roadway Maintenance and Repairs** – The potential traffic that can be generated by this development will have a negative impact on the roadway surfaces used to access this development. A road maintenance agreement will be required between Mountain Vista Townhomes (the road owner) and the developing property owner. Because the traffic will be much greater than the traffic generated by a single-family residence, Mountain Vista will need to be compensated substantially for road maintenance and the expected road damages from the increase in traffic, not to mention potential damages created during the rather lengthy construction process. Should the Town take over maintenance of the roadway? A serious question?.

- **Vacation Renters Parking** – The sketch plans show two parking spaces per cabin. There do not appear to be any other parking spaces shown. Vacation renters are known for showing up with more vehicles and more people than what the accommodations allow. Vacation renters show up with trailers, boats, RV's and a multitude of oversize vehicles. Parking is not allowed on Wildwood Dr, the private entrance road. How will this cabin development address this issue?
- **Design of Development Trash Location** – Based on the preliminary sketches, there does not appear to be enough space devoted to allow a trash truck to access any size or shape of trash dumpster. Remembering that access is only via a one-way gravel road, adequate space must be allowed for this service. Winter road conditions are a factor.
- **Identification** – How will this development be identified? Is there expected to be a sign at the Mountain Vista entrance? “This way to the short-term rental cabins. “ Maybe a neon sign? At this point, none of this will be allowed by Mountain Vista, the owner of the entrance/exit and Wildwood Dr. Signage at the development will have to fall under the Town's sign criteria. Expect this to be challenged.

The Bigger Question

Does Pagosa Springs and Archuleta County really need 8 more vacation rentals?

Depending on whose statistics are used, there are between 1,100 and 1,500 vacation rental properties in Archuleta County including those in the Town limits. Every involved community, neighborhood and full-time resident has objected to having vacation rental properties on their block, in their community or next door. Vacation renters destroy any sense of community by coming and going and bring nothing except increased traffic, noise and lack of respect.

Let's look at this proposed cabin development through the Town's eyes. They love it! These vacation rentals only have one adjacent house/neighbor and the rest are townhomes in the County so who cares about the effect on them. Pagosa now has 8 new vacation rentals without the hassles and objections of a neighborhood. Plus, this location is away from downtown in an area that most people didn't even know was in the Town limits. The Town gets the income from the vacation rental owner and doesn't have to deal with the headaches of a “normal” short term rental location.

Does Pagosa Springs and Archuleta County really need 8 more vacation rentals?



Steve Host <stevehost1@gmail.com>

to me, Ron, John, Sheila, Denise ▾

Tue, Jul 7, 4:30 PM (2 days ago)



Good afternoon, Mr. O'Dell

As a representative of the 20 owners of Mountain Vista Townhomes, which also owns the road that would be used by this new development, we don't know all the legalities and city codes, but if they met all the codes, ordinances, etc., our biggest concern and we would think the cities also would be the over congested use and burden this development would put on Mountain Vista Townhomes and their privately own road/infrastructure. With 20+ owners and their guest and Rebecca Neils 4 Homes now adding eight more rental units plus the other owners that currently use our private road to access their properties at the back of Mountain Vista. This is just asking way too much for one small subdivision that owns the roads. The traffic and congested would be unmanageable.

Thank you very much
Steve Host
Board member
Mountain Vista Townhomes
Pagosa Springs, Colorado
81147
713-515-3031

