



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