



MEMO

Date: July 17, 2019

To: John Shepard

CC: Bob Perry

From: Yari Davis

RE: Integrity Industrial Building CUP (PLN19-299)

We have reviewed the information submitted by the applicant for the proposed project.

- All driveways and parking areas shall meet the Archuleta County Road and Bridge Design Standards adopted by resolution #2005-40 (May 2, 2017), Section 27.1.7. Navajo Trail is a collector and each driveway shall be a minimum 25 feet from property line to the edge of the driveway.
- After construction of the building and before the occupancy of the building, the Engineering Department will require a signed and sealed letter from the design engineer stating that drainage and detention pond were built according to the approved report (dated June 24, 2019) and will work appropriately in accordance with County Standards.
- After construction, positive drainage shall be provided by the applicant on all project roads frontages. The inspection for positive drainage will be performed by the Engineering Department before occupancy of the site.

From: James Dickhoff <jdickhoff@pagosasprings.co.gov>
Sent: Tuesday, July 2, 2019 7:53 AM
To: John Shepard <jShepard@archuletacounty.org>
Subject: Re: COUNTY REVIEW: Integrity Industrial CUP (PLN19-299)

Good Morning John,

The Town supports the project.

We encourage the County to Please ensure the project complies with the required paved parking, landscaping treatments, and metal siding maximums. Also, the site appear to have alot of impervious surfaces.

Thank You,

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



Pagosa Fire Protection District



July 8, 2019

John Shepard
Planning Manager
Archuleta County Development Services
PO Box 1507
Pagosa Springs, CO. 8114

RE: Integrity Industrial Building CUP (PLN19-299)

Mr. Shepard,

The Pagosa Fire Protection District has no objections to the proposed CUP on the aforementioned property.

Sincerely,

Kelly Robertson
Captain Fire Prevention Director

Pagosa Lakes Property
Owners Association, Inc.

ENVIRONMENTAL CONTROL COMMITTEE

PROJECT PERMIT

NAME: Bykota REI LLC

PERMIT NO: 19 Jun 26 - A - 001

LOT: 222 BLOCK: ✓

SUBDIVISION: Ridgeview

STREET ADDRESS: 543 Navajo Trail Dr

Project Description:

Commercial building

- ARCHULETA COUNTY BUILDING PERMIT MAY BE REQUIRED
- PROPOSED CHANGES TO ABOVE PROJECT MUST HAVE PRIOR ECC APPROVAL •

This project permit must be attached to a permanent object on the referenced property and be in plain view from the street. This permit is valid for six (6) months from the date of approval. Upon substantial completion of project, contact the Department of Community Standards for a final inspection.

ISSUED / APPROVED BY: 

DATE OF APPROVAL: 7.5.19

COMPLETION/EXPIRATION DATE: 1.5.20