



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