



## Planning Commission, Board of Adjustments & Design Review Board Agenda

April 22, 2008 at 5:00 p.m.  
Town Hall Council Chambers  
551 Hot Springs Boulevard  
Pagosa Springs, Colorado 81147

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I. **Call to order / Roll Call**

II. **Announcements**

III. **Consent Agenda**

- A. **Approval of March 25, 2008 meeting minutes**

IV. **Design Review Board**

A. **Pagosa Builders Association Off-Site Signage - [DRB08-02]**

A request by the applicant, Pagosa Builders Association, to review proposed off-site temporary signage which includes signage at seven different locations.

B. **Temporary & Off-Site Signage Discussion**

C. **Hickory Ridge Apartments – [DRB08-03]**

A request by the applicant, 49 Hickory Ridge Apartments, to review a 41 unit apartment complex and an 4,700 square foot community building located on Lot 14, Block 17, Townsite of Pagosa Springs.

D. **John Paul II Catholic Church Site Plan Modification – [DRB08-01]**

A request by the applicant, Immaculate Heart of Mary Parish to review site plan modifications.

V. **Planning Commission**

A. **Hickory Ridge Minor Subdivision [PC08-04]**

A public hearing to review a request by the applicant, 49 Hickory Ridge Apartments, to subdivide a portion of Lot 14, Block 17, Townsite of Pagosa Springs into two (2) parcels containing 6.12 acres and 5.0 acres, located at X Florida Street.

B. **Pradera Pointe Subdivision Phase I, Final Plat [PC08-05]**

A public hearing to review the final plat for Phase I which includes 20 lots of the 119 lot subdivision located at X Rainbow Drive, more specifically a portion of Pagosa Development 'A' and 'B' Addition, by the applicant Gazunga LLC, represented by Trinity Land Consultants.

C. **Koch Lot Consolidation [PC08-06]**

A public hearing to review the request to consolidate Lot 17 & Lot 18, Block 49, Townsite of Pagosa Springs, located at 318 & 326 South 8<sup>th</sup> Street, by the applicant Koch Family Enterprises, LP.

D. **286 Mesa Drive Conditional Use Permit [PC08-07]**

A public hearing to review a request by the applicant, Brendan McDermott & Deborah Evans, for a conditional use permit to operate a Bed & Breakfast at 286 Mesa Drive, more specifically Lot 4, Block 1, Mesa Heights Subdivision.

VI. **Reports and Comments**

- A. **Staff – Next Meeting May 13, 2008 @ 5:00 p.m.**

- B. **Planning Commission**

VII. **Adjournment**

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Tamra Allen, Director of Planning