



ARCHULETA COUNTY
BOARD OF COUNTY COMMISSIONERS

CALL TO THE ORDER THE REGULAR MEETING OF JUNE 21, 2016 AT 1:30 PM

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

DISCLOSURES AND/OR CONFLICT OF INTEREST

APPROVAL OR ADJUSTMENTS TO AGENDA

* Executive Session - Specific Agenda Topic

PUBLIC COMMENTS FROM THE FLOOR

This is an opportunity during the session for the public to address the Commissioners on a subject not covered on the agenda. Please step up to the podium, **STATE YOUR NAME AND ADDRESS FOR THE RECORD** and keep your comments to 3 minutes (**the Board is not required to discuss your comment or make a decision regarding your comment, under this section**).

BOARD OF ADJUSTMENTS HEARING

A. Board Of Adjustment Public Hearing Of Marchand Request For Rocky Mountain Balloon Adventures Variance From Paving

Michel E. Marchand, dba Rocky Mountain Balloon Adventures, has applied for Variance from Sections 27.1.7.3 and 27.1.7.4 of the Archuleta County Road and Bridge Design Standards and Section 5.4.5.4 of the Archuleta County Land Use Regulations requiring paving of access and parking, on Lot 5, Cloman Industrial Park, located at 628 Cloman Blvd, Pagosa Springs, CO. Applicant has made a concurrent request for an administrative Use by Right Site Plan approval for an Outdoor Storage Use in the Industrial (I) zone.

Presenter John Shepard, AICP
Presenter's Title Planning Manager

Documents: [PLN16-052_ROCKYMTNBALLOONADV-BOA_20160621-STAFFREPORT.PDF](#), [A1-PLN16-051_052-AREAMAPS.PDF](#), [A2-PLN16-051_052-REVIEWCOMMENTSREV.PDF](#), [A3-PLN16-051_052-NARRATIVES.PDF](#), [A4-PLN16-051_052-SITEPLAN.PDF](#)

B. Board Of Adjustment Public Hearing Of Candelaria Appeal Of The Cole's Meat Processing Administrative Determination

Patrick Candelaria, representing Cole's Meat Processing, 457 US Highway 84, has filed an appeal to an Administrative Determination that "meat processing" is a Light Industrial Use as defined in the *Archuleta County Land Use Regulations*, and that proposed construction is enlarging a non-conforming use. Applicant's property is described as Lots 7 & 8, Mountain View Subdivision, which is zoned Commercial (C).

Presenter John Shepard, AICP

Presenter's Title Planning Manager

Documents: [PLN16-047_COLES_APPEAL-BOA_20160621_STAFF_REPORT.PDF](#), [A1-16-047_COLES_MEAT-AREA_MAPS.PDF](#), [A2-CANDELARIA-NONCONFORMING_DETERMINATION-LET20160330.PDF](#), [A3-PLN16-047_COLES_MEAT_APPEAL-APPLICANTS_NARRATIVE.PDF](#), [A4-PLN16-047_COLES_MEAT-PERMITSET_2015-06-09.PDF](#)

ABATEMENT HEARING

A. Petition For Abatement Or Refund Of Taxes

Petition for Abatement or Refund of Taxes for Colorado Community Bank nka Northstar Bank of Colorado for the following parcels:

5699-163-00-116
5699-163-00-117
5699-163-00-118
5699-163-14-001
5699-163-23-006
5699-163-23-007

For tax years 2013 and 2014

This request is for a refund of taxes on the golf course property. Usually we would address each parcel on an individual basis, However, because these are not parcels independent of each other and only have separate parcel numbers due to location or differing tax districts, I would like to address this request as a single unit.

Presenter Natalie Woodruff
Presenter's Title Assessor

Documents: [GOLF COURSE COMBO ABATEMENT 2013-2014.PDF](#), [ASSESSOR RESPONSE TO REQUEST FOR ABATEMENT FOR REFUND OF TAXES.PDF](#)

LIQUOR BOARD

A. Special Event Permit For Our Savior Lutheran School Church Of Pagosa Springs

This is an application for a Special Events Permit for Our Savior Lutheran School Church of Pagosa Springs, to serve malt, vinous and spirituous liquor at the Western Heritage Event Center (Rodeo Grounds) for a fundraiser on July 2, 2016 -July 4, 2016. The Sheriff has been notified of this event. The proper fees were collected and the premises was posted for the required ten (1) days prior to today's hearing.

Presenter Flora Goheen
Presenter's Title Administrative Assistant

Documents: [20160615130851221.PDF](#)

CONSENT AGENDA

A. PAYROLL, PAYABLE WARRANTS AND PURCHASE CARDS

For June 8, 2016 - June 21, 2016

B. Consideration And Approval Of Resolution 2016 - _____ Consolidate 2 Lots Into 1 Pagosa Highlands Estates Owned By Jonathan M. Duncan And Marlene G. Duncan

This request is to consider the Resolution authorizing the consolidation of Lots 3 and 4

Pagosa Highlands Estates, to become Lot 4X owned by Jonathan M. Duncan and Marlene G. Duncan.

Responsible Staff: John Shepard, Planning Manager

Presenter Bentley Henderson
Presenter's Title County Administrator

Documents: [2016 - LOT CONSOLIDATION JOHATHAN AND MARLENE DUNCAN.PDF](#), [DUNCAN O AND E .PDF](#)

C. Consideration And Approval Of Resolution 2016 - ___ Approving The Cimarrona Ranch Water Utility Conditional Use Permit In Section 1, T35N R1W NMPM

This request is to consider a Resolution of the Board of County Commissioners memorializing approval of the Cimarrona POA's application for a Conditional Use Permit.

Presenter John Shepard, AICP
Presenter's Title Planning Manager

Documents: [16-022 CIMARRONA RANCH CUP RESOLUTION 2016-XX WITH EXHIBIT A.PDF](#)

NEW BUSINESS

A. PROST Recommended Proposal For Climbing Boulder

Provided for your consideration is a proposal being forwarded to you from the Parks Recreation and Open Space Trails Committee for funding of a climbing boulder in Pagosa Springs Town Park.

Presenter Bentley Henderson
Presenter's Title County Administrator

Documents: [MEMORANDUM PROST PROPOSALS.PDF](#), [MEMORANDUM PROST PROPOSALS.PDF](#)

B. PROST Recommended Proposal For Nordic Ski Use Of Cloman Park

Provided for your consideration is a proposal for the development of 5 kilometers of groomed nordic ski trails at Cloman Park. The request is submitted by the PROST Committee on behalf of the Pagosa Nordic Council.

Presenter Bentley Henderson
Presenter's Title County Administrator

Documents: [PNC SIGNED PROST REQUEST \(002\).PDF](#)

PUBLIC COMMENTS FROM THE FLOOR*

This is an opportunity during the session for the public to address the Commissioner. Please step up to the podium, **STATE YOUR NAME AND ADDRESS FOR THE RECORD** and keep your comments to 3 minutes (**the Board is not required to discuss your comment or make a decision regarding your comment, under this section**).

MEDIA QUESTIONS

COMMISSIONER COMMENTS

EXECUTIVE SESSION

Per C.R.S. 24-6-402(4):

The Board reserves the right to meet in executive session for any purposes allowed and announced prior to voting to enter into executive session.

ADJOURNMENT OF THE REGULAR BOCC MEETING

All meetings to be held in the Archuleta County Administration Offices
398 Lewis Street, unless otherwise stated.
All Regular and Special BoCC Meetings are recorded.



Archuleta County
Development Services—Planning Department
1122 HWY 84
P. O. Box 1507
Pagosa Springs, Colorado 81147
970-264-1390
Fax 970-264-3338

MEMORANDUM

TO: Archuleta County Board of Adjustment

FROM: John C. Shepard, AICP; Planning Manager

DATE: June 21, 2016

RE: Marchand Request for Rocky Mountain Balloon Adventures Variance from Paving in the Industrial (I) zone, at 628 Cloman Blvd (PLN16-052)

EXECUTIVE SUMMARY

Michel E. Marchand, dba Rocky Mountain Balloon Adventures, has applied for Variance from Sections 27.1.7.3 and 27.1.7.4 of the Archuleta County Road and Bridge Design Standards and Section 5.4.5.4 of the Archuleta County Land Use Regulations requiring paving of access and parking, on Lot 5, Cloman Industrial Park, located at 628 Cloman Blvd, Pagosa Springs, CO.

Applicant has made a concurrent request for a Use by Right Site Plan (PLN16-051) for a new Outdoor Storage Use in the Industrial (I) zone, an Administrative approval.

REVIEW PROCEDURE

The *Archuleta County Land Use Regulations* (Section 1.2.4) provide for variance from the strict application of the regulations. The Board of Adjustment (at this time the Board of County Commissioners sits as the BOA) may grant relief if strict application of the Regulations would result in peculiar and exceptional practical difficulties, or exceptional and undue hardship. The *Archuleta County Road and Bridge Design Standards and Construction Specifications* provides in Section 27.6 for variances from design standards, with similar criteria. Variance is, essentially, a grant of authority for a property owner to use property in a manner forbidden by the regulations, and should be granted sparingly.

Public notice was published in the *Pagosa Springs Sun* prior to this hearing, posted on site, and mailed to adjacent property owners.

DISCUSSION

Applicant recently purchased a vacant lot in Cloman Industrial Park, and has submitted a Land Use Permit for Site Plan Review (an Administrative Approval by staff) for Outdoor Storage, which is a Use By Right in the Industrial (I) zone when screened. No structures are proposed on the

site at this time, only a 40'x40' gravel pad for parking trailers containing hot air balloons, screened by a 6' fence.

The *Archuleta County Community Plan's* Future Land Use Map and the Joint Town/County Planning Commission map of 2010 recognize the Cloman area west of the airport as one of the few industrial areas in the county. Adjacent property includes:

- Good Earth Meds at 600 Cloman Blvd., which is licensed for medical and retail marijuana grow and sales, and has a paved parking lot pre-dating adoption of the current Land Use Regulations.
- James Diffey has applied for Site Plan Review for SJS Holdings, to construct a new licensed marijuana grow establishment (no retail sales) as an addition to the existing warehouse at 95 Industrial Circle (to the northwest).
- Hart Construction has an un-screened contractor's yard at 783 Industrial Cir (to the northeast), which was approved in 2005 under previous regulations, with limited outside parking (10 vehicles only) on gravel.
- The adjoining lot to the east is a vacant parcel with no development approvals.
- Across the road, at 667 Cloman Blvd there is an auto body shop approved in 2006.
- 637 Cloman Blvd is a vacant parcel owned by John Tanner, currently used by a sanitation company without Land Use approval.
- 595 Cloman Blvd was approved in 2002 for inside operations only (no truck parking) by Cyr Mastercraft Concrete Contracting, LLC., with a gravel parking lot.

In the vicinity, SourceGas/Black Hills Energy recently received a Certificate of Occupancy for their new office/warehouse at the corner of Cloman Blvd and Industrial Circle. They also have applied for a Change of Use to permit Outdoor Storage screened by fences on the property lines. Doors & More, south of the Black Hills office at 510 Cloman, was approved in 1999 for a warehouse/office as a one-lot PUD with variances from paving. Tim Brown contractor's yard at 66 Industrial Circle was approved in 2013 as two RV Storage buildings with a Use by Right Site Plan—only one building was constructed (with a variance from paving), but no change of use has been approved for unscreened outdoor storage. Staff is currently working with LPEA to complete a Land Use Permit for their screened outdoor storage at 120 Industrial Circle.

Paving

Section 5.4.5.4 of the *Archuleta County Land Use Regulations* provides:

All parking areas shall be paved, with the exception of those uses which are located in the more rural areas of the County, and where the County Engineer and the Planning Department have determined that paving would be unnecessary.

Section 27.1.7.3 of the *Archuleta County Road and Bridge Design Standards and Construction Specifications* provides design standards for driveways. Section 27.1.7.3(F) requires driveways serving commercial uses *must* be designed and paved in accordance with County standards. Section 27.1.7.4 of the Road and Bridge Design Standards provides design standards for parking areas. Section 27.1.7.4(C) requires parking areas and drives for development (other than single family homes or duplexes) *must* be paved.

Cloman Blvd, and Industrial Circle within the first phase of Cloman Industrial Park, are currently gravel roads. Cloman Blvd. has increased from 532 ADT in June 2011 to 855 ADT measured in August 2015. Sec. 17.1.4.1(1)(b) of the Road & Bridge Design Standards requires new development to pave roads when the projected ADT will exceed 700. This requirement is intended to maintain compliance with EPA Air Quality standards. A new count is being conducted in 2016 to confirm the number of trips per day on Cloman Blvd.

- Good Earth Meds at 600 Cloman Blvd. has a paved parking lot.
- SJS Holdings' existing building, Hart Construction, and Doors & More (510 Cloman) were approved for gravel parking lots under previous regulations.
- On September 3, 2013, the Board of Adjustment approved variance from paving for Brown's RV Storage on Lot 29 (66 Industrial Circle).
- On July 21, 2015, this Board approved variance from paving for the new SourceGas (Black Hills) building at the corner of Cloman Blvd and Industrial Circle, with a condition to pave if Cloman Blvd is paved in the next five years.
- On December 14, 2015, this Board approved variance from paving for the existing warehouse and new cultivation facility at 95 Industrial Circle, with a condition to pave if Industrial Circle is paved within the next five years.

Reviews for both the administrative Site Plan and this Variance applications were combined. Consulting agency comments included:

- County Engineering found no engineering issues with the application. They recommend that the access be paved when Cloman Blvd is paved, that a Professional Engineer certify that improvements are built as designed, and that the driveway be designed so vehicles can turn around without backing onto Cloman Blvd. (Sec. 5.4.5.6 of the Land Use Regulations).
- Pagosa Fire Protection District Acting Chief provided a letter with the application noting no fire code restrictions from storing propane in a parked trailer (Industrial Performance Standards Sec. 5.4.2.6 for Outdoor Storage), and confirmed no objections to the site plan review.
- LPEA cautioned that there is a three-phase primary underground power line in the utility easement along Cloman Blvd.
- The Town of Pagosa Springs Planning Director expressed concerns with waiving the requirement to hard surface parking areas and access, not wanting to jeopardize federal funding to mitigate road dust.
- Projects in the Airport Influence Area are routinely forwarded to the Airport Manager for their information.

The Board of Adjustment may grant a variance if all of the standards in Section 1.2.4.4 of the Land Use Regulations are found to exist:

- a. Peculiar and exceptional practical difficulties or an unnecessary and unreasonable hardship will be imposed on the property owner if the provisions of these Regulations are strictly enforced.
- b. Circumstances creating the hardship were created subsequently through no fault of the appellant.

- c. That the property for which a variance is requested possesses exceptional narrowness, shallowness, shape or topography or other extraordinary and exceptional situation or condition which does not occur generally in other property in the same zoning or overlay district.
- d. That the variance, if granted, will not diminish the value, use or enjoyment of the adjacent properties, nor curtail desirable light, air and open space in the neighborhood, nor change the character of the neighborhood.
- e. The variance, if granted, will not be directly contrary to the intent and purpose of these Regulations or the Community Plan.

Applicants discuss justification of their requests in their narrative (See attached):

- Cloman Blvd is not paved.
- Very few of the existing buildings have pavement.
- This is not for a commercial business, rather outside storage.
- Very little traffic on and off the property, once or twice a week.
- Little to no impact on the other properties in the area.
- Gravel to be installed per the plans attached.

RECOMMENDATION AND FINDINGS

Based on evidence provided, staff recommends the Board of Adjustment finds that:

- a. The application meets each of the standards for a grant of variance in Section 1.2.4.4(1) of the *Archuleta County Land Use Regulations*, and
- b. The application meets the standards for variance from design standards in Section 27.6 of the *Archuleta County Road and Bridge Design Standards and Construction Specifications*, and
- c. Variance is granted for the specific plans proposed by Applicant; and

That the Board of Adjustment approves the Marchand Request for Variance from Sections 27.1.7.3 and 27.1.7.4 of the *Archuleta County Road and Bridge Design Standards* and Section 5.4.5.4 of the *Archuleta County Land Use Regulations* requiring paving of access and parking, on Lot 5, Cloman Industrial Park, 628 Cloman Blvd, Pagosa Springs, CO, with the following conditions:

- 1. Should Cloman Blvd be paved within five (5) years of this approval, the site must be brought into compliance with the access and parking standards then in effect within two (2) years of paving.
- 2. The Site Plan and Drainage Plans shall be revised to keep the proposed earthen berm out of utility easements, for approval by the County Engineer.
- 3. The Site Plan shall be revised to provide a turn around without backing onto Cloman Blvd., for approval by the County Engineer.

And that the Board of Adjustment instruct staff to draft a Resolution memorializing these Findings and Conditions of Approval at the earliest public meeting.

PROPOSED MOTION

I move to approve the Marchand variance from paving, with Findings a-c and Conditions 1-3 of the staff report, and instruct staff to draft a Resolution memorializing these Findings and Conditions of Approval.

ATTACHMENTS.

Attachment 1: Area Maps

Attachment 2: Review Comments

Attachment 3: Applicant's Narrative

Attachment 4: Site Plan



Site Map

Rocky Mountain
Balloon Adventures
Site Plan/Variance
16-051 / 16-052

Legend

-  Primary Road
-  Other Roads
-  Lakes
-  Pagosa Springs
-  Project Location



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

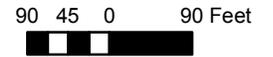


Site Map

Rocky Mountain
Baloon Adventures
Site Plan/Variance
16-051 / 16-052

Legend

-  Primary Road
-  Other Roads
-  Project Location



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Site Map

Rocky Mountain
Balloon Adventures
Site Plan/Variance
16-051 / 16-052

Legend

- Primary Road
- Other Roads
- Lakes
- Pagosa Springs

Zoning Map 2011

Zoning Districts

- Agriculture Forestry (AF)
- Agriculture Ranching (AR)
- Agricultural Estate (AE)
- Rural Residential (RR)
- Residential (R)
- Mobile Home Park (MHP)
- Commercial (C)
- Industrial (I)
- PUD

- Project Location

Note: Airport
zoned Industrial-I
(map error)

628 Cloman Blvd

Cloman Blvd

Cloud Cap Ave

County Rd 600



350 175 0 350 Feet





MEMO

Date: June 13, 2016

To: John Shepard

From: Yari Davis

CC: Bob Perry

RE: Rocky Mountain Balloon Adventures

The Engineering Department finds no engineering issues to the Rocky Mountain Balloon Adventures. Our requirements prior and after construction are as follows;

- We understand that the applicant is applying for a variance from the Archuleta County Road & Bridge Design Standards, Section 27.1.7.3.F. and 27.1.7.4.C, which requires driveways and parking areas serving commercial properties must be paved. The engineering dept. does not has any issue at the present time to grant these variances but if in the future Cloman Boulevard is paved, we recommend that the applicant should pave the site at that time.
- After construction and before the Building Department provides the Certificate of Occupancy (CO) to the applicant, the Engineering Dept. will require a signed and sealed letter from the design engineer stating that drainage and detention pond were built according to plan and will work appropriately in accordance with County Standards.
- According Archuleta County Road & Bridge Design Standards, Section 27.1.7.3.F. all driveways exiting onto arterial roads and collector roads shall be designed with vehicle turnaround to avoid vehicles having to back onto the roadway. Also, the Land Use Regulations, Section 5.4.5.6, "Parking area shall be located so vehicles need not back out onto a public road".
- Prior construction an Access Permit should be obtained.
- After construction positive drainage shall be supplied by the applicant on all project road frontages.



Pagosa Fire Protection District



May 27, 2016

Review of Land Use Permit Application:

Project: Rocky Mountain Balloon Adventures

Address: 628 Cloman

Applicant: Michael Marchand

Fire District Comments:

The Pagosa Fire Protection District has no objections and no further comments on this project.

Randy Larson

Fire Chief

John Shepard

From: Morgan Carey <MCarey@lpea.coop>
Sent: Thursday, June 02, 2016 9:05 AM
To: John Shepard
Cc: Sherrie Vick
Subject: RE: COUNTY REVIEW: PLN16-051/052 Rocky Mtn Balloon Adventures Site Plan/Variance

Hey guys,

My only comment on this project is that we have a three phase primary underground line running along that side of Cloman Blvd. We will ask that the applicant have our line located and that they maintain all required clearances and cover. We require a foot separation from all other utilities in any direction. As well we require three feet of cover over our line. As long as neither one of these things is compromised, then LPEA has no objections.

Thank you,

Morgan Carey

La Plata Electric Association
P.O. Box 2750
Durango, CO 81302-2750
970-382-3536
mcarey@lpea.coop

John Shepard

From: James Dickhoff <jdickhoff@pagosasprings.co.gov>
Sent: Wednesday, May 25, 2016 3:06 PM
To: John Shepard
Subject: Re: COUNTY REVIEW: PLN16-051/052 Rocky Mtn Balloon Adventures Site Plan/Variance

John,
I do not have comments on this project application,
except that I'll express my concerns with waiving (approving variances)
the requirement to hard surface parking areas and accesses.

Archuleta County has historically had bad air quality due to vehicle crated dust, and one of the worst air quality county's in teh nation in the mid 1980's.

The Town accepts federal funding annually to mitigate road dust issues through paving or mag chloride applications.

Thank You, Respectfully,

*James Dickhoff
Town of Pagosa Springs
Planning Department Director
Po Box 1859
551 Hot Springs Blvd.
Pagosa Springs, Co. 81147
970-264-4151 x225
jdickhoff@pagosasprings.co.gov*

On Wed, May 25, 2016 at 1:31 PM, John Shepard <jShepard@archuletacounty.org> wrote:

Project Name: **Rocky Mountain Balloon Adventures Outdoor Storage, 628 Cloman Blvd (PLN16-051/-052)**

Project Type: Use by Right Site Plan / Variance from Paving (Industrial-I zone)

5/24/16 Date Application Complete

5/25/16 Date Routed

6/10/16 – Requested Comment Due Date

6/21/16 Board of Adjustment

Project narrative for 628 Cloman Blvd.

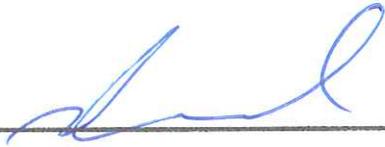
To install two culverts to gain access from Cloman Blvd.

To construct a road to an outside storage area.

To construct a 40'X40' parking area for some equipment trailers.

To construct a fence around the property 6" from the back and 2' from each side and 16' from Cloman Blvd. to avoid the retention pond and not to restrict visibility to Cloman Blvd.

Work to be completed per plans provided.

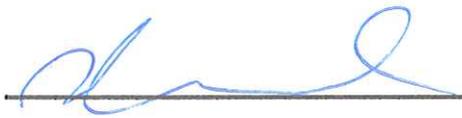


Michel E. Marchand owner

Variance for pavement at 628 Cloman Blvd.

Reasons for variance:

1. Cloman Blvd is not paved.
2. Very few of the existing buildings have pavement.
3. This is not for a commercial business, rather outside storage.
4. Very little traffic on and off the property, once or twice a week.
5. Little to no impact on the other properties in the area.
6. Gravel to be installed per the plans attached



Michel E. Marchand owner



Pagosa Fire Protection District



May 17, 2016

Dear Mr. Marshall, *Marchand*

Concerning your request to park a trailer with 600 gallons of propane in the boundaries of the Pagosa Fire Protection District, we have found no codes or restrictions that would prevent this.

I do want to thank you for notifying us so that we can make note of the potential hazard on our pre-emergency plans.

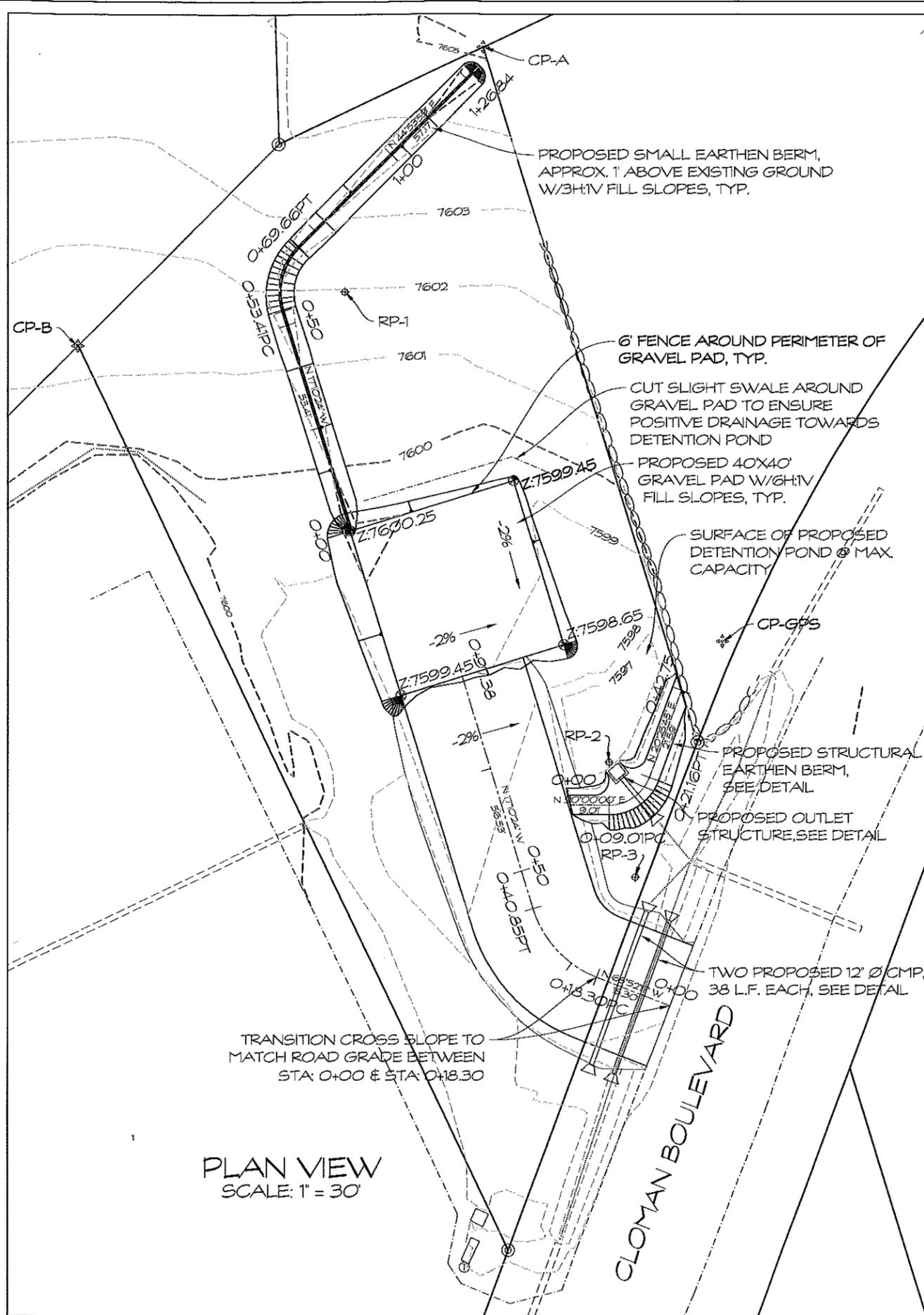
Sincerely,

A handwritten signature in black ink, appearing to read "Randy Larson".

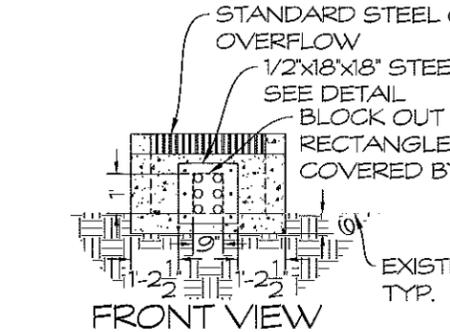
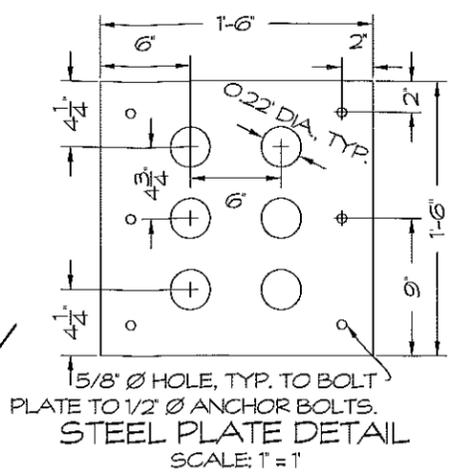
Randy Larson

Acting Chief

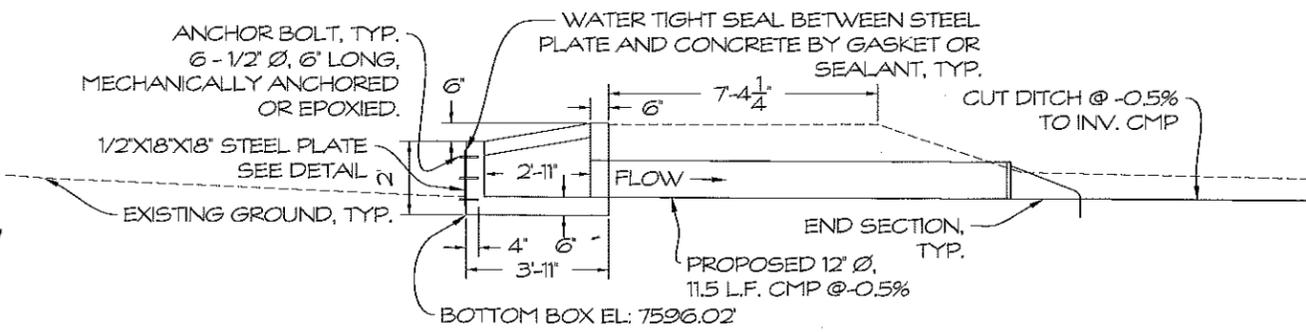
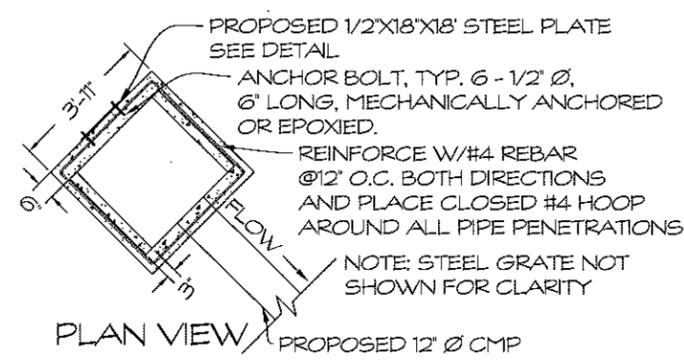
Pagosa Fire Protection District



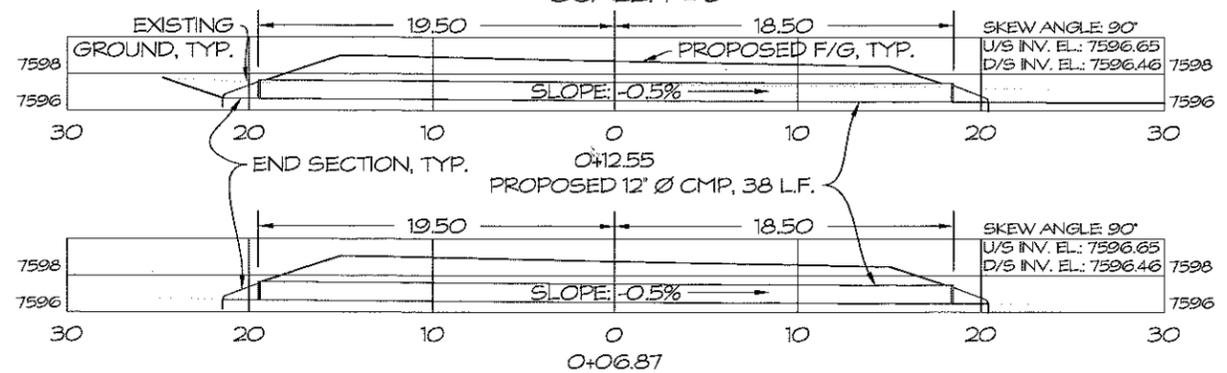
PLAN VIEW
SCALE: 1" = 30'



NOTES FOR OUTLET STRUCTURE:
 1) ALL PIPE PENETRATIONS SHALL BE SEALED WITH NON-SHRINK GROUT TO ELIMINATE PIPING POTENTIAL AROUND THE EXTERIOR OF THE STRUCTURE.
 2) STEEL PLATE SHALL BE COATED WITH A MINIMUM OF 15 MILS OF HYCOTE 151 PAINT, POWDER COATED, OR SIMILAR CORROSION PROTECTION.
 3) A WATER TIGHT SEAL SHALL BE PLACED BETWEEN THE STEEL PLATE AND CONCRETE BY GASKET OR SEALANT.
 4) SEE CDOT TYPE C INLET STANDARD M-604-10 FOR MORE DETAILS.



OUTLET STRUCTURE DETAILS
SCALE: 1" = 5'



DRIVEWAY CULVERT DETAIL
SCALE: 1" = 10'

NORTH

DAVIS ENGINEERING SERVICE, INC.

SINCE 1948

THIS DRAWING IS THE PROPERTY OF DAVIS ENGINEERING SERVICE, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF DAVIS ENGINEERING SERVICE, INC.

DATE: 5/11/2016

SCALE: AS NOTED

PROJECT: MMD

APPROVED: MMD

DRAWN: TWP

CHECKED: TWP

ELEVATION BASE NAVD 1988

1" = 1.5"

1" = 2"

Rocky Mountain Balloon Adventures
c/o Mike Marchand
P.O. Box 4095
Pagosa Springs, CO 81147

Rocky Mountain Balloon Adventures -
Grading & Drainage

SITE PLAN, CULVERT CROSS SECTION & DETAILS

P06845

Sheet 2 of 3



Archuleta County
Development Services—Planning Department
1122 HWY 84
P. O. Box 1507
Pagosa Springs, Colorado 81147
970-264-1390
Fax 970-264-3338

MEMORANDUM

TO: Archuleta County Board of Adjustment

FROM: John C. Shepard, AICP; Planning Manager

DATE: June 21, 2016

RE: Candelaria Appeal of the Cole's Meat Processing Administrative Determination in the Commercial (C) zone, 457 US Highway 84

EXECUTIVE SUMMARY

Patrick Candelaria, representing Cole's Meat Processing, 457 US Highway 84, has filed an appeal to an Administrative Determination that "meat processing" is a Light Industrial Use as defined in the *Archuleta County Land Use Regulations*, and that proposed construction is enlarging a non-conforming use. Applicant's property is described as Lots 7 & 8, Mountain View Subdivision, which is zoned Commercial (C).

REVIEW PROCEDURE

The *Archuleta County Land Use Regulations* (Section 1.2.4) provides that the Board of Adjustment (at this time the Board of County Commissioners sits as the BOA) may hear and decide appeals where it is alleged by the applicant that there is error in any order, requirement, decision or refusal made by an administrative official or agency in the enforcement of the regulations, as provided by CRS 30-28-118(2). Section 1.2.4.5(3) provides that if the Board of County Commissioners acts as the BOA, decisions shall require a two-thirds concurring vote. CRS 30-28-118(3) states that the concurring vote of all three members of a three member board is necessary to reverse a decision of an administrative official.

Public notice was published in the *Pagosa Springs Sun* prior to this hearing.

DISCUSSION

Cole's Meat Processing occupies the property at 457/457A US Highway 84, on Lots 7&8 of Mountain View Subdivision. This property was zoned Commercial (C) when the official zoning map was adopted in 2006. A variety of uses such as Retail stores or Offices are permitted in the Commercial zone, listed in Table 3 of the *Archuleta County Land Use Regulations*.

On 23 March 2016, Mr. Pat Candelaria, provided information on the historical use by Cole's Meat Processing, in preparation for submittal of a commercial building permit. On 30 March

2016, Archuleta County's Planning Manager (as zoning administrator) made an Administrative Determination:

...this property has been used for game processing since prior to adoption of the Land Use Regulations. Preparation of food products is defined in the Land Use Regulations as a **Light Industrial Use**, which is only permitted in an Industrial (I) zone. Therefore, your existing use would be considered a Non-Conforming Use, which may not be enlarged.

In Section 11, the *Archuleta County Land Use Regulations* define "Light Industrial Use" as:

Industrial, Light: Uses engaged in the manufacturing, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales or distribution of such products. Further, light industrial shall mean uses such as the manufacture of electronic instruments, preparation of food products, pharmaceutical manufacturing, research and scientific laboratories or the like.

A Light Industrial Use at this location would require a rezoning to the Industrial (I) zone, or amendment of the Land Use Regulations to make this a permitted use in the Commercial (C) zone.

Section 1.1.5 of the Land Use Regulations provides that in Interpretation of the Regulations, the most restrictive or higher standards or requirements shall govern. In practice, we must first look for any mention of the use in the Regulations (as a permitted use or not).

- No other use listed in Table 3 or in the Definitions includes "meat processing", game processing or a slaughter house, and as noted in Table 3, "Any unlisted use is prohibited."
- Taking the meaning of the words literally, "meat processing" can only be considered "preparation of food products", which is included in the specific definition of Light Industrial Use.
- The only alternative is to consider this a prohibited use.

It could also be noted that the federal government classifies meat processing and specifically small game and poultry processing with manufacturing NAICS codes (311615).

The burden is on the party challenging an administrative agency's action to overcome the presumption that the agency's acts were proper (*City and Co. of Denver v. Bd. Of Adjustment 55 P.3d 252 (2002)*). Appellant has provided the attached Applicant's Narrative. The Narrative asks for a Variance to proceed with expanding the existing meat processing use, and plans are provided; however, no alternate classification is proposed that is a permitted use in the Commercial (C) zone, and a Use Variance is prohibited by Sec. 1.2.4.4(3) of the Land Use Regulations. No building permit has been denied; however, the Building Official would not accept a commercial building permit without Site Plan or Conditional Use Permit review. As a non-conforming Light Industrial Use in a Commercial zone, Section 1.3.3.5 of the Land Use Regulations would prohibit enlarging the use.

RECOMMENDATION AND FINDINGS

Based on evidence provided, staff recommends the Board of Adjustment finds that:

- a. The application does NOT meet the burden to overturn an Administrative Determination, as required in Section 1.2.4.5 of the *Archuleta County Land Use Regulations*, and

That the Board affirms the Administrative Determination and does DENY the request by Patrick Candelaria for appeal of the Cole's Meat Processing Administrative Determination in the Commercial (C) zone, 457 US Highway 84.

PROPOSED MOTION

I move to affirm the Administrative Determination and DENY the Candelaria Appeal for Cole's Meat Processing.

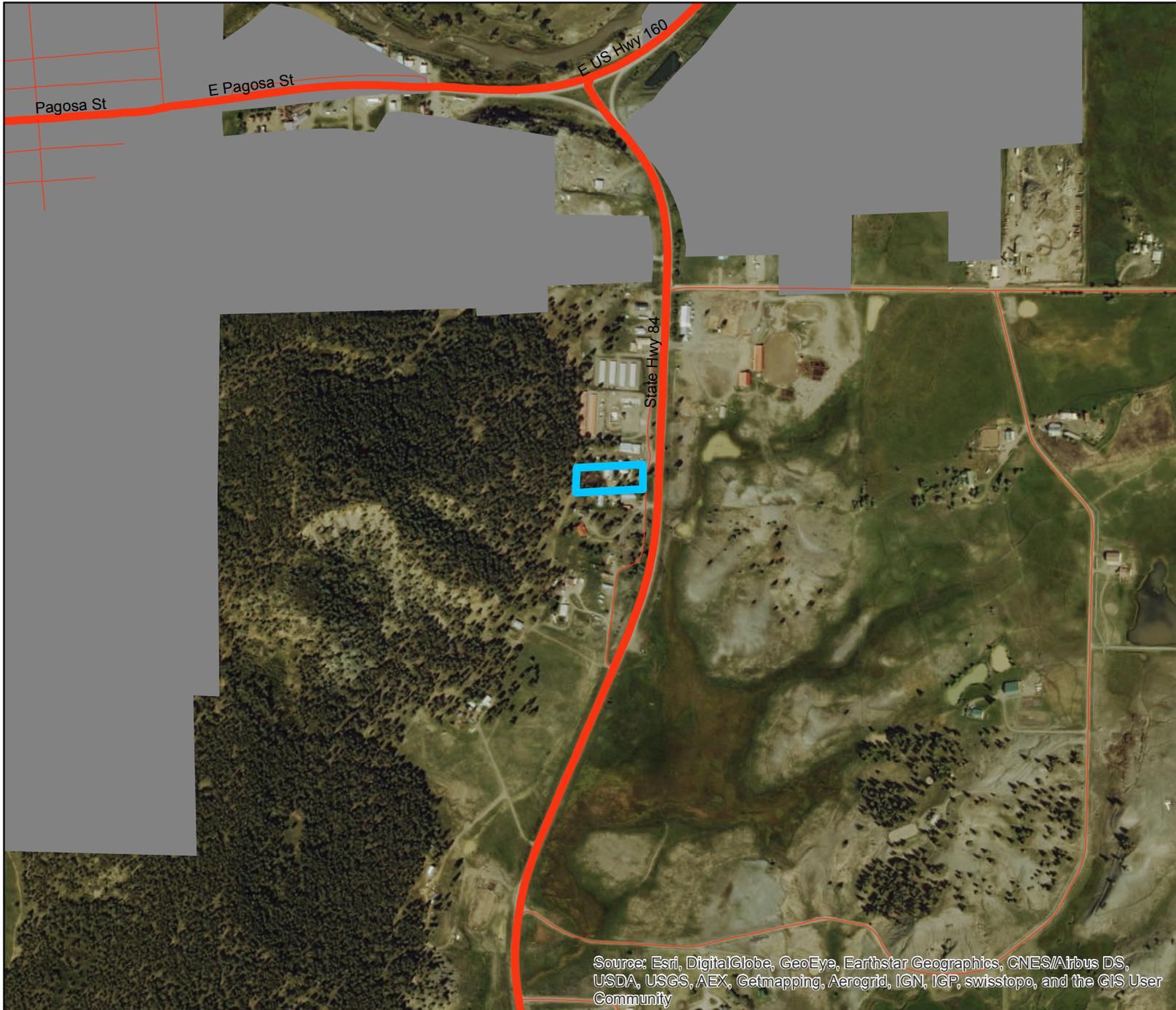
ATTACHMENTS.

Attachment 1: Area Maps

Attachment 2: Planning Manager's Administrative Determination Letter

Attachment 3: Applicant's Narrative

Attachment 4: Proposed Building Plans



Site Map

Coles Meat Processing
PLN16-047

Legend

-  Highway
-  Other Roads
-  Pagosa Springs
-  Project Location



350 175 0 350 Feet



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Site Map

Coles Meat Processing
PLN16-047

Legend

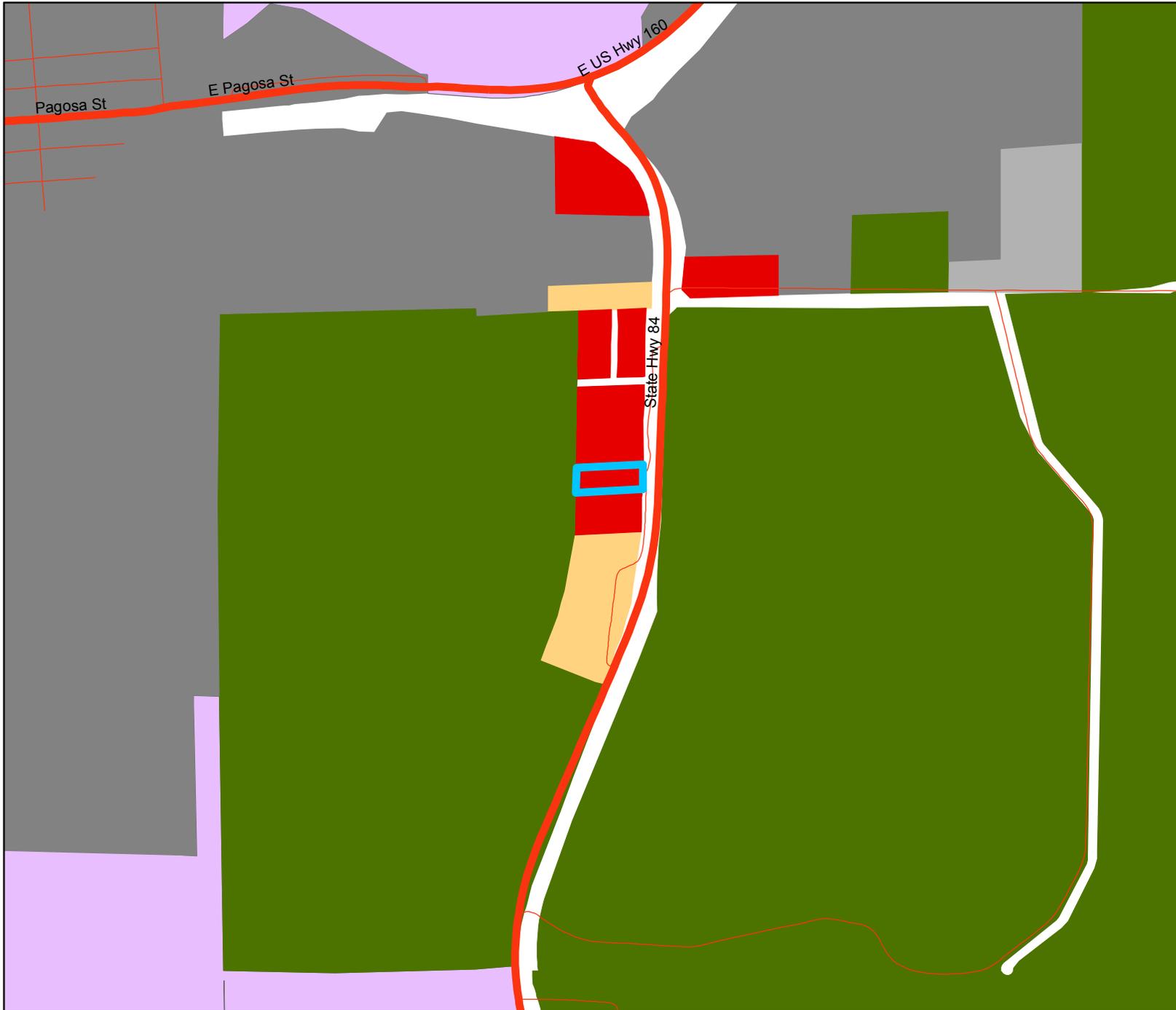
-  Highway
-  Other Roads
-  Pagosa Springs
-  Project Location



90 45 0 90 Feet



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Site Map

Coles Meat Processing
 PLN16-047

Legend

- Highway
- Other Roads
- Pagosa Springs
- Zoning Map 2011**
- Zoning Districts**
- Agriculture Forestry (AF)
- Agriculture Ranching (AR)
- Agricultural Estate (AE)
- Rural Residential (RR)
- Residential (R)
- Mobile Home Park (MHP)
- Commercial (C)
- Industrial (I)
- PUD
- Project Location



350 175 0 350 Feet





Archuleta County
Development Services—Planning Department
1122 HWY 84
P. O. Box 1507
Pagosa Springs, Colorado 81147
970-264-1390
Fax 970-264-3338

30 March 2016

Pat Candelaria
495 US Hwy 84
Pagosa Springs, CO 81147

Dear Mr. Candelaria;

Thank you for your inquiry regarding the status of Coles Meat Processing facility, on your property at 457/457A US Hwy 84, **Lots 7&8 Block2 Mountain View Subdivision**. This property was zoned Commercial (C) when the official zoning map was adopted in 2006. A variety of uses such as Retail stores or Offices are permitted in the Commercial zone, listed in Table 3 of the *Archuleta County Land Use Regulations*.

As I understand your letter of March 23rd, this property has been used for game processing since prior to adoption of the Land Use Regulations. Preparation of food products is defined in the Land Use Regulations as a **Light Industrial Use**, which is only permitted in an Industrial (I) zone. Therefore, your existing use would be considered a Non-Conforming Use, which may not be enlarged.

This determination may be appealed to the Board of Adjustment with an application filed with this office within 30 days with the required fee of \$100, according to the procedure in Sec. 1.2.4.5(2) of the Land Use Regulations. You may also want to consider working with your neighbors to rezone several lots to Industrial (I), if that makes sense for your neighborhood. Another option would be to apply to amend the Land Use Regulations to include Light Industrial Use as a permitted use in the Commercial zone. Rezoning or amending the Land Use Regulations requires an application and fee of \$1,500.

Feel free to contact me if you have any further questions.

Sincerely,

John C. Shepard, AICP
Planning Manager

Cc: Todd Starr, County Attorney



Coles Meat Processing Facility
A 4th Generation Family Tradition
457 Highway 84
Pagosa Springs, Co. 81147
Patrick & Debbie Candelaria
970-264-2670

To the Board of Adjustment,

In reference to Mr. Shepard's letter dated March 30th, 2016 (attached) we have been denied a building permit due to controversy of zoning definition. With that being said we will explain our case and ask that you please allow us to proceed with this simple project.

We are not reinventing the wheel with this simple enclosure. WE ARE NOT ENLARGING, AS STATED BY MR. SHEPPARD'S LETTER, ONLY REPLACING A POLY/PLASTIC TARP ENCLOSURE TO A CERTIFIED ENCLOSURE.

All we are asking is a permit to enclose an existing 20' X 40' concrete pad with a three sided building that has been designed and drawn up by Mr. Greg Ash of Reynolds, Ash & Associates to meet or exceed county building code. This enclosure is to replace the existing tarp covered concrete slab afore mentioned. This structure will be constructed on the South end of the existing meat processing facility building. The existing building is constructed to all County Building Codes. A building permit was acquired for the existing building.

The Colorado Department of Agriculture requires that this area used for preparing livestock and/or wildlife for processing be enclosed, therefore the use of the tarp enclosed area.

(Coles Meat Processing is licensed by the State of Colorado, The Colorado Dept. of Agriculture and with A \$500.00 fee recorded by the County as a Meat Processing Facility.)

Enclosing this area will give this facility a more professional appearance, also a more private and sanitary work environment. It will also increase tax revenue for the county. Nothing is changing in the way of the processing facility. All we want to do is replace the tarps with a more professional enclosure.

"Now" to the zoning controversy!! We are denied a building permit on grounds that we fall into light industrial zoning. (See attached letter by Mr. Shepard dated March 30th)

Going back to the time that the special interest groups were planning everyone's land use future my neighbor and myself attended two of their meetings and were denied the right to speak. The area of Mountain View Subdivision was zoned commercial without our voice in the matter. I found this out when I asked for a building permit to construct the afore mentioned enclosure. I'm denied a simple building permit under the claim that I fall into light industrial and not commercial. Very little difference!!! If you all take a close look at that entire area, there is a majority of all industrial businesses and always have been. One neighboring business was RECENTLY issued a permit to construct a building

similar to the building we wish to construct. That business is far more into Industrial than our facility and was issued a permit under "Commercial" zoning. We have no large equipment or machinery operating in our business.

All we have is a Band saw, Hamburger Grinder, Cube Steak Tenderizer and three Electric Winches all enclosed where they can't be heard or seen from the outside. The Coolers and Freezers.

The letter suggest that I consider working with my neighbors and for an application fee of \$1500.00 dollars (Out of Our Pocket) we request a change in the zoning. I find this very discriminating on us and our business. I personally feel that is the County Planner and the Counties Job as the County is the one that zoned this area without consent of the land owners that pay the "higher" Commercial Tax Rate.

We are requesting without prejudice, a variance on the following grounds on section 1.2.4.4/1.2.4.5

- a. Peculiar and exceptional practical, unnecessary and unreasonable hardship will be imposed on we the landowners if these regulations are strictly enforced.
 1. This zoning was placed on our properties without any input by the land/business owners.
 2. We are denied a building permit on grounds we are listed under light industrial when two business on the same commercial zone were allowed building permits to construct new buildings. Those businesses fall way more into Industrial than we do.
 3. The Colorado Department of Agriculture strongly recommends we construct a permanent structure.
 4. This has created Unnecessary and unreasonable hardship. (Stress and Duress)

- b. Circumstances creating the hardship were created subsequently through no fault of the appellent.
 1. This zoning was placed without input from the land/business owners.

- c. The property for which variance is requested possesses exceptional narrowness, shallowness, shape or topography.
 1. This enclosure is scarcely visible from highway 84.
 2. This enclosure is replacing a tarp covering therefore creating a more professional appearing structure.

- d. That the variance, if granted, will not diminish the value, use or enjoyment of the adjacent properties, nor curtail desirable light, air and open space in the neighborhood, nor change the character of the neighborhood.
 1. This structure should increase the value of neighboring businesses, and increase the value of my property. An architect designed cover is a more professional looking structure than a tarp covered pad.

 2. Our business is a huge benefit to the neighbor north of us, he owns an Outfitting Business and we provide service to his clients. The same with all the neighbors to the south. The neighbor

two lots south of me (as I own the lots prior to them) is a licensed guide and also refers his clients to Coles. The two other neighbors to the south also use Coles Meat Processing for all their meat

Processing needs. The remaining property to the South for several miles is all agriculture status until you reach Holiday Acres. The Agriculture Land Owners also use Coles for their meat Processing needs. The desired structure will not impede any desirable light or open space as it is replacing an existing tarp cover. It will not change the character of the neighborhood other than improve the appearance on location as this structure is secluded. Clients using Coles Meat Processing are the majority of those aware that the meat processing facility exists.

e. The variance, if granted, will not be directly contrary to the intent and purpose of these regulations or the community plan.

1. Meat processing has existed at this location as far back as the early fifties when my wife Debbie's Grandfather processed meat at this location way prior to zoning. Grandpa Cole owned Coles Grocery located in down town Pagosa Springs. This store passed on to son and Debbie's father Harry Cole who continued the meat processing business until his Grandson, Pat and Debbie Candelaria's son Kraig took over the trade name at the afore mentioned facility. The entire family grew up with this trade. This business is nothing new to this location. It is a very needed facility in providing a service to the heritage of this community especially During the warm days of the big game seasons. Meat needs to be prepared for refrigeration as soon as possible to prevent spoilage. Many resident and out of state hunters in want/need of affordable organic meat depend on our facility to refrigerate, age and professionally process their meat. Resident folks bring their livestock for our experience professional services. This includes buyers and supporters of the 4-H livestock. The meats processed at our facility are much healthier and organic than any meats processed for grocery stores.

2. With this information provided, we ask your blessing to allow a variance to proceed with this small project. There is such a small variance in Commercial Zoning versus Light Industrial zoning when all the businesses in that area are actually industrial.

Thank you for your prompt attention and time on this matter.

Sincerely


Patrick (Pat) Candelaria

SITE VICINITY MAP



PROJECT DATA

SITE ZONING:	COMMERCIAL
SITE AREA:	1.41 ACRES
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	25 FEET
SIDE YARD:	10 FEET
REAR YARD:	10 FEET
OCCUPANCY GROUP:	F-1
CONSTRUCTION TYPE:	V-B
TOTAL FINISHED SQUARE FOOTAGE:	3256 S.F.
EXISTING BUILDING SQUARE FOOTAGE:	2200 S.F.
PROPOSED ADDITION SQUARE FOOTAGE:	1056 S.F.

COLE'S MEAT PROCESSING ADDITION

457 US Highway 84 Pagosa Springs, Colorado 81147



REYNOLDS ASH + ASSOCIATES
ARCHITECTURE
ENGINEERING

1140 MAIN AVE., STE. B
DURANGO, CO 81301
(970) 259-7494
FAX (970) 259-7492

262 PAGOSA STREET, STE. 200
P.O. BOX 96
PAGOSA SPRINGS, CO 81147
(970) 264-6884
FAX (970) 264-6997

RA-AECOM

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ABBREVIATIONS

<p>AB. ANCHOR BOLT ACT. ACOUSTICAL CEILING TILE AFF. ABOVE FINISHED FLOOR AGGR. AGGREGATE AL. ALUMINUM ALT. ALTERNATE APPROX. APPROXIMATE ARCH. ARCHITECTURAL</p> <p>BD. BOARD BLDG. BUILDING BLK. BLOCK BLK'G. BLOCKING BM. BEAM BOT. BOTTOM BTWN. BETWEEN BUR. BUILT UP ROOFING BW. BOTH WAYS</p> <p>C.J. CONTROL JT. CLG. CEILING CLKG. CAULKING CLR. CLEAR CMU. CONCRETE MASONRY UNIT COL. COLUMN CONC. CONCRETE CONN. CONNECTION CONSTR. CONSTRUCTION CONT. CONTINUOUS C.T. CERAMIC TILE C.O.A. CENTER OF ARCH</p> <p>DEG. DEGREE DET./DTL. DETAIL D.F. DRINKING FOUNTAIN DIAG. DIAGONAL DIA.Ø DIAMETER DN. DOWN DS. DOWNSPOUT DUG. DRAWING</p> <p>E. EAST (E) EXISTING EA. EACH E.J. EXPANSION JOINT E.I.F.S. EXTERIOR INSULATION AND FINISH SYSTEM ELEV. ELEVATION ELEC. ELECTRICAL ELEV. ELEVATION EMER. EMERGENCY ENCL. ENCLOSURE EQ. EQUIPMENT E.W. EACH WAY E.W.C. ELECTRIC WATER COOLER EXP. EXPANSION EXT. EXTERIOR</p> <p>F.A. FIRE ALARM F.D. FLOOR DRAIN F.D.C. FIRE DEPARTMENT CONNECTION FDN. FOUNDATION F.E. FIRE EXTINGUISHER F.E.C. FIRE EXTINGUISHER CABINET FF. FINISH FLOOR F.H.C. FIRE HOSE CABINET FIN. FINISH FL. FLOW LINE FLR. FLOOR FLUOR. FLUORESCENT FD. FOUNDATION F.O.B. FACE OF BRICK F.O.C. FACE OF CONCRETE F.S. FULL SIZE FT. FOOT OR FEET FTG. FOOTING FURR. FURRING</p> <p>GA. GAUGE GALV. GALVANIZED G.C. GENERAL CONTRACTOR GL. GLASS GR. GRADE GYP. GYPSUM GYP. BD. GYPSUM BOARD</p> <p>H.B. HOSE BIBB H.C. HOLLOW CORE H.C. HANDICAPPED HDWD. HARDWOOD HDWE. HARDWARE HM. HOLLOW METAL HR. HOUR HT. HEIGHT HVAC. HEATING, VENTILATION AND AIR CONDITIONING</p>	<p>INSUL. INSULATION INT. INTERIOR</p> <p>JAN. JANITOR JNT. JOINT JST. JOIST</p> <p>KIT. KITCHEN</p> <p>LAB. LABORATORY LAM. LAMINATE LAV. LAVATORY L.T. LIGHT</p> <p>MAX. MAXIMUM MECH. MECHANICAL MEMB. MEMBRANE MFR. MANUFACTURER MH. MANHOLE MIN. MINIMUM MISC. MISCELLANEOUS M.O. MASONRY OPENING MTL. METAL MULL. MULLION</p> <p>N. NORTH N.I.C. NOT IN CONTRACT NO. NUMBER NOM. NOMINAL N.T.S. NOT TO SCALE</p> <p>O.C. ON CENTER O.D. OUTSIDE DIAMETER OH. OVERHEAD OPG. OPENING OPF. OPPOSITE</p> <p>PCT. PRE-CAST P.L. PROPERTY LINE PLAM. PLASTIC LAMINATE PLAS. PLASTER PLYWD. PLYWOOD FR. PAIR</p> <p>Q.T. QUARRY TILE</p> <p>R. RISER R.D. ROOF DRAIN RE. REFER TO REFR. REFRIGERATOR REIN. REINFORCED REQD. REQUIRED RM. ROOM R.O. ROUGH OPENING</p> <p>S. SOUTH S.C. SOLID CORE SCHED. SCHEDULE SECT. SECTION S.F. SQUARE FOOT SHT. SHEET SIM. SIMILAR S.P. SPRING POINT SPEC. SPECIFICATION SQ. OR SQUARE S.S. STAINLESS STEEL S.D. SEE STRUCTURAL DRAWINGS STAGG. STAGGERED STD. STANDARD STIFF. STIFFENER STL. STEEL STRUC. STRUCTURAL SUSP. SUSPENDED</p> <p>TR. TREAD T & B TOP AND BOTTOM TERR. TERRAZZO T & G TONGUE & GROOVE THK. THICK TOP OF TOP OF T.S. TUBE STEEL TYP. TYPICAL</p> <p>UNO. UNLESS NOTED OTHERWISE</p> <p>VCT. VINYL COMPOSITION TILE VER. VERIFY VERT. VERTICAL</p> <p>W. WEST W. WITH W.C. WATER CLOSET WD. WOOD WO. WITHOUT CL. CENTERLINE</p>
--	--

ARCHITECTURAL SYMBOLS

<p>SECTION: SECTION LETTER SHEET NUMBER</p> <p>DETAIL: DETAIL NUMBER SHEET NUMBER</p> <p>DOOR DESIGNATION</p> <p>WINDOW DESIGNATION</p> <p>COLUMN GRID</p> <p>CENTER LINE</p> <p>CASEWORK</p> <p>GRAPHIC SCALE</p> <p>DIMENSION LINE TO WALL OR OTHER OBJECT</p>	<p>EXTERIOR ELEVATION: ELEVATION LETTER SHEET NUMBER</p> <p>INTERIOR ELEVATION: ELEVATION LETTER SHEET NUMBER</p> <p>ROOF SLOPE INDICATION</p> <p>ELEVATION TAG</p> <p>REVISION</p> <p>NORTH DESIGNATION</p> <p>CHANGE IN ELEVATION</p> <p>BARRIER FREE AREA ACCESS</p>
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MATERIAL LEGEND

MATERIAL DESIGNATIONS:

PLAN/SECTION

EARTH FILL	WOOD BLOCKING
ROCK	FINISHED WOOD
GRANULAR FILL	PLYWOOD - LARGE SCALE
LIGHTWEIGHT CONCRETE	METAL - LARGE SCALE
STRUCTURAL CONCRETE	METAL - SMALL SCALE
BRICK	SHEATHING
CONCRETE BLOCK	GYP. BD./PLASTER BD.
TILE ON CONCRETE	METAL STUDS
CERAMIC/QUARRY TILE	LOOSE FILL/BATT INSULATION
BOARD/RIGID INSULATION	'ICYNENE' INSULATION

GENERAL NOTES:

- APPLICABLE CODES:**
 - 2006 INTERNATIONAL BUILDING CODE
 - 2006 INTERNATIONAL MECHANICAL CODE
 - 2012 INTERNATIONAL PLUMBING CODE
 - 2003 INTERNATIONAL FIRE CODE
 - 2006 INTERNATIONAL FUEL GAS CODE
 - 2006 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2014 NATIONAL ELECTRIC CODE
- GENERAL/CONTRACT REQUIREMENTS:**
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
 - ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY OWNER.
 - CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER PER CONTRACT.
 - ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES WORKING SIMULTANEOUSLY OR FOLLOWING THEM.
 - ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.
 - UPON COMPLETION OF WORK THE CONTRACTOR SHALL WALK THROUGH WITH OWNER/ARCHITECT AND COMPARE A 'PUNCH LIST' OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS.
- PROJECT LAYOUT REQUIREMENTS:**
 - DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.
 - DIMENSIONING IS AS FOLLOWS:
 - CENTERLINE OF COLUMN
 - FACE OF CONCRETE
 - FACE OF MASONRY
 - EXTERIOR FACE OF SHEATHING AT EXTERIOR STUD WALLS
 - FACE OF STUD AT INTERIOR STUD WALLS
 - CENTER OF WINDOW/DOOR OPENINGS
 - ALL WALL THICKNESS SHOWN ARE NOMINAL.
 - ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF SLAB OR TOP OF SHEATHING UNO.
 - ALL STEPS HAVE 7-INCH RISERS AND 11-INCH TREADS UNO. OR SPECIFIED DIFFERENTLY ON DRAWINGS.
 - ALL INTERIOR COMPONENTS - DOORS, CASEWORK, CABINETS, MILLWORK, FIXTURES, RAILINGS, COLUMN COVERS, APPLIANCES AND MATERIAL FINISHES ARE TO BE SELECTED BY OWNER & INTERIOR DESIGNER AT CONSTRUCTION.
 - ALL INTERIOR FEATURES SHOWN ARE CONCEPTUAL. VERIFY SHAPE, HEIGHT, AND DISTANCE OFF FINISH FLOOR WITH OWNER & INTERIOR DESIGNER AT CONSTRUCTION PHASE.
- LIFE SAFETY REQUIREMENTS:**
 - SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
 - GLAZING IN SWINGING DOORS
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR
 - GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF A DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. GLAZING MEETING ALL OF THE FOLLOWING:
 - EXPOSED AREA, 9 SF.
 - EXPOSED BOTTOM EDGE, 18 INCHES ABOVE THE FLOOR
 - EXPOSED TOP EDGE, 36 INCHES ABOVE THE FLOOR
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF GLAZING.
 - GLAZING IN GUARDRAILS & RAILING.
 - GLAZING ADJACENT TO STAIRWAYS OR RAMPS.

INDEX TO DRAWINGS

G-101	DRAWING INDEX, GENERAL NOTES & LEGENDS
G-102	BUILDING CODE & AS-BUILT INFORMATION
AS-101	ARCHITECTURAL SITE PLAN
A-101	FLOOR PLANS & GENERAL NOTES
A-201	BUILDING ELEVATIONS
A-301	BUILDING SECTION
S-101	GENERAL STRUCTURAL NOTES
S-201	FOUNDATION & FRAMING PLAN
S-301	FRAMING PLAN

COLE'S MEAT PROCESSING ADDITION
 457 US HIGHWAY 84
 PAGOSA SPRINGS, COLORADO 81147

JOB NO.: 15046
DATE: 2015-06-09
DRAWN BY: B.A.A.

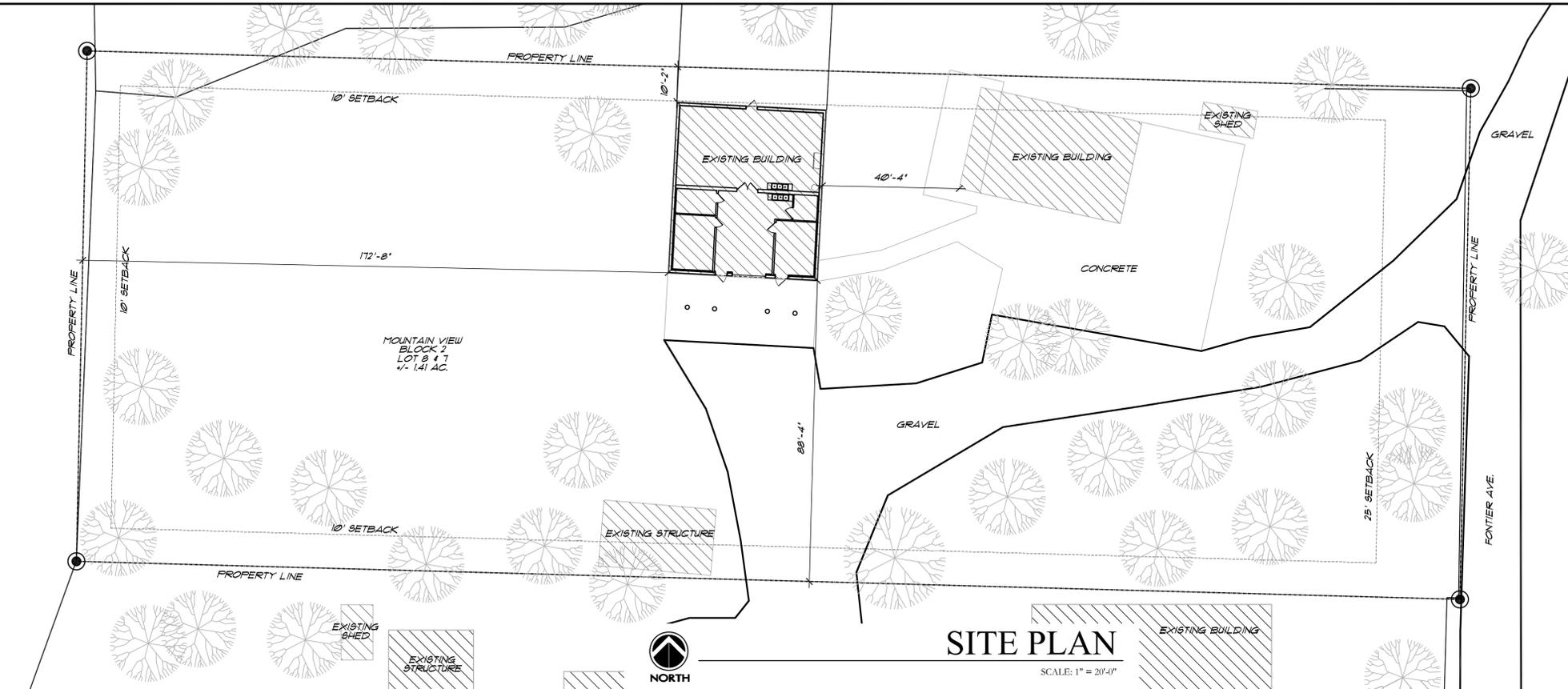
ISSUE RECORD:
PERMIT SET 2015-06-09

REVISIONS:

G-101
COVER SHEET

NOTE: Clarify with Architect any abbreviations not listed. Some abbreviations on list may not be used in project.

EXISTING SITE PLAN:



BUILDING CODE SUMMARY:

APPLICABLE CODES:
 2006 INTERNATIONAL BUILDING CODE
 2006 INTERNATIONAL MECHANICAL CODE
 2012 INTERNATIONAL PLUMBING CODE
 2009 INTERNATIONAL FIRE CODE
 2006 INTERNATIONAL FUEL GAS CODE
 2006 INTERNATIONAL ENERGY CONSERVATION CODE
 2014 NATIONAL ELECTRIC CODE

EXISTING OCCUPANCIES:
 F-1 FACTORY - FOOD PROCESSING - COLE'S MEAT PROCESSING (3256 SF.)

PROPOSED OCCUPANCIES:
 F-1 FACTORY - FOOD PROCESSING - COLE'S MEAT PROCESSING (3256 SF.)

CONSTRUCTION TYPE:
 V-B NON-FIRE PROTECTED

REQUIRED OCCUPANCY SEPARATIONS:
 NONE REQUIRED

ALLOWABLE AREAS/HEIGHTS:
 F-1 = 8,500 SF. PER FLOOR 1-STORY (40')
 FRONTAGE AREA ALLOWED BUT NOT USED
 AGGREGATE AREA = 3256 SF.
 ACTUAL HEIGHT: 15' MAX. EXISTING HEIGHT, 1 STORY

FIRE RESISTANCE REQUIREMENT FOR BUILDING ELEMENTS:
 TYPE V-B:
 STRUCTURAL FRAME: 0
 BEARING WALLS: 0
 NON-BEARING WALLS: 0
 NON-BEARING WALLS (INT.): 0
 FLOOR CONSTRUCTION: 0
 ROOF CONSTRUCTION: 0

ZONING REGULATION SETBACKS (MU-C):
 SOUTH YARD 10'-0" FROM PROPERTY LINE
 WEST YARD 10'-0" FROM PROPERTY LINE
 EAST YARD 25'-0" FROM FRONTAGE ROAD PROPERTY LINE
 NORTH YARD 10'-0" FROM PROPERTY LINE

LOCATION ON PROPERTY:
 SOUTH YARD 88'-4" FROM PROPERTY LINE
 WEST YARD 172'-8" FROM PROPERTY LINE
 EAST YARD 183'-10" FROM PROPERTY LINE
 NORTH YARD 10'-2" FROM PROPERTY LINE

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS (OCCUPANCY B, CONST. TYPE V-B):
 LESS THAN 5' 2-HR RATED
 GREATER THAN OR EQUAL TO 5', LESS THAN 10' 1-HR RATED
 GREATER THAN OR EQUAL TO 10', LESS THAN 30' 0-HR RATED
 GREATER THAN 30' 0-HR RATED

****NO EXTERIOR WALL FIRE PROTECTION REQUIRED AS SOUTH, EAST, NORTH AND WEST YARDS ARE CONSIDERED TO CENTERLINE OF ROADWAYS & PROPERTY LINES, ARE AT LEAST 10'.**

MAXIMUM AREA OF EXTERIOR WALL OPENINGS:
 UNLIMITED UNPROTECTED OPENINGS PER TABLE 104.8.1

FIRE PROTECTION SYSTEMS:
 NOT REQUIRED PER IFC 2009 SECTION 903.2.6

PORTABLE FIRE EXTINGUISHING:
 PORTABLE FIRE EXTINGUISHERS REQUIRED FOR NEW AND EXISTING OCCUPANCIES PER SECTION 906 OF THE IFC2009

ROOF ACCESS:
 ROOF ACCESS HAS BEEN PROVIDED PER SECTION 504 OF THE IFC2009

PREMISES IDENTIFICATION:
 NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FR. THE STREET OR ROAD FRONTING THE PROPERTY, PER SECTION 505 OF THE IFC2009

KEY BOX:
 A KEY BOX IS REQUIRED TO BE INSTALLED PER SECTION 506 OF THE IFC2009 AND WILL BE INSTALLED AND LOCATED PER THE FIRE CODE OFFICIAL.

MEANS OF EGRESS:
 OCCUPANT LOAD: (TABLE 1004.1.2)
 SCOPE OF WORK: (457A US HWY 84)

	GROSS AREA	OCCUPANT LOAD FACTOR	OCCUPANTS
SHERIFF OFFICE - F-1 OCC.	3256 SF.		15
TAXIDERMY	1063 SF.	1063/200 GROSS	6
MEAT PROCESSING	465 SF.	465/200 GROSS	3
STORAGE (WALK-COOLERS & DROP OFF)	1728 SF.	1728/300 GROSS	6

EGRESS WIDTH REQUIRED: 15 OCCUPANTS X 2' PER OCCUPANT = 3' REQUIRED.
 36' PROVIDED, 1 EXIT REQUIRED PER SPACE, PER TABLE 1015.1

**NEW EXIT SIGN REQUIRED OVER DOOR FROM MEAT PROCESSING TO DROP OFF.
 EXIT SIGN NOT REQUIRED OVER EXTERIOR DOOR IN TAXIDERMY AREA AS DOOR IS CLEARLY AN EXIT.**

ACCESSIBILITY:
 ACCESSIBLE RESTROOM FACILITY REQUIRED.

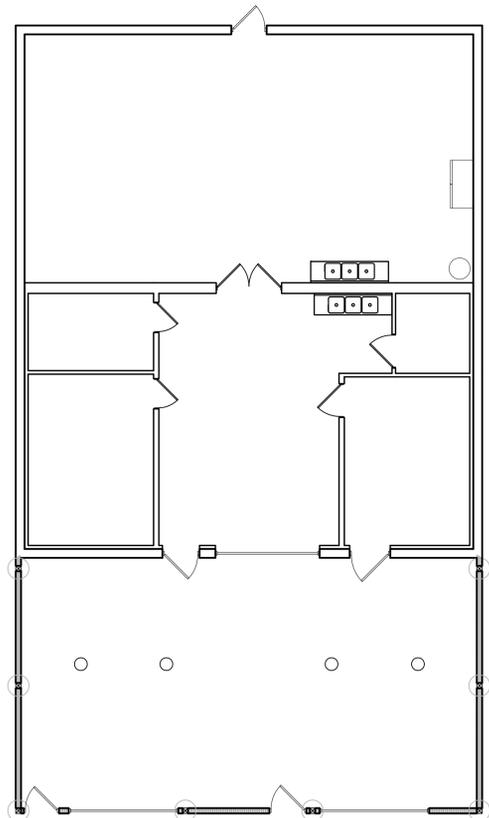
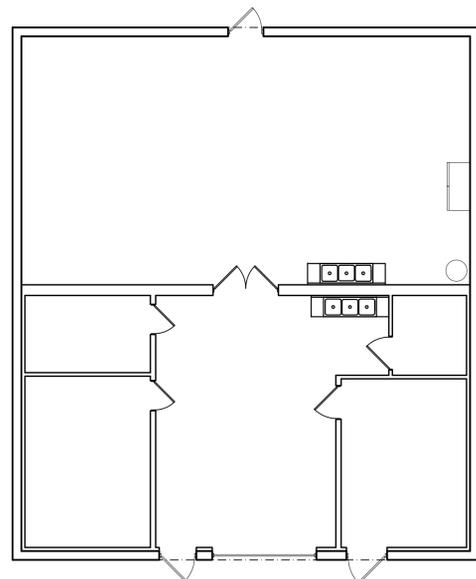
RESTROOM REQUIREMENTS: (PER TABLE 2902.1)
 FIXTURES REQUIRED:
 F-1 OCC.: 15 TOTAL - SEPARATE FACILITIES NOT REQUIRED PER SECTION 2902.2 EXCEPTION 2.

**FIXTURES REQUIRED:
 TOTAL: 1 WC, 1 LAV,
 ADA COMPLIANT**

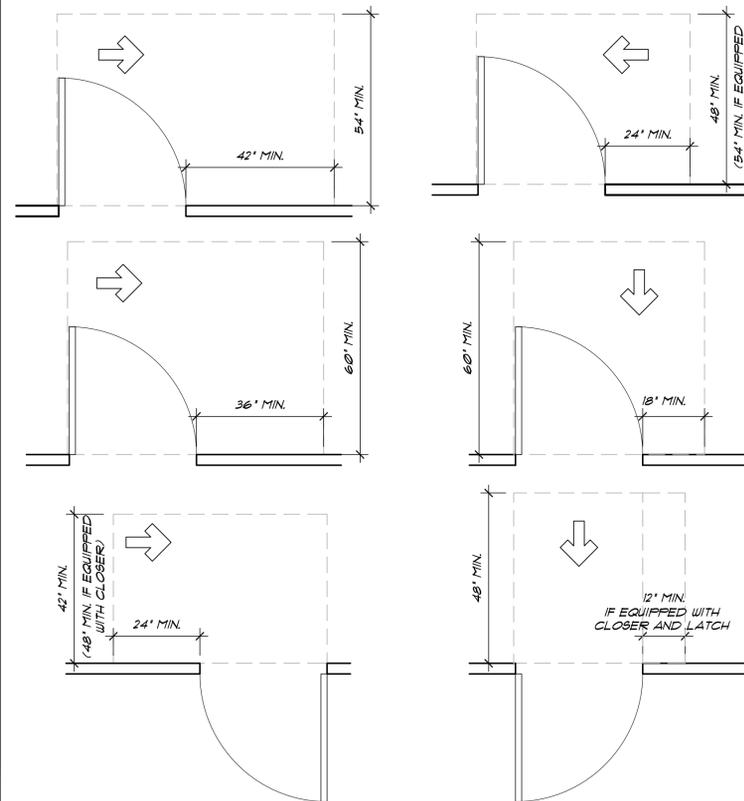
FLOOR PLANS:

WALL TYPE LEGEND:

- ===== EXTERIOR WALL: (EXISTING)
METAL BUILDING
- ===== INTERIOR WALL: (EXISTING)
2X4 OR 2X6 STUDS @ 16" O.C.
5/8" GYPSUM BOARD
- ===== EXTERIOR WALL: (NEW)
2X6 STUDS @ 16" O.C.
1/2" GYPSUM BOARD
BATT. INSULATION



ACCESSIBILITY DETAILS:



EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

MANEUVERING CLEARANCES
 SCALE: 1/2" = 1'-0"
 A
 G-102



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**PROGRESS SET
 NOT FOR CONST.**

COLE'S MEAT PROCESSING ADDITION
 457 US HIGHWAY 84
 PAGOSA SPRINGS, COLORADO 81147

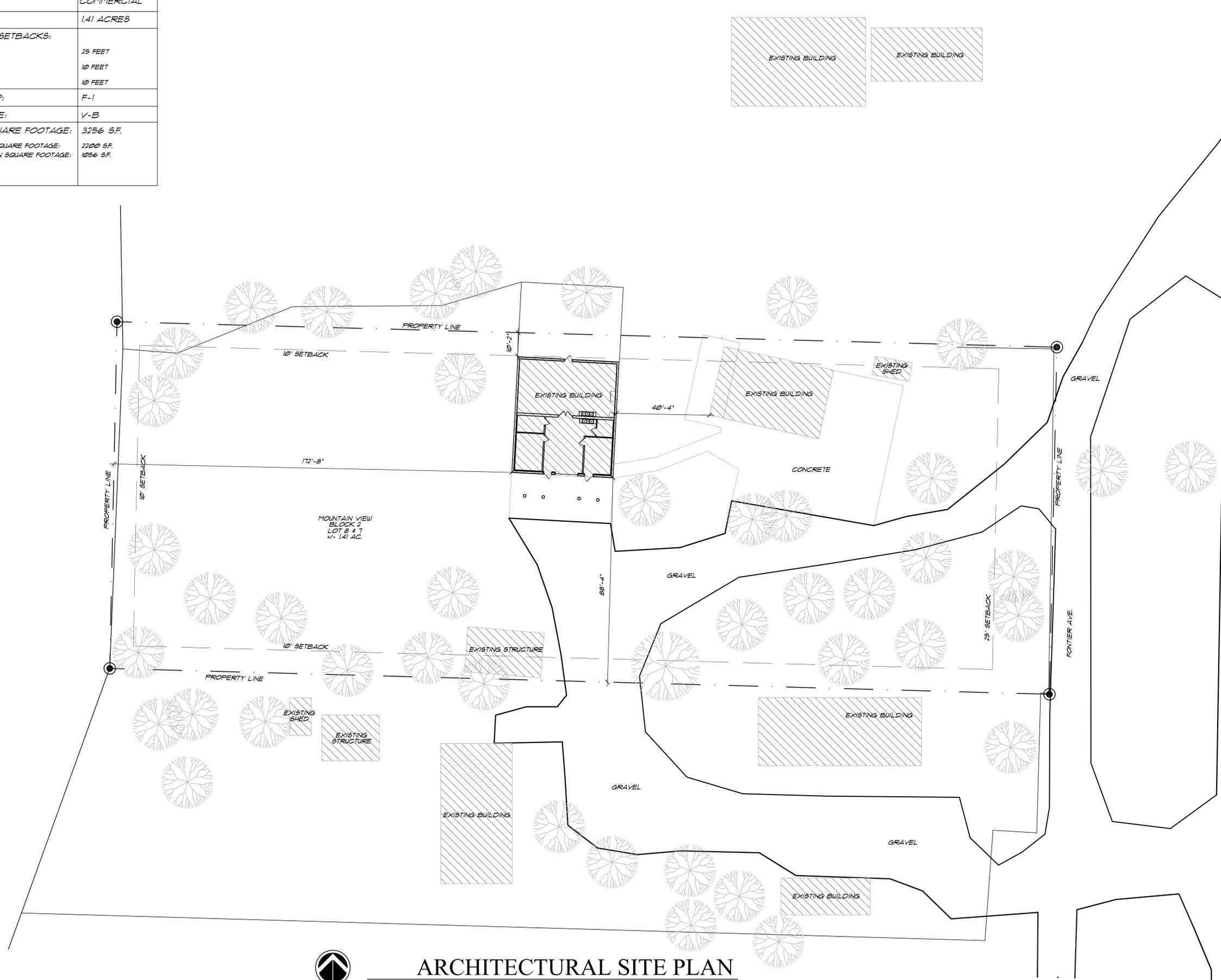
JOB NO.: 15046
 DATE: 2015-06-09
 DRAWN BY: B.A.A.

ISSUE RECORD:
 PERMIT SET 2015-06-09

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 B
 C

G-102
 CODE SHEET &
 AS-BUILT INFORMATION

SITE ZONING:	COMMERCIAL
SITE AREA:	1.41 ACRES
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	25 FEET
SIDE YARD:	10 FEET
REAR YARD:	10 FEET
OCCUPANCY GROUP:	F-1
CONSTRUCTION TYPE:	V-B
TOTAL FINISHED SQUARE FOOTAGE:	3256 S.F.
EXISTING BUILDING SQUARE FOOTAGE:	2200 S.F.
PROPOSED ADDITION SQUARE FOOTAGE:	1056 S.F.



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



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**COLE'S MEAT
PROCESSING
ADDITION**
457 US HIGHWAY 84
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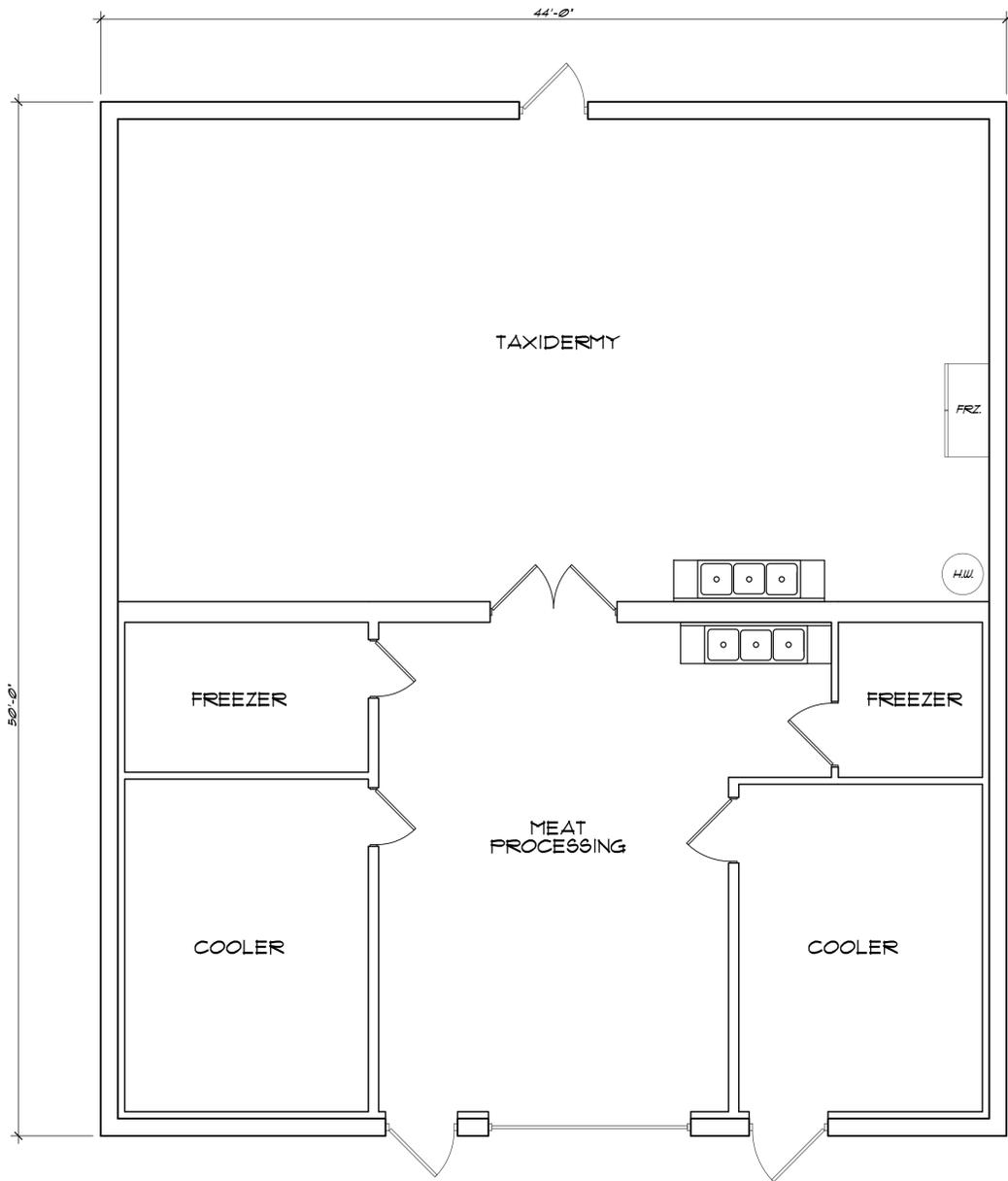
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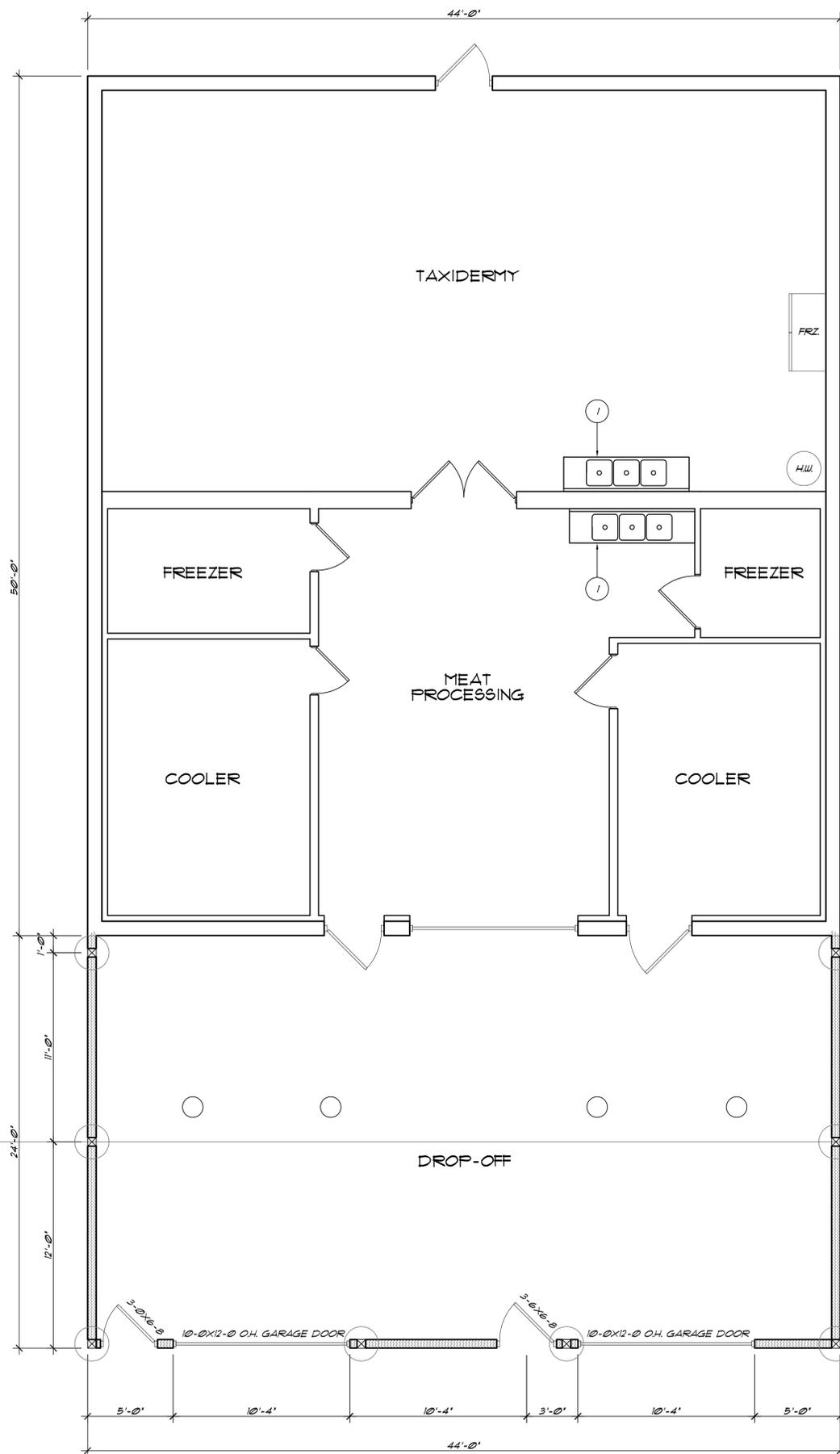
AS-101

SITE
PLAN



AS-BUILT FLOOR PLAN

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



PROPOSED FLOOR PLAN

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

GENERAL PLAN NOTES:

- A. EXISTING MECHANICAL TO REMAIN AND NOT MODIFIED.
- B. EXISTING RESTROOM PROVIDED IN ADJACENT BUILDING.
- C. ALL HARDWARE MUST MEET ADA ACCESSIBILITY REQUIREMENTS - LEVER-TYPE OPERATORS WHICH DO NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

WALL TYPE LEGEND:

- EXTERIOR WALL: (EXISTING) METAL BUILDING
- INTERIOR WALL: (EXISTING) 2X4 OR 2X6 STUDS @ 16" O.C. 5/8" GYPSUM BOARD
- EXTERIOR WALL: (NEW) 2X6 STUDS @ 16" O.C. 1/2" GYPSUM BOARD BATT. INSULATION

FLOOR PLAN KEY NOTES:

- 1. EXISTING SINKS TO REMAIN.
- 2. EXISTING LIFTS TO REMAIN.

APPROXIMATE SQUARE FOOTAGE:

MAIN LEVEL	3256 S.F.
TOTAL	3256 S.F.
EXISTING BUILDING	2200 S.F.
DROP-OFF	1056 S.F.



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457 US HIGHWAY 84
PAGOSA SPRINGS, COLORADO 81147

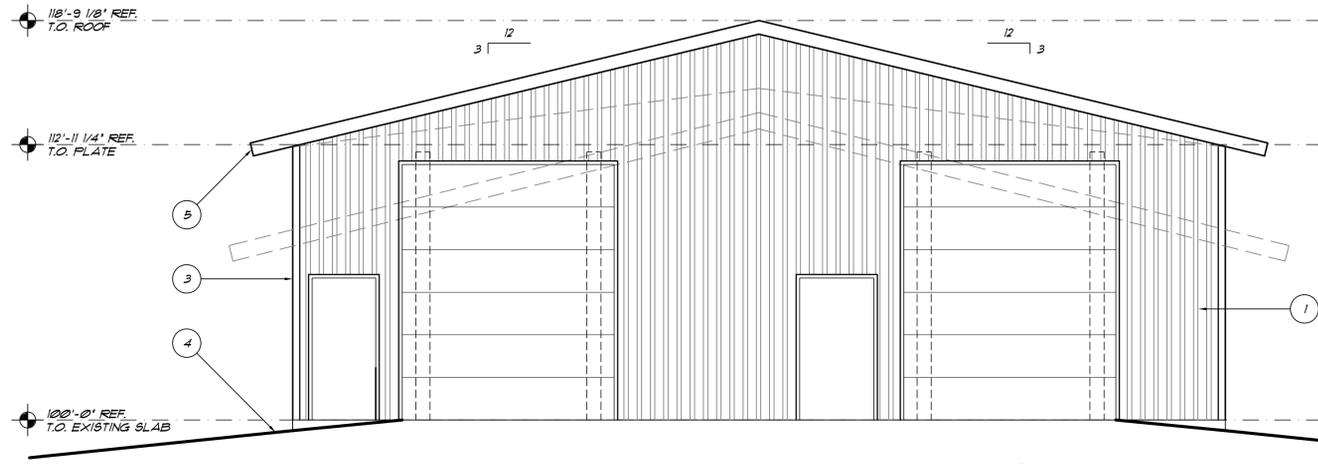
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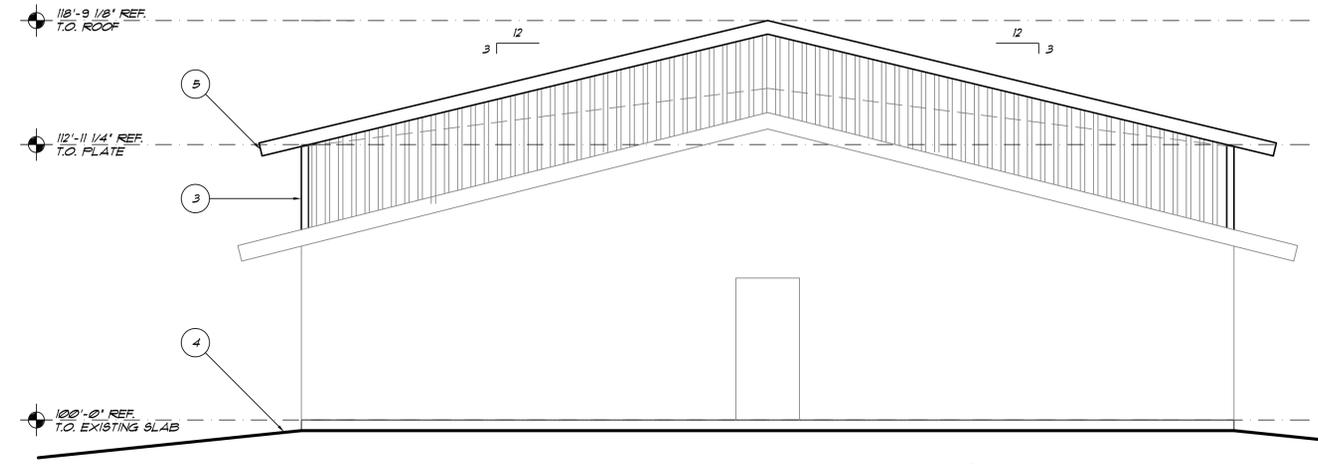
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A-101

AS-BUILT/DEMO & PROPOSED FLOOR PLANS



SOUTH ELEVATION (A)
SCALE: 1/4" = 1'-0" A-201



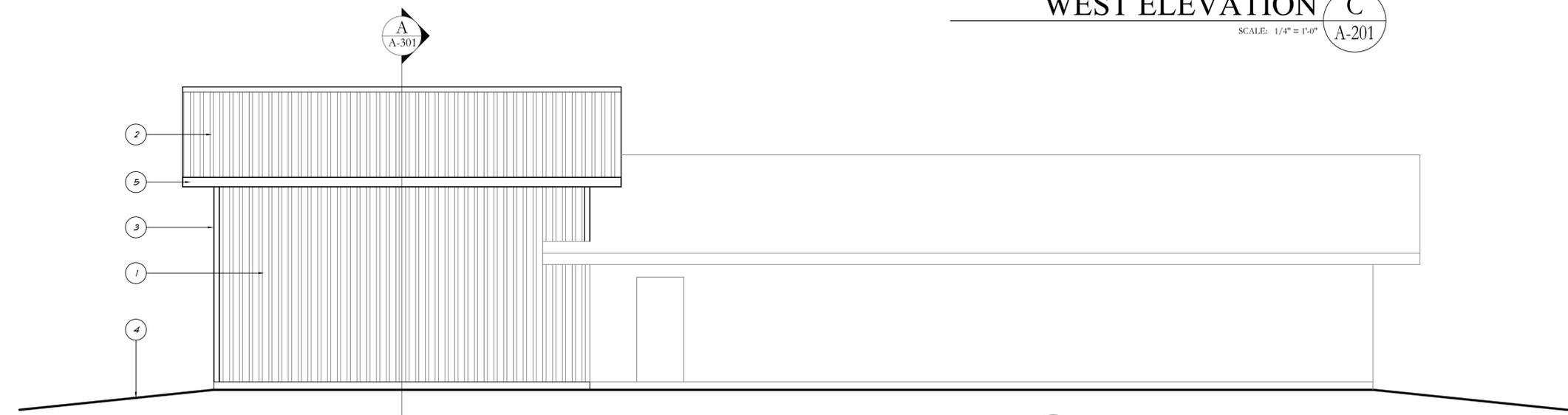
NORTH ELEVATION (B)
SCALE: 1/4" = 1'-0" A-201

ELEVATION KEY NOTES:

1. METAL SIDING TO MATCH EXISTING.
2. METAL ROOFING TO MATCH EXISTING.
3. METAL TRIM TO MATCH EXISTING.
4. FINISHED GRADE TO SLOPE AWAY FROM STRUCTURE.
5. METAL FASCIA TO MATCH EXISTING.



WEST ELEVATION (C)
SCALE: 1/4" = 1'-0" A-201



EAST ELEVATION (D)
SCALE: 1/4" = 1'-0" A-201



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**COLE'S MEAT
PROCESSING
ADDITION**
457 US HIGHWAY 84
PAGOSA SPRINGS, COLORADO 81147

JOB NO.: 15046
DATE: 2015-06-09
DRAWN BY: B.A.A.

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REVISIONS:

A-201
BUILDING
ELEVATIONS

ELEVATION KEY NOTES:

1. 18" DIA. CONCRETE PIER W/ 6X6 P.T. POST (SEE STRUCTURAL.)
2. TYPICAL WALL CONSTRUCTION: 2X6 STUDS @ 16" O.C. FRAMED BETWEEN 6X6 P.T. BOTTOM BEAM & 6X12 D.F. ROOF BEAM. 1/2" OSB SHEATHING, BUILDING WRAP, EXTERIOR FINISH PER ELEVATIONS. R-19 BATT INSULATION W/ PAPER FACING. 1/2" GYP. INTERIOR FINISH.
3. TYPICAL ROOF CONSTRUCTION: ROOF TRUSSES @ 24" O.C. 5/8" OSB ROOF SHEATHING, ICE AND WATER SHIELD W/ PROPANE METAL ROOFING. R-30 BATT OR BLOWN IN INSULATION W/ VAPOR BARRIER. INTERIOR FINISH AS SCHEDULED.
4. EXISTING CONCRETE SLAB.
5. EXISTING METAL BUILDING (BEYOND).



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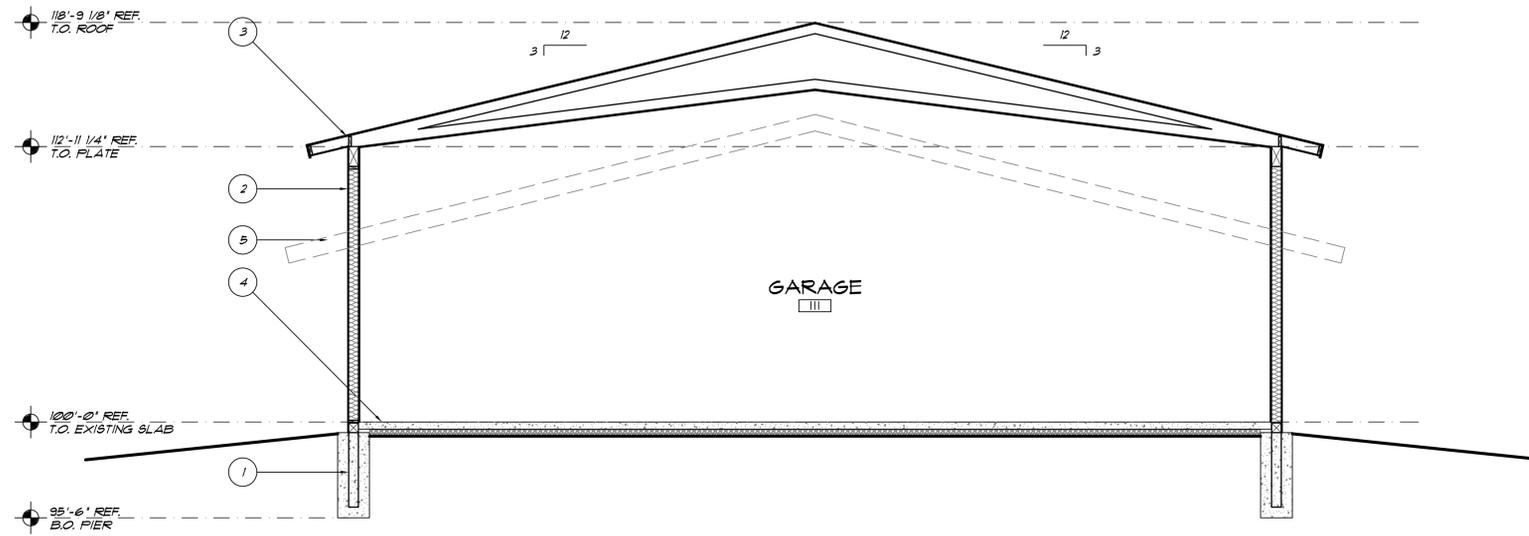
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BUILDING SECTION A
SCALE: 1/4" = 1'-0"
A-301

COLE'S MEAT
PROCESSING
ADDITION
457 US HIGHWAY 84
PAGOSA SPRINGS, COLORADO 81147

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A-301

BUILDING
SECTIONS

GENERAL CONSTRUCTION NOTES AND SPECIFICATIONS

STRUCTURAL DESIGN CRITERIA: 487 US HWY 84

- CODES: - 2006 IBC
- DESIGN LIVE LOADS:
 - FLOOR - LIVE LOAD: 40 PSF (MINIMUM)
 - DEAD LOAD: 15 PSF (MINIMUM)
 - ROOF - LIVE LOAD: 65 PSF
 - DEAD LOAD: 15 PSF
 - GROUND SNOW LOAD: 93 PSF (MINIMUM)
- SEISMIC CRITERIA
 - le = 10
 - Se = 38
 - S1 = 9.5
 - SITE CLASS 'D'
 - Sms = 0.568
 - Sml = 0.230
 - SEISMIC DESIGN CATEGORY = 'C'
 - Sds = 0.379
 - Scl = 0.153
- WIND DESIGN
 - BASIC WIND SPEED = 90 MPH
 - Iw = 10, Kz1 = 10, Kz2 = 10
 - WIND EXPOSURE B
 - COMPONENTS AND CLADDING: 203 PSF EITHER DIRECTION NORMAL TO THE SURFACE, UNLESS NOTED OTHERWISE.
- SNOW DESIGN
 - FLAT ROOF SNOW LOAD = 65 PSF
 - Cs = 10
 - Ct = 10
 - see framing plans for drifting loads
- ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF FOR SPREAD FOOTINGS.
- FLOOD DESIGN DATA: N/A

GENERAL CONSTRUCTION NOTES:

- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL.
- SEE ARCHITECTURAL FOR EXACT DIMENSIONS FOR OPENINGS IN WALLS, ROOF AND FLOOR SYSTEMS.
- VERIFY ALL MECHANICAL OPENING SIZES AND LOCATIONS WITH MECHANICAL CONTRACTOR.
- NO PIPES, SLEEVES, ETC. SHALL PASS THROUGH BEAMS OR COLUMNS UNLESS INDICATED ON PLAN.
- CONTRACTOR SHALL DESIGN, PROVIDE AND MAINTAIN TEMPORARY BRACING, SHORING, GUYING, ETC. AND OTHER METHODS AS REQUIRED TO PREVENT EXCESSIVE LOADING AND TO STABILIZE STRUCTURAL ELEMENTS DURING CONSTRUCTION. THESE METHODS SHALL REMAIN IN PLACE UNTIL ALL MEMBERS AND FINAL CONNECTIONS HAVE BEEN COMPLETED.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND SAFETY PROVISIONS.
- TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAIL CUT IS REFERENCED.
- THE STRUCTURAL PLANS SHOW PRINCIPAL FRAMING MEMBERS ONLY; CONTRACTOR SHALL PROVIDE FOR ALL FRAMING AND SUPPORTS NECESSARY TO RESIST LATERAL AND VERTICAL LOADS, AS WELL AS CONNECTIONS OF THESE MEMBERS.
- THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM DAMAGE DURING CONSTRUCTION.

SOILS/ EARTHWORK:

- SOIL SHALL BE STRIPPED, COMPACTED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF ASTM D-1557.
- CENTER ALL FOOTINGS UNDER THEIR RESPECTIVE COLUMNS OR WALLS, UNLESS OTHERWISE SHOWN ON PLANS. MAXIMUM MISPLACEMENT OR ECCENTRICITY SHALL BE 2". TOLERANCE FOR MISLOCATION OF COLUMN DOVELS OR ANCHOR BOLTS TO PER ACI OR AISC STANDARDS.
- HORIZONTAL JOINTS IN FOOTINGS SHALL NOT BE PERMITTED.
- WHERE VERTICAL CONSTRUCTION JOINTS OCCUR IN CONTINUOUS FOOTINGS, PROVIDE A MINIMUM CONTINUOUS 2' BY 4' KEYWAY ACROSS JOINT.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER IF SOIL CONDITIONS ARE UNCOVERED THAT PREVENT THE REQUIRED SOIL BEARING PRESSURE FROM BEING OBTAINED.
- COORDINATE PLUMBING LINES WITH THE FOOTING LOCATIONS TO AVOID INTERFERENCE. INDIVIDUAL FOOTINGS SHALL BE LOWERED AND WALL FOOTINGS STEPPED (WITH THE PRIOR WRITTEN APPROVAL OF THE DESIGNER) TO AVOID SUCH INTERFERENCE.
- EXCAVATING UNDER OR NEAR IN-PLACE FOOTINGS OR FOUNDATIONS WHICH DISTURBS THE COMPACTED SOIL BENEATH SHALL NOT BE PERMITTED.
- PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION AND WITH FINAL GRADING. MINIMUM FINISHED SLOPE AWAY FROM ALL STRUCTURES IS 4% FOR 20' MINIMUM.

REINFORCED CONCRETE:

- ALL CONCRETE DESIGN AND PLACEMENT SHALL BE IN STRICT ACCORDANCE WITH THE ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318.
- STRUCTURAL CONCRETE SHALL CONFORM TO ACI 301 SPECIFICATIONS AND DEVELOP A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF:
 - FOOTINGS: 3000 PSI, 4' MAX. SLUMP
 - STEM WALLS/BASEMENT WALLS: 3500 PSI, 4' MAX. SLUMP
 - INTERIOR FLATWORK: 3500 PSI, 5' MAX. SLUMP
 - EXTERIOR FLATWORK: 4000 PSI, 5' MAX. SLUMP
- ALL AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33. MIX DESIGN SHALL CONTAIN 90% COARSE AGGREGATES.
- CONTRACTOR SHALL COMPLY WITH ACI 308 REQUIREMENTS FOR HOT WEATHER CONCRETE REQUIREMENTS AND COLD WEATHER REQUIREMENTS. AS REQUIRED, CONTRACTOR SHALL KEEP A COPY OF ACI 308 ON-SITE THROUGHOUT CONSTRUCTION.
- EXTERIOR EXPOSED CONCRETE SHALL HAVE FROM 4 TO 7% ENTRAINED AIR
- CONSOLIDATE ALL CONCRETE WITH A VIBRATOR

- ALL PUMPED CONCRETE SHALL CONTAIN A HIGH RANGE WATER REDUCING AGENT (HWR). MINIMUM SIZE OF DISCHARGE SHALL BE 4' FOR #1 AND 2' FOR #3 AGGREGATE.
- CHAMFER ALL EXPOSED EDGES 3/4" UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND INSTALLED IN ACCORDANCE WITH ACI 318-02 AND ACI DETAILING MANUAL OF STANDARD PRACTICE, ACI 318-99.
- REINFORCING STEEL SHALL BE NEW DEFORMED BARS, FREE FROM RUST, SCALE AND OIL, CONFORMING TO ASTM A-615, GRADE 40, WITH A MINIMUM YIELD STRENGTH OF 40,000 PSI. ALL REBAR SHALL BE EXPOXY COATED (SEE SPECIFICATIONS).
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. ALL MESH SHALL BE PROVIDED IN FLAT SHEETS.
- LAP CONTINUOUS REINFORCEMENT 40 BAR DIAMETERS (1'-6" MINIMUM) OR AS NOTED OTHERWISE. SEE DRAWINGS FOR CLASS B TENSION SPLICES. LAP CONTINUOUS BEAM BOTTOM STEEL OVER SUPPORTS AND CONTINUOUS TOP STEEL AT MID-SPAN, UNLESS OTHERWISE DIRECTED ON THE DRAWINGS.
- PROVIDE CORNER LAP BARS TO MATCH IN SIZE AND SPACING OF ALL HORIZONTALS.
- PROVIDE 3" SLAB BOLSTER WITH CONTINUOUS BOTTOM PLATE AT 4'-0" MAXIMUM FOR POSITIONING ALL FOOTING BARS.
- PROVIDE SLAB BOLSTER WITH CONTINUOUS BOTTOM PLATE AT 4'-0" MAXIMUM CENTERS FOR POSITIONING ALL MESH.
- TERMINATE ALL DISCONTINUOUS TOP BARS WITH STANDARD 90° HOOK (PLACED VERTICALLY) UNLESS NOTED OTHERWISE ON STRUCT. DETAILS.
- PROVIDE THE FOLLOWING CONCRETE COVERAGE OVER REINFORCING:
 - FOOTINGS (AGAINST EARTH): 3" CLEAR
 - WALLS (INTERIOR FACE): 3/4" CLEAR
 - WALLS (EXTERIOR FACE): 1 1/2" CLEAR
 - SLABS (SINGLE MAT) CENTERED
- SLEEVE ALL PENETRATIONS THROUGH BEAMS AND SLABS INDIVIDUALLY. CORE DRILLING WILL NOT BE PERMITTED. SUBMIT LOCATION AND SIZE OF SLEEVES THROUGH BEAMS TO ARCHITECT FOR REVIEW PRIOR TO CASTING CONCRETE.
- AT ALL OPENINGS THROUGH CONCRETE WALLS LARGER THAN 12' X 12', PROVIDE AN ADDITIONAL 2#5'S AT THE PERIMETER.
- NO REINFORCING BARS SHALL BE CUT TO ACCOMMODATE THE INSTALLATION OF ANCHORS, EMBEDS OR OTHER ITEMS.
- AT CHANGES IN DIRECTION OF CONCRETE WALLS, BEAMS AND STRIP FOOTINGS, PROVIDE CORNER BARS OF SAME SIZE AND QUANTITY (W/O.) AS THE HORIZONTAL STEEL. REFER TO TYPICAL DETAIL.
- ALL EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE PRIOR TO CONCRETE PLACEMENT.

WOOD:

- ALL WOOD CONSTRUCTION AND CONNECTIONS SHALL CONFORM TO AITC 'AMERICAN INSTITUTE OF TIMBER CONSTRUCTION' MANUAL, AND THE 'NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION', AND THE MOST CURRENT ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE.
- ALL MEMBER SIZES ARE TO BE AS SHOWN ON DRAWINGS AND PROVIDE THE FOLLOWING MINIMUM PROPERTIES:

MEMBER	SPECIES	FB (PSI)	E (PSI)
POSTS:			
4x	HP#2 OR BETTER	575(MIN)	1,000,000
6x	DF#1	1,200(MIN)	1,600,000
BEAMS:			
4x	HP#2 OR BETTER	675(MIN)	1,000,000
6x	DF#1	1,350(MIN)	1,600,000
JOISTS:			
2X6 THRU 2X10	HP#2 OR BETTER	850(MIN)	1,300,000
2X12	DF#2	900(MIN)	1,400,000
STUDS:			
2X4 & 2X6	HF STUD OR BETTER	675(MIN)	1,200,000
2X4 & 2X6 - OVER 96"	HP#2 OR BETTER	100(MIN)	1,400,000
OTHER:			
SILL PLATES	HF CONST. GRADE OR HP#2	975(MIN)	1,300,000
- LOG POSTS, COLUMNS, BEAMS, ETC. LODGEPOLE PINE (STANDING DEAD & DRIED MIN. 3 YEARS). SPECIFIED DIAMETER IS THE MIN. AT ANY POINT.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- ALL BOLTS FOR BOLTED CONNECTIONS SHALL CONFORM TO ASTM A307. USE WASHERS BETWEEN WOOD AND BOLT HEADS AND NUTS.
- ALL METAL WOOD CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. (OR APPROVED EQUAL) AND SHALL BE GALVANIZED.
- ALL JOISTS SHALL BE LATERALLY SUPPORTED AT ENDS BY SOLID BLOCKING.
- ALL EXTERIOR AND BEARING WALLS SHALL BE FRAMED OF 2X6'S @ 16' O.C. WHERE WALL SUPPORTS PREFABRICATED ROOF TRUSSES, FRAME WALL SO THAT EVERY OTHER TRUSS FALLS DIRECTLY OVER A STUD.
- UNLESS NOTED OTHERWISE ON PLANS, PROVIDE DOUBLE STUDS AT ALL JAMBS OF OPENINGS UP TO 6'-0". USE TRIPLE STUDS FOR OPENINGS GREATER THAN 6'-0" AND LESS THAN 10'-0".
- WHERE BEAMS OR COLUMNS ARE FORMED OF 2 OR MORE MEMBERS THEY SHALL BE FULL LENGTH AND FASTENED TOGETHER PER THE INTERNATIONAL BUILDING CODE.
- WALL SHEATHING SHALL BE 7/16" OSB, MINIMUM SPAN RATING 24/16. FASTEN WITH 8D GALVANIZED BOX NAILS AT 4' O.C. MAXIMUM AT ALL PANEL EDGES. SPACE NAILS AT 12" O.C. MAXIMUM ALONG INTERMEDIATE FRAMING. BLOCK ALL PANEL EDGES.
- ROOF SHEATHING SHALL BE 5/8" OSB, MINIMUM SPAN RATING 40/20. FASTEN WITH 8D NAILS AT 4' O.C. MAXIMUM AT ALL SUPPORTED EDGES. SPACE NAILS 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.
- FLOOR AND FLAT ROOF SHEATHING SHALL BE 3/4" TONGUE AND GROOVE OSB SHEATHING, MINIMUM SPAN RATING 24 O.C. 4P4 STUD-FLOOR. FASTEN WITH 10D NAILS AT 4' O.C. AT BOUNDARY AND 6' O.C. MAXIMUM AT ALL SUPPORTED EDGES AND 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. PANNEL LAYOUT SHALL BE CASE I WITH SHEETS PERPENDICULAR TO FRAMING WITH ALL JOINTS BLOCKED.

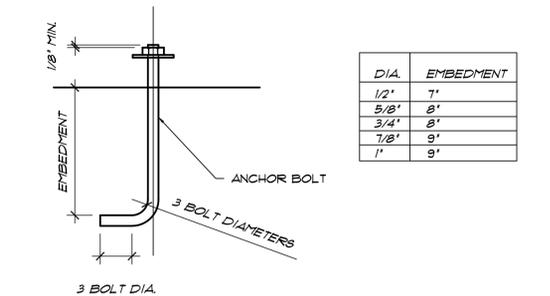
WOOD (CONT.):

- NAILING SCHEDULE:

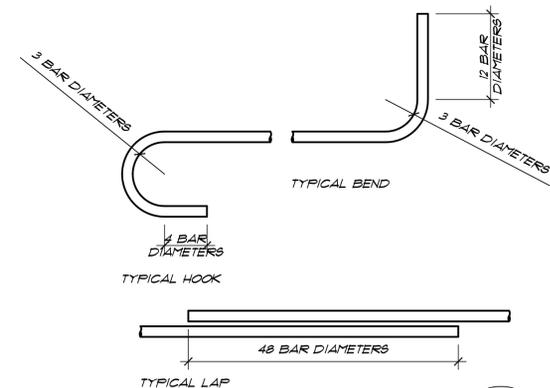
CONNECTION:	NAILING:
JOIST TO SILL OR GIRDER TOENAIL	3-8D
BRIDGING TO JOIST, TOENAIL EACH END	2-8D
SOLE PLATE TO JOIST OR BLOCKING, (TYP.) FACE NAIL	16D @ 16' O.C.
TOP PLATE TO STUD, END NAIL	2-16D
DOUBLE STUDS, FACE NAIL	16D @ 24' O.C.
DOUBLE TOP FLATES, (TYP.) FACE NAIL	16D @ 16' O.C.
DOUBLE TOP FLATES, LAP SPLICE	8-16D
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8D
RIM JOIST TO TOP PLATE, TOENAIL	8D @ 6' O.C.
TOP FLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16D
CONTINUOUS HEADER, TWO PIECES	16D @ 16' O.C. EACH EDGE
CEILING JOISTS TO TOP PLATE, TOENAIL	3-8D
CONTINUOUS HEADER TO STUD, TOENAIL	4-8D
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16D
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-8D
RAFTER TO PLATE, TOENAIL	3-8D
BUILT-UP CORNER STUDS	16D @ 24' O.C.
SUBFLOOR	10D @ 6' O.C. EDGES, 12' O.C. FIELD
WALL SHEATHING	8D @ 6' O.C. EDGES, 12' O.C. FIELD
- BCI AND VERSA-LAM JOIST AND BEAM PRODUCTS:
 - IF TYPICAL OR OTHER MANUFACTURER MAY BE SUBSTITUTED FOR BCI PRODUCTS.
 - ALL JOISTS SHALL BE SHIPPED, HANDLED AND INSTALLED AS DIRECTED BY THE JOIST MANUFACTURER.
 - THE JOIST MANUFACTURER SHALL PROVIDE ALL REQUIRED HANGERS, SHAPED BEARING PLATES AND PRECUT BLOCKING REQUIRED FOR A COMPLETE INSTALLATION.
 - JOISTS SHALL RUN CONTINUOUS OVER INTERMEDIATE SUPPORTS.
- GLUE-LAMINATED MEMBERS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AITC SPECIFICATIONS. ALL GLUE-LAMS SHALL BE WEST COAST DF EXTERIOR GLUE, ARCHITECTURAL APPEARANCE GRADE, 24F-V4 OR BETTER.
- INTERIOR TIMBER BEAM MEMBERS SHALL BE DOUGLAS FIR #1 TIMBER BEAM MEMBERS. EXTERIOR TIMBER BEAM MEMBERS SHALL BE WESTERN CEDAR, SELECT STRUCTURAL, ROUGH-SAWN, UNLESS OTHERWISE NOTED ON DRAWINGS.
- WHERE STEEL FASTENERS ARE IN CONTACT WITH PRESSURE TREATED LUMBER, HOT DIP GALVANIZED OR OTHER CORROSION PROTECTION SHALL BE PROVIDED. THIS INCLUDES NAILS, BOLTS OR OTHER FASTENERS.

PRE-ENGINEERED WOOD TRUSSES:

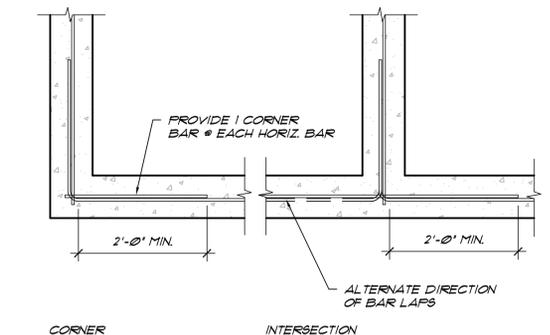
- DESIGN OF METAL CONNECTED ROOF TRUSSES SHALL COMPLY WITH:
 - NFPA'S 'NATIONAL DESIGN SPECIFICATION FOR STRESS GRADED LUMBER AND ITS FASTENINGS'.
 - TRUSS PLATE INSTITUTE'S 'DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED ROOF TRUSSES'.
- SIGNED AND SEALED SHOP DRAWINGS SHOWING TRUSS CONFIGURATION WITH MEMBER SIZES AND CONNECTIONS, TRUSS LAYOUT WITH PIECE MARKS, REQUIRED TRUSS TO TRUSS CONNECTIONS, DESIGN LOADS, DURATION FACTORS AND ERECTION DETAILS MUST BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. IF REQUIRED, SUBMIT COPIES TO THE BUILDING DEPARTMENT AT TIME OF PERMITTING.
- PRE-FABRICATED WOOD TRUSSES SHALL BE FABRICATED FROM HEM-FIR KILN DRIED #2 OR BETTER FOR CHORDS AND #3 GRADE OR BETTER FOR WEBS.
- NO WANE, SKIPS OR OTHER DEFECTS SHALL OCCUR IN THE PLATE CONTACT AREA OR SCARFED AREA OF WEB MEMBERS. PLATES SHALL BE CONNECTED WITH ONE REQUIRED EACH SIDE OF TRUSS.
- NUMBER OF PANELS AND DIRECTION OF WEB MEMBERS TO SUIT CONTINUOUS OR SINGLE SPAN TRUSS DESIGN REQUIREMENTS. SEE STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR OUTLINE SHAPE AND ANY SPECIAL CONDITIONS/LOCATIONS OF PANEL POINTS. NOTE BEARING WALL LOCATIONS AT ALL BALCONIES AND PORCHES.
- PERMANENT TRUSS BRACING OR BRIDGING MEMBERS SHALL BE 2' X 4' MINIMUM HEM-FIR WITH MINIMUM LOCATIONS AS NOTED ON PLANS. ADDITIONAL BRACING REQUIRED TO STRENGTHEN TRUSS COMPONENTS SHOULD BE NOTED ON THE ERECTION DRAWINGS IN ACCORDANCE WITH TRUSS MANUFACTURER'S RECOMMENDATIONS.
- HANDLING, ERECTION AND BRACING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE, LATEST EDITION, AND AS NOTED BELOW:
 - AT RIDGES
 - AT 10 FT O.C. HORIZONTALLY - AT PANEL POINT LOCATIONS
 - AT ALL DEEP (18') BEARING ENDS. PROVIDE CONTINUOUS 2' X 4' AT 48' O.C. PERPENDICULAR TO TRUSSES AT TOP CHORD WHERE ROOF PLYWOOD IS NOT RIGIDLY ATTACHED TO TOP CHORD OF TRUSS.
- MINIMUM PERMANENT BRIDGING CRITERIA FOR PRE-ENGINEERED TRUSSES: PROVIDE 2' X 4' CONTINUOUS HORIZONTAL BRIDGING AT TOP AND BOTTOM CHORDS AND INTERMITTENT CROSS BRIDGING AT 10 FT SPACING AT THE FOLLOWING MINIMUM LOCATIONS:
 - AT RIDGES
 - AT 10 FT O.C. HORIZONTALLY - AT PANEL POINT LOCATIONS
 - AT ALL DEEP (18') BEARING ENDS. PROVIDE CONTINUOUS 2' X 4' AT 48' O.C. AT BOTTOM CHORD WHERE A RIGID CEILING IS NOT FIRMLY ATTACHED DIRECTLY TO THE BOTTOM CHORD.



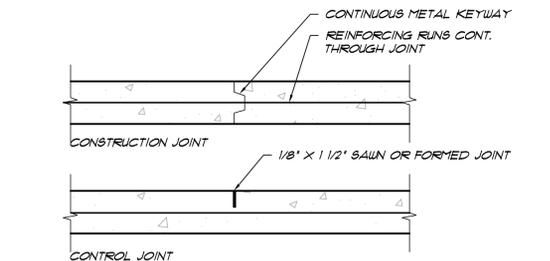
TYP. ANCHOR BOLT DETAIL A
SCALE: 3" = 1'-0"
S-101



TYP. REINFORCING DETAILS B
SCALE: 3" = 1'-0"
S-101



TYP. CONCRETE DETAILS C
SCALE: 3/4" = 1'-0"
S-101



TYP. SLAB JOINT DETAILS D
SCALE: 1 1/2" = 1'-0"
S-101



REYNOLDS ASH + ASSOCIATES

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RA-AECOM

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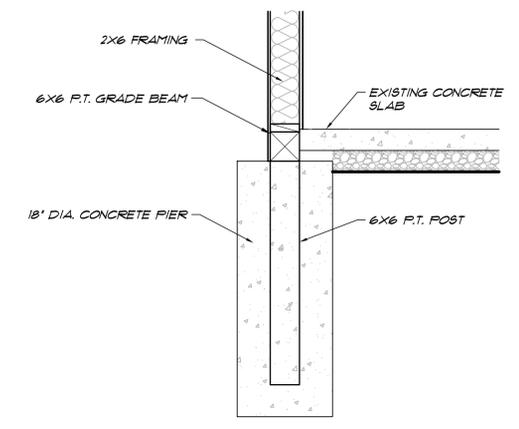
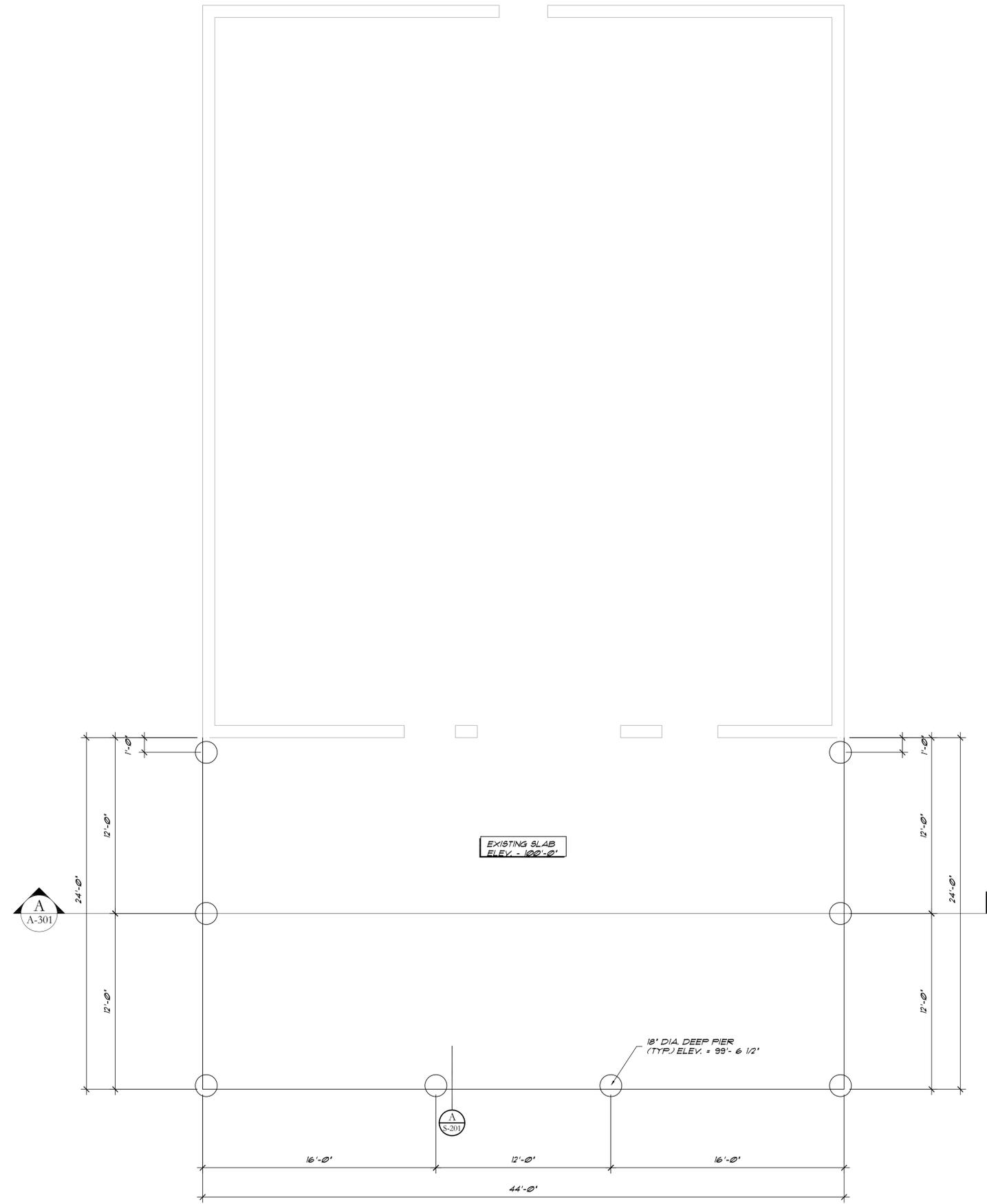
COLE'S MEAT
PROCESSING
ADDITION
457 US HIGHWAY 84
PAGOSA SPRINGS, COLORADO 81147

JOB NO.: 15046
DATE: 2015-06-09
DRAWN BY: B.A.A.

ISSUE RECORD:
PERMIT SET 2015-06-09

REVISIONS:
A
B
C
D

S-101
GENERAL CONSTRUCTION
NOTES & DETAILS



POST/PIER DETAIL **A**
SCALE: 3/4" = 1'-0" **S-201**

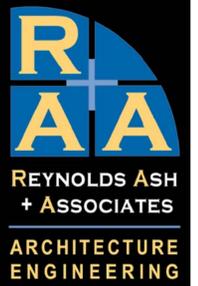


FOUNDATION PLAN

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

GENERAL FOUNDATION PLAN NOTES:

- A. ALL FOOTINGS SHALL BEAR A MINIMUM OF 42" BELOW LOWEST ADJACENT GRADE.
- B. SEE GENERAL NOTES FOR CONCRETE REQUIREMENTS ON S-101.
- C. DESIGN SOIL BEARING PRESSURE IS 1500 PSF



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FAX (970) 264-6997
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COLE'S MEAT PROCESSING ADDITION
457 US HIGHWAY 84
PAGOSA SPRINGS, COLORADO 81147

JOB NO.: 15046
DATE: 2015-06-09
DRAWN BY: B.A.A.

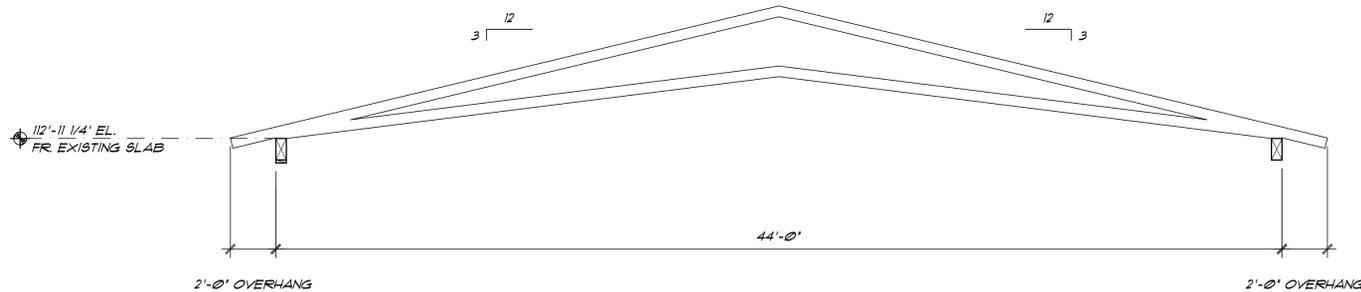
ISSUE RECORD:	
PERMIT SET	2015-06-09

REVISIONS:	
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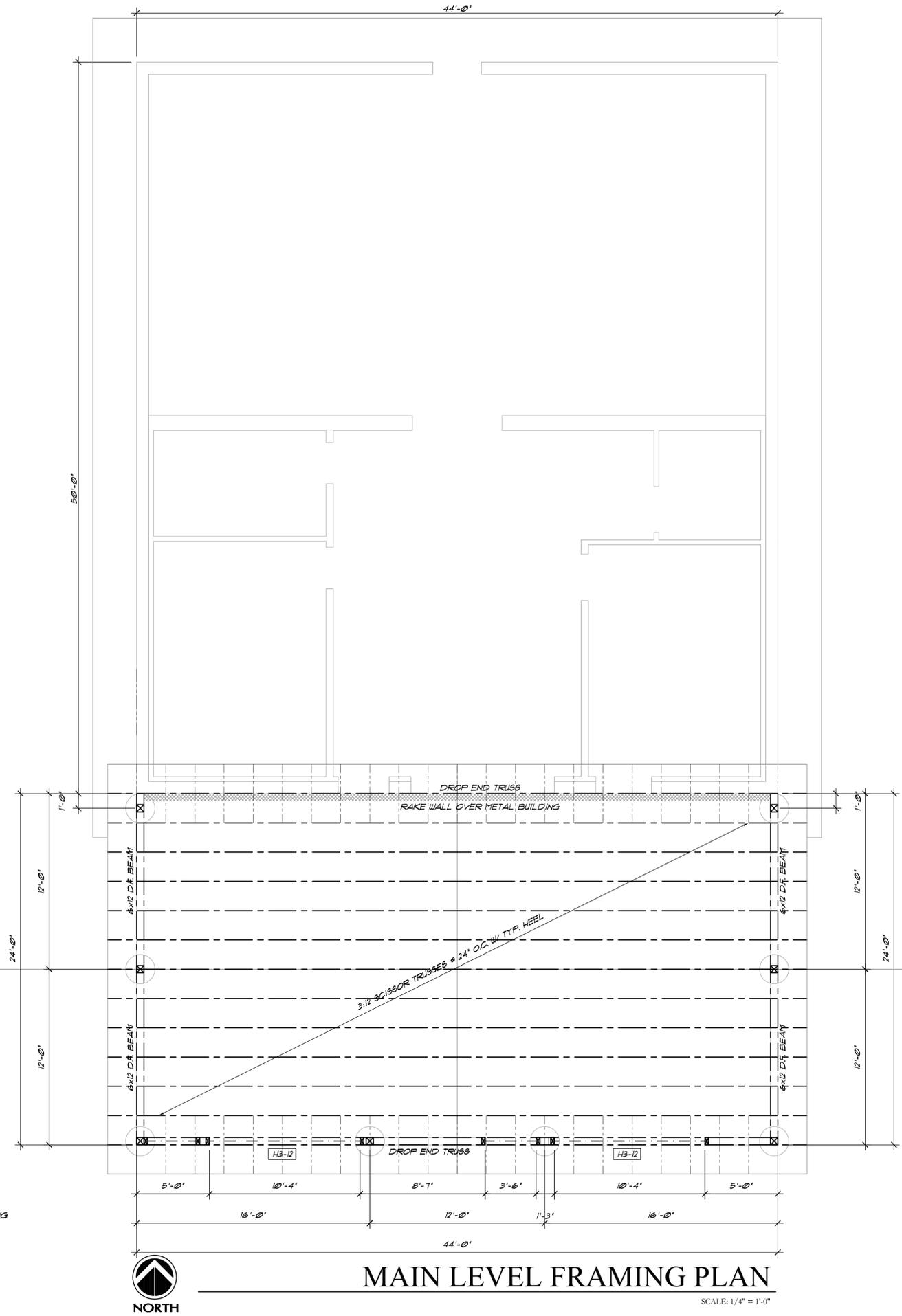
S-201
FOUNDATION PLAN & DETAILS

GENERAL FRAMING PLAN NOTES:

- A. ALL PRODUCTS NOTED ARE BOISE CASCADE. EQUAL PRODUCTS BY TRUS-JOIST, INTERNATIONAL PAPER, OR LOUISIANA PACIFIC MAY BE PROVIDED.
- B. ALL FLOOR JOISTS NOT OTHERWISE NOTED ARE BCI 5000S SERIES, DEPTH AS NOTED.
- C. ALL PRODUCTS NOTED V-L ARE BOISE CASCADE, LAMINATED VENEER LUMBER.
- D. ALL GLUE-LAM BEAMS ARE GRADE 24F-V4 MINIMUM, ARCHITECTURAL APPEARANCE GRADE.
- E. ALL ROOF TRUSSES SHALL BE DESIGNED BY THE FABRICATOR. SEE GENERAL NOTES ON 511.
- F. POST SCHEDULE:
 PAB, WHERE A = NUMBER OF JACK OR CRIPPLE STUDS
 B = NUMBER OF KING STUDS
 ALL POSTS NOT OTHERWISE NOTED ARE P11.
 P44 = 4X4 TIMBER
 P66 = 6X6 TIMBER
 P88 = 8X8 TIMBER
 P100 = 10X10 TIMBER
 P1212 = 12X12 TIMBER
 POSTS SHALL CARRY DOWN TO THE FOUNDATION. SOLID-PACK BETWEEN FLOOR JOISTS WHERE POSTS OCCUR.
- G. HEADER SCHEDULE:
 [HA-B] A = NUMBER OF FLIES
 B = NOMINAL MEMBER SIZE
 8 = 2X8 #1 D.F.
 10 = 2X10 #1 D.F.
 12 = 2X12 #1 D.F.
 125 = 125'X125' V-L
 925 = 175'X925' V-L
 11875 = 175'X11875' V-L
 14 = 175'X14' V-L
 ALL HEADERS IN BEARING AND EXTERIOR WALLS NOT OTHERWISE NOTED ARE 2-2X8'S FOR 2X4 WALL, 3-2X8'S FOR 2X6 WALL.
- H. WHERE BEAMS/HEADERS ARE NOTED AS 'FLUSH', FRAME TO TOP OF BEAM FLUSH WITH TOP OF JOISTS, AND HANG JOISTS FROM BEAM. USE THE FOLLOWING HANGERS UNLESS OTHERWISE NOTED:
 WOOD I-JOISTS: SIMPSON ITT SERIES
 SOLID MEMBERS: SIMPSON JB OR LB SERIES
- I. WHERE BEAMS/HEADERS ARE NOTED AS 'DROPPED', PLACE TOP OF BEAM DIRECTLY BELOW BOTTOM OF JOISTS. JOISTS TO RUN CONTINUOUS OVER BEAM.
- J. HANGER SCHEDULE:
 1 = ALL TJI 110-SERIES FLOOR JOISTS: SIMPSON ITT1188
 2 = ALL TJI 210-SERIES FLOOR JOISTS: SIMPSON ITT211188
 3 = ALL TJI 360-SERIES FLOOR JOISTS: SIMPSON ITT31188
 4 = LVL FLOOR JOISTS TO STEEL BEAM: SIMPSON ITT1188
 5 = LVL FLOOR BMS TO STEEL BEAM: SIMPSON HGLTV5.511
 6 = LVL FLOOR BMS TO LVL FLOOR BMS: SIMPSON UPH41188
 7 = LVL BEAMS TO GLU-LAM BEAM: SIMPSON GLTV5.514
 8 = PARALLAM BM TO STEEL BEAM: SIMPSON GLTV5.511
 9 = LVL FLOOR JOISTS TO LVL FLOOR BEAMS: SIMPSON H4111
 10 = LVL FLOOR BMS TO LVL FLOOR BMS: SIMPSON UPH41188-2
 11 = LVL FLOOR BEAMS TO STEEL BEAM: SIMPSON EGQT25-SD83



TRUSS PROFILES A
 SCALE: 1/4" = 1'-0"
 A-304



MAIN LEVEL FRAMING PLAN
 SCALE: 1/4" = 1'-0"

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COLE'S MEAT
 PROCESSING
 ADDITION
 457 US HIGHWAY 84
 PAGOSA SPRINGS, COLORADO 81147

JOB NO.: 15046
 DATE: 2015-06-09
 DRAWN BY: B.A.A.

ISSUE RECORD:
 PERMIT SET 2015-06-09

REVISIONS:

S-301
 MAIN LEVEL
 FRAMING PLAN

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: _____

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: _____
Month Day Year

Petitioner's Name: _____

Petitioner's Mailing Address: _____

_____ City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
_____	_____
_____	_____
_____	_____

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) _____ and _____ are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

Petitioner's estimate of value: \$ _____ (_____) and \$ _____ (_____)
Value Year Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

Petitioner's Signature Daytime Phone Number (_____) _____

Email _____

By _____
Agent's Signature*

Daytime Phone Number (_____) _____

Email _____

*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II:

Assessor's Recommendation
(For Assessor's Use Only)

	Tax Year _____			Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: _____ Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
 (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner
 (Only for abatements up to \$10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$2,500 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____			Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

 Petitioner's Signature _____
 Date

 Assessor's or Deputy Assessor's Signature _____
 Date

Section IV: Decision of the County Commissioners
 (Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on ____/____/____, at which meeting there were present the following members:

Month Day Year

 with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (*being present--not present*) and
 Name
 Petitioner _____ (*being present--not present*), and WHEREAS, the said
 Name
 County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED, that the Board (*agrees--does not agree*) with the recommendation of the Assessor and the petition be (*approved--approved in part--denied*) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____	_____	_____	_____

 Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County
 this _____ day of _____, _____
 Month Year _____
 County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator
 (For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this abatement petition, is hereby
 Approved Approved in part \$ _____ Denied for the following reason(s):

 Secretary's Signature _____
 Property Tax Administrator's Signature _____
 Date

Assessor Response to Request for Abatement or Refund of Taxes by Colorado Community Bank nka Northstar Bank of Colorado for the Golf Course Property for 2013 and 2014.

We received this request December 22, 2015. At that time, 4 of the six parcels numbers and the last page of a 3 page email correspondence were all that was submitted. In mid January, I called the tax representative and asked if he intended to ask for an abatement on the entire golf course or only the parcels on the document submitted. He stated it was the entire golf course. I also asked if there was any documentation other than the last page of a 3 page email communication between him and the tax payer, he said yes and while he was traveling that week, he would get me the information the week after.

We received the information on April 8th (nearly 4 months into the 6 month time frame for response). I then forwarded the information to Division of Property Taxation, specifically Curt Settle and Kyle Hooper, for their assistance in reviewing the evidence vs our valuation.

After reviewing the documentation sent by the tax agent, both Curt and Kyle believed a reduction in value was in order. After speaking with the current owner about the condition of the golf course when he purchased it on July 2, 2015, I had come to that conclusion as well, I just wasn't sure how to come to a reasonable amount. I did not feel the sale price of \$700,000 from 2015 was fair since we are looking at value from July 1, 2010 to June 30, 2012, for tax years 2013 and 2014. While I am sure the value was incorrect, I am also sure that during the time between June 30, 2012 and July 2, 2015, the owners (whether it be the bank or the owners that were foreclosed on) there was little if any maintenance done on the course except for that which kept it going. So if the course was worth approx. \$700,000 in 2015, I can't help but believe it was worth more in 2012 because there certainly were no deferred maintenance performed in the over 3 years in between. The infrastructure had to have deteriorated in that 3 year time frame.

I also considered 2 sales that occurred during the time frame that were within an approx. 200 mile radius within Colorado of Pagosa Springs (there were actually 3 I looked at, but after speaking with the Assessor in Ouray, felt that due to the conditions regarding the transfer, not really a sale but a court ordered transfer, and the fact that the public is not allowed to use the course, it would not be a fair comparison).

The sales were:

Shadow Hills Golf Course, Canon City: Sold 7/6/10 for \$763,125

Rio Grande Golf Course, South Fork: Sold 5/25/11 for \$2,500,000

According to Curt Settle, the Shadow Hills Golf Course is approximately the same age and with similar improvements, however the location and the fact that the Pagosa Springs course has the additional 9 holes, justifies an adjustment. I know that the Rio Grande Golf Course is much newer and has a nicer club house and restaurant, justifies the difference in value even considering the additional 9 holes at the Pagosa course.

Looking outside the time frame, the Dalton Ranch course sold 2/28/14 for \$3,400,000 and the Pagosa course sold 7/2/2015 (17 months later) for \$700,000. The Dalton Ranch sale

also included some residential lots and again the club house is much larger and nicer than Pagosa, but yet again we are the only course around with 27 holes.

Although the Assessor's office is required to "consider" all 3 approaches to value (cost, market and income) on all properties except residential, it is pretty well established that in Colorado specifically, it costs much more to build a golf course than it will be worth. So while that approach was "considered", it definitely was not used.

I feel that without having any other information other than sale prices for any of the sale locations (Durango, South Fork, Canon City) our location (compared to Shadow Hills) and the additional 9 holes of play (compared to all 3 sales), in conjunction with the income documentation, give justification of \$925,000 for that time period, as a fair value.

APPLICATION FOR A SPECIAL EVENTS PERMIT

Department Use Only

IN ORDER TO QUALIFY FOR A SPECIAL EVENTS PERMIT, YOU MUST BE NONPROFIT AND ONE OF THE FOLLOWING (See back for details.)

- | | | |
|------------------------------------|--|--|
| <input type="checkbox"/> SOCIAL | <input type="checkbox"/> ATHLETIC | <input type="checkbox"/> PHILANTHROPIC INSTITUTION |
| <input type="checkbox"/> FRATERNAL | <input type="checkbox"/> CHARTERED BRANCH, LODGE OR CHAPTER | <input type="checkbox"/> POLITICAL CANDIDATE |
| <input type="checkbox"/> PATRIOTIC | <input type="checkbox"/> OF A NATIONAL ORGANIZATION OR SOCIETY | <input type="checkbox"/> MUNICIPALITY OWNING ARTS FACILITIES |
| <input type="checkbox"/> POLITICAL | <input checked="" type="checkbox"/> RELIGIOUS INSTITUTION | |

LIAB TYPE OF SPECIAL EVENT APPLICANT IS APPLYING FOR:	DO NOT WRITE IN THIS SPACE
2110 <input checked="" type="checkbox"/> MALT, VINOUS AND SPIRITUOUS LIQUOR \$25.00 PER DAY	LIQUOR PERMIT NUMBER
2170 <input type="checkbox"/> FERMENTED MALT BEVERAGE (3.2 Beer) \$10.00 PER DAY	

1. NAME OF APPLICANT ORGANIZATION OR POLITICAL CANDIDATE <i>Our Savior Lutheran School and Church of Pagosa Springs</i>	State Sales Tax Number (Required)
--	-----------------------------------

2. MAILING ADDRESS OF ORGANIZATION OR POLITICAL CANDIDATE (include street, city/town and ZIP) 55 Meadows Dr Pagosa Springs, CO 81147	3. ADDRESS OF PLACE TO HAVE SPECIAL EVENT (include street, city/town and ZIP) Western Heritage Event Center (Rodeo Grounds) 344A US Hwy 160 Pagosa Springs, CO 81147 <i>84</i>
--	---

NAME	DATE OF BIRTH	HOME ADDRESS (Street, City, State, ZIP)	PHONE NUMBER
4. PRES./SEC'Y OF ORG. or POLITICAL CANDIDATE Pennie DeClark	05/01/1978	904 Capitan Circle Pagosa Springs, CO	970-903-3242

5. EVENT MANAGER Pennie DeClark	05/01/1978	904 Capitan Cir Pagosa Springs, CO	970-903-3242
------------------------------------	------------	------------------------------------	--------------

6. HAS APPLICANT ORGANIZATION OR POLITICAL CANDIDATE BEEN ISSUED A SPECIAL EVENT PERMIT THIS CALENDAR YEAR? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES HOW MANY DAYS? <u>1 (3/19/16)</u>	7. IS PREMISES NOW LICENSED UNDER STATE LIQUOR OR BEER CODE? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES TO WHOM? _____
--	--

8. DOES THE APPLICANT HAVE POSSESSION OR WRITTEN PERMISSION FOR THE USE OF THE PREMISES TO BE LICENSED? Yes No

LIST BELOW THE EXACT DATE(S) FOR WHICH APPLICATION IS BEING MADE FOR PERMIT

Date	Hours	From	To	Date	Hours	From	To
July 2, 2016	From 5:00 p.	.m.	To 9:30 p.	July 3, 2016	From 5:00 p.	.m.	To 9:30 p.
				July 4, 2016	From 1:00 p.	.m.	To 5:30 p.

OATH OF APPLICANT

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

SIGNATURE <i>[Signature]</i>	TITLE Co-chair, Board of Christian Education	DATE 05/11/2016
---------------------------------	---	--------------------

REPORT AND APPROVAL OF LOCAL LICENSING AUTHORITY (CITY OR COUNTY)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 12, Article 48, C.R.S., as amended.

THEREFORE, THIS APPLICATION IS APPROVED.

LOCAL LICENSING AUTHORITY (CITY OR COUNTY) <i>Archuleta County</i>	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY	TELEPHONE NUMBER OF CITY/COUNTY CLERK <i>970-264-8300</i>
SIGNATURE <i>[Signature]</i>	TITLE <i>Chairman</i>	DATE

DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY

LIABILITY INFORMATION			
License Account Number	Liability Date	State	TOTAL
		-750 (999)	\$

Western Heritage Event Center, Inc.

Producers of the Red Ryder® Round-up® Rodeo

Post Office Box 1841
Pagosa Springs, CO 81147

May 11, 2016

To Whom It May Concern:

I, Lisa Scott, as a member of Western Heritage Event Center, Inc. Board of Directors, with the Board's consent, do grant permission for the Board to seek a special events permit to serve alcohol at the upcoming Red Ryder Roundup Rodeo to be held July 2-4, 2016 at the Western Heritage Event Center rodeo grounds located in Archuleta County at 344 Hwy. 84, Pagosa Springs, CO 81147.

Respectfully,

Lisa Scott

Lisa Scott, President
Phone: 970-749-4268

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Wayne W. Williams, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

OUR SAVIOR LUTHERAN CHURCH OF PAGOSA SPRINGS, CO.

is a

Nonprofit Corporation

formed or registered on 08/17/1983 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 19871534400 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 05/10/2016 that have been posted, and by documents delivered to this office electronically through 05/11/2016 @ 11:59:28 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 05/11/2016 @ 11:59:28 in accordance with applicable law. This certificate is assigned Confirmation Number 9644848 .



A handwritten signature in cursive script that reads "Wayne W. Williams".

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

DR 100 (9/87)
DEPARTMENT OF REVENUE
1376 SHERMAN STREET
DENVER, COLORADO 80201

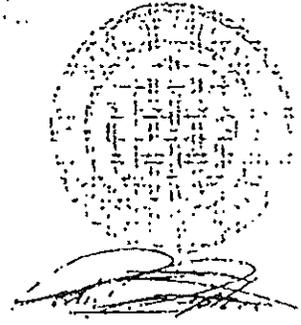
State of Colorado

CERTIFICATE OF EXEMPTION
FOR SALES AND USE TAX ONLY

THIS LICENSE IS NOT TRANSFERABLE

OUR SAVIOR LUTHERAN
CHURCH
PO BOX 353 56 Meadows Dr.
PAGOSA SPRGS CO 81147-0353

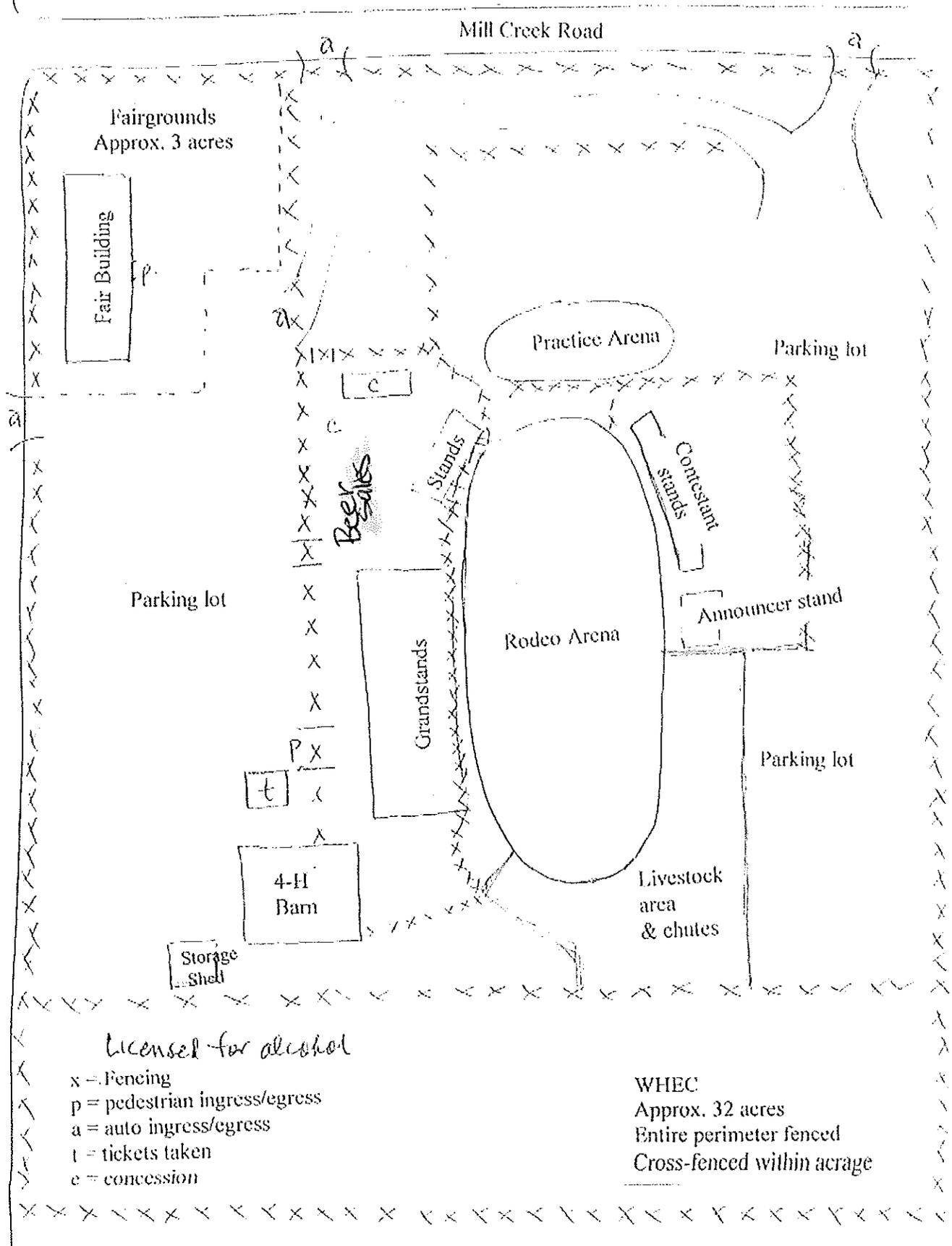
Fed tax
84-6118811 (EIN)



Executive Director
Department of Revenue

ACCOUNT NUMBER	LIABILITY INFORMATION	ISSUE DATE
98-04948	48 012 8600 9 030183	DEC 22 1988
HWY 160&MEADOWS DR PAGOSA SPRGS CO		

**Western Heritage Event Center Grounds
including
Red Ryder Rodeo Arena and Archuleta County Fairgrounds**



licensed for alcohol

- x = Fencing
- p = pedestrian ingress/egress
- a = auto ingress/egress
- t = tickets taken
- e = concession

WHEC
Approx. 32 acres
Entire perimeter fenced
Cross-fenced within acreage



RESOLUTION NO. 2016-____

**A RESOLUTION APPROVING THE CONSOLIDATION OF CERTAIN
LOTS IN ARCHULETA COUNTY, COLORADO**

WHEREAS, the Board of County Commissioners of Archuleta County, Colorado, has heretofore adopted regulations relating to the consolidation of lots in Archuleta County, Colorado, (Resolution No. 2006-25); and

WHEREAS, the Board has received an application from Jonathan M. Duncan and Marlene G. Duncan, to consolidate certain lots in Archuleta County pursuant to the regulations heretofore adopted by the Board; and

WHEREAS, the Board has found that Jonathan M. Duncan and Marlene G. Duncan, has met all the requirements contained in said regulations for Lot Consolidations and the Board may consolidate the hereafter mentioned lots.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Archuleta County as follows: The Chair does hereby sign on authority granted by the Board of County Commissioners and approves the consolidation of Lots 3 and 4, Pagosa Highlands Estates, according to the plat thereof filed for record February 7, 1972, as Reception No. 75409, Archuleta County, Colorado, to become Lot 13X with the condition that if, at a future date, there is a request to split or re-subdivide the consolidated lots, the applicant must comply with the applicable Land Use Regulations in effect at the time the application is made.

APPROVED AND ADOPTED DURING A MEETING DULY AND REGULARLY CALLED, NOTICED, CONVENED AND HELD IN PAGOSA SPRINGS, ARCHULETA COUNTY, COLORADO, this ____ day of _____ 2016.

The Board of County Commissioners
Archuleta County, Colorado

ATTEST:

June Madrid,
Archuleta County Clerk and Recorder

Chairman Michael Whiting

Dated: _____, 2016

Return copy to Planning Dept.



High Country Title, Inc.
Post Office Box 2400
486 Lewis Street
Pagosa Springs, CO 81147
(970) 264-2128 Office
(970) 264-2130 Fax

OWNERSHIP & ENCUMBRANCE REPORT
O&E-16-3607

May 19, 2016

Jonathan M. Duncan
Marlene G. Duncan

RE: O&E Report 16-3607 – Lot Consolidation

PROPERTY DESCRIPTION(S):

Lots 3 & 4, Pagosa Highlands Estates, according to the plat thereof filed February 7, 1972, as Reception No. 75409, in the office of the Clerk and Recorder, Archuleta County, Colorado.

TAX SCHEDULE NO(S):

5583-253-01-034 as to Lot 3
5583-253-01-033 as to Lot 4

VESTED OWNER(S):

Jonathan M. Duncan and Marlene G. Duncan by Warranty Deed in to Joint Tenancy recorded June 12, 2014 as Reception No. 21403136, in the office of the Clerk and Recorder, Archuleta County, Colorado. (As to Lot 3)

Jonathan M. Duncan and Marlene G. Duncan by Warranty Deed in to Joint Tenancy recorded June 18, 2014 as Reception No. 21403245, in the office of the Clerk and Recorder, Archuleta County, Colorado. (As to Lot 4)

LIEN(S) AND ENCUMBRANCE(S) OF RECORD AS OF May 12, 2016 @ 8:00 a.m.:

Deed of Trust dated 3/21/2016 from Jonathan M. Duncan and Marlene G. Duncan to the Public Trustee of Archuleta County securing a note payable in the principal amount of \$245,200.00 payable to Bank of Colorado, said Deed of Trust recorded on March 28, 2016 at Reception No. 21601721, in the office of the Clerk and Recorder, Archuleta County, Colorado. (As to both Lots)

Any tax, assessment, fee or charge by reason of the inclusion of the subject property in the Owner's Association (If any) as supported by the most recent Certificate of Taxes Due, issued by the Archuleta County Treasurer's Office.



Authorized Signature

THE INFORMATION SET FORTH IN THIS REPORT IS BASED ON A CAREFUL SEARCH AND EXAMINATION OF THE RECORDS OF THE ARCHULETA COUNTY CLERK AND RECORDER'S OFFICE. HOWEVER, THIS REPORT IS NOT TO BE CONSTRUED AS AN ABSTRACT OF TITLE, NOR AN OPINION OF TITLE, NOR A GUARANTY OF TITLE, AND THE LIABILITY HEREIN SHALL NOT EXCEED THE AMOUNT PAID FOR THIS REPORT.

SERVING ARCHULETA, LA PLATA, MINERAL, HINSDALE, RIO GRANDE COUNTIES

**BOARD OF COUNTY COMMISSIONERS
ARCHULETA COUNTY, COLORADO
RESOLUTION NO. 2016-___**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS APPROVING
THE CIMARRONA RANCH WATER UTILITY CONDITIONAL USE PERMIT
IN SECTION 1, T35N R1W NMPM**

WHEREAS, the Board of County Commissioners has adopted the *Archuleta County Land Use Regulations*, pursuant to C.R.S. §30-28-101, *et. seq.*, C.R.S. §24-64.1-101 *et. seq.*; C.R.S. §24-67-101 *et. seq.*; and C.R.S. §29-20-101 *et. seq.*; and

WHEREAS, Cimarrona POA, represented by Ron B. Ault of Phoenix, Arizona, applied for a Conditional Use Permit for the Cimarrona Ranch Water Utility, on property owned by the Christopher S. & Lorraine M. Publow Family Trust; Parcel 2 Cimarrona Ranch being a 35-acre tract located in Section 1, T35N R1W NMPM at 285 Grouse Dr, Pagosa Springs, CO; and

WHEREAS, The proposal will permit expansion of the existing water treatment facility building to house two 2,500 gallon water storage tanks; and

WHEREAS, on March 30, 2016, Christopher S. Publow and Lorraine M. Publow, of the Amended and Restated Chistopher S. & Lorraine M. Publow Family Trust dated February 7, 2014, granted to Cimarrona Property Owners Association the right to expand the Water Treatment facility located on their property, specifically described in Exhibit A; and

WHEREAS, the property is zoned Agricultural/Ranching (AR), in which a Public Utility is permitted as a Conditional Use; and

WHEREAS, public notice of hearings before the Planning Commission and Board of County Commissioners was given by publication in a newspaper of general circulation in the County, posted on site and mailed to adjacent property owners, at least twenty-one (21) days prior to each public hearing, as required by Section 2.2.3 of the *Archuleta County Land Use Regulations*; and

WHEREAS, the Archuleta County Planning Commission conducted a public hearing on the request on May 25, 2016, recommending approval (5-0) with conditions; and

WHEREAS, the Board of County Commissioners conducted a public hearing on the request on June 7, 2016; and

WHEREAS, at the public hearing testimony was taken from all persons appearing and wishing to give testimony; and

WHEREAS, the Board of County Commissioners has taken into consideration the recommendations of the Archuleta County Planning Commission and public testimony; and

WHEREAS, the Board of County Commissioners voted 2-0 to approve the request.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO, AS FOLLOWS:

Section 1. Findings.

- a. The application meets the review criteria for a Conditional Use Permit in Section 3.2.3.4 of the Archuleta County Land Use Regulations, and
- b. The application meets the required findings for a Conditional Use Permit in Section 3.2.3.5 of the Archuleta County Land Use Regulations, and

Section 2. Conditions.

- 1. Correct the structure address to 60 Grouse Drive.

MOVED, SECONDED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO, by a vote of _____ in favor to _____ against, this ___ day of _____, 2016.

**BOARD OF COUNTY COMMISSIONERS
ARCHULETA COUNTY, COLORADO**

By: _____
Chair

ATTEST:

Archuleta County Clerk and Recorder

Exhibit A

Property Description

Parcel 2, Cimarrona Ranch, according to the plat thereof recorded February 4, 1998, as Reception No. 98000944, First Supplemental Plat of Cimarrona Ranch and Cimarrona Ranch Two Recorded January 27, 2000, as Reception No. 20000886 and Second Supplemental Plat of Cimarrona Ranch and Cimarrona Ranch Two recorded December 29, 2000, as Reception No. 20012325.

Memorandum

TO: Chairman Michael Whiting and the Archuleta County Board of Commissioners

DATE: June 16, 2016

FROM: Bentley Henderson

RE: Parks Open Space and Trails (PROST) recommendations
(This memorandum applies to both PROST agenda items)

BACKGROUND

As you are aware, the PROST committee is charged with evaluating proposals that come before them as they relate to; 1) activities associated with Archuleta County recreational spaces and; 2) proposals related to the expenditure of 1A Parks and Recreation Funds. Annually, the Parks and Recreation funds line item reflects the full amount available. This is an intentional allocation to ensure that there are funds available for projects that may come up during the year. Total funds available are, \$268,420.

Provided for your consideration are two different projects that the PROST Committee evaluated at their last meeting.

DISCUSSION ITEMS

The first item is a request for funding of a climbing Boulder at Town Park and the second is for winter use of Cloman Park.

Climbing Boulder

The Town of Pagosa Springs is requesting \$20,000 of 1A Parks and Recreation funding for the purchase of a climbing boulder to be placed in Town Park. The request has been submitted on behalf of the Town of Pagosa Springs Recreation Department. Funding is being sought from both the Archuleta County and the Pagosa Area Tourism Board. The estimated budget for this project is \$40,000, which includes purchase, delivery, site prep and installation of the climbing boulder. Fundamentally, the request is broken down into three components. The Tourism Board and the County are being asked to provide \$20,000 each. The Town of Pagosa Springs will be responsible for, ongoing maintenance, and insurance.

Cloman Park

The second request for your consideration is from the Pagosa Nordic Council (PNC) for the expansion of recreational cross country ski trails in the County. PNC is requesting approval from the Board for the use of Cloman Park to groom up 5 kilometers of skiing on-site and the potential for access to additional sites through the park. Additionally, PNC is requesting that the County provide as an in-kind contribution, plowing of the parking lot at the park and continued support for the portable toilet that is already on site.

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TO: Chairman Michael Whiting and the Archuleta County Board of Commissioners

DATE: June 16, 2016

FROM: Bentley Henderson

RE: Parks Open Space and Trails (PROST) recommendations
(This memorandum applies to both PROST agenda items)

BACKGROUND

As you are aware, the PROST committee is charged with evaluating proposals that come before them as they relate to; 1) activities associated with Archuleta County recreational spaces and; 2) proposals related to the expenditure of 1A Parks and Recreation Funds.

The accumulation of monies in the 1A fund is the result of a ballot initiative of a number of years ago. The original intention was to supplement the County budget for a number of different projects and programs. One of the programs identified for funding was the enhancement and development of parks and recreational amenities in the County. Since this is a sinking fund (no new revenues), the balance identified represents the full and final amounts available. We budget the full amount available annually. This manner of allocation is intentional to ensure that there are funds available for projects that may come up during the year. Total funds available are, \$268,420.

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A Proposal for Groomed Nordic Skiing in Cloman Park

The Pagosa Nordic Club (PNC) has recently established a sub-committee with the mission of identifying and securing parcels of land that would provide a large venue(s) (30 km – 50 km) for groomed X-C Nordic Ski trails. The sub-committee is also charged with developing a long range plan and budget that would include securing grants for the purchase of a snowcat groomer that will enable the PNC to provide a world class Nordic skiing experience, right here in Pagosa Springs. The goal is to be able to offer a 30k - 50k venue(s) that would lure destination Nordic skiers from around the country and world and provide our residents with a higher quality product further adding to the quality of life in Pagosa Springs.

PNC has served as the local advocate for X-C ski trails in our community for the last 7 years. Generous awards from the BOCC 6 years ago, allowed PNC to purchase grooming equipment and beginning grooming higher quality trails. We have successfully coordinated efforts with the Forest Service, Wolf Creek Ski Area, Wolf Creek Trail Blazer snowmobile club and the Town of Pagosa Springs to promote groomed X-C Ski trails in our community.

PNC's current proposal to PROST and the BOCC is to allow the PNC to groom trails in Cloman Park, with the intent of securing permission from the neighboring property owners to groom on their ranches, that would open up a 30 km – 50 km venue, helping to achieve PNC's long range goals in short order. We have had very positive conversations with one of the neighboring property owners.

PNC is interested in Cloman Park because of its beauty, central location in Pagosa, relatively high elevation and good snow, the existing parking lot and its gentle ski terrain. We like that it is already in use as a recreational venue, the access from town, and existing trailhead with parking. We believe that Cloman Park is big enough for a quality, in town, after work and school trail network and provides an excellent trail head for expansion onto adjacent properties.

We intend to ask several adjacent landowners to grant us permission to groom trails on their land as well, to be accessed via Cloman Park. Our vision is that the Cloman Park Nordic ski trails would complement our other existing and hoped for venues that are further from town.

PNC thinks that Cloman Park would comfortably accommodate five kilometers of ski trails. We understand that there are existing winter user groups such as walkers, snowshoers and snowbikers, whom we would not wish to exclude from the area, however, due to trail damage PNC would prefer to prohibit their use on the groomed trail surface. As dogs are currently welcome in the park we would embrace them as well.

The existing plowed parking and toilet are key parts of the necessary infrastructure. In addition, a few small culverts, perhaps a gate, and signage that goes away in the spring is all that would be necessary. No changes to the forest or the land would be needed other than minor brush cutting and tree limbing. PNC would like the trails to be open to the public, all daylight hours, seven days a week in the winter season as snow allows. It would be our wish to have a donation box at the trailhead for users to contribute money to cover trail grooming expenses.

PNC asks that the Archuleta County PROST committee provide a recommendation to the BOCC regarding the use of Cloman Park for groomed X-C ski trails, plowing and maintenance of the trailhead parking lot, maintenance of the portable toilet, and permission to access other parcels of land through Cloman park. Our proposal and request to PROST and the BOCC includes:

- 1) Allow PNC to groom (approx 5 km) X-C trails in Cloman Park for Classic and Skate Skiing.
- 2) Allow PNC to limit the use of such groomed trails to skiing activities only. This is necessary due to damage from other trail users. PNC would welcome and work with other user groups to share the area and groom trails for their specific users for example; snowshoeing and fat tire biking.
- 3) Allow the connection to neighbor properties through Cloman Park with property owner permission.
- 4) Allow PNC to post signs regarding trail maps, KM markers, allowable use and trail etiquette.
- 5) The County will maintain the trail head parking lot and plow after snow events.
- 6) The County will maintain the portable toilet during the winter.
- 7) Allow PNC to conduct trail maintenance during the summer months such as tree trimming, stump removal and brush clearing for trail alignments.
- 8) At this time, we are not asking for any funding from Archuleta County.

We would appreciate your recommendation to the BOCC for allowing the PNC to provide a fantastic winter recreation area in Cloman Park.

Sincerely,



James Dickhoff
President
PagosaNordic Club
pagosajames@gmail.com
970-946-5549