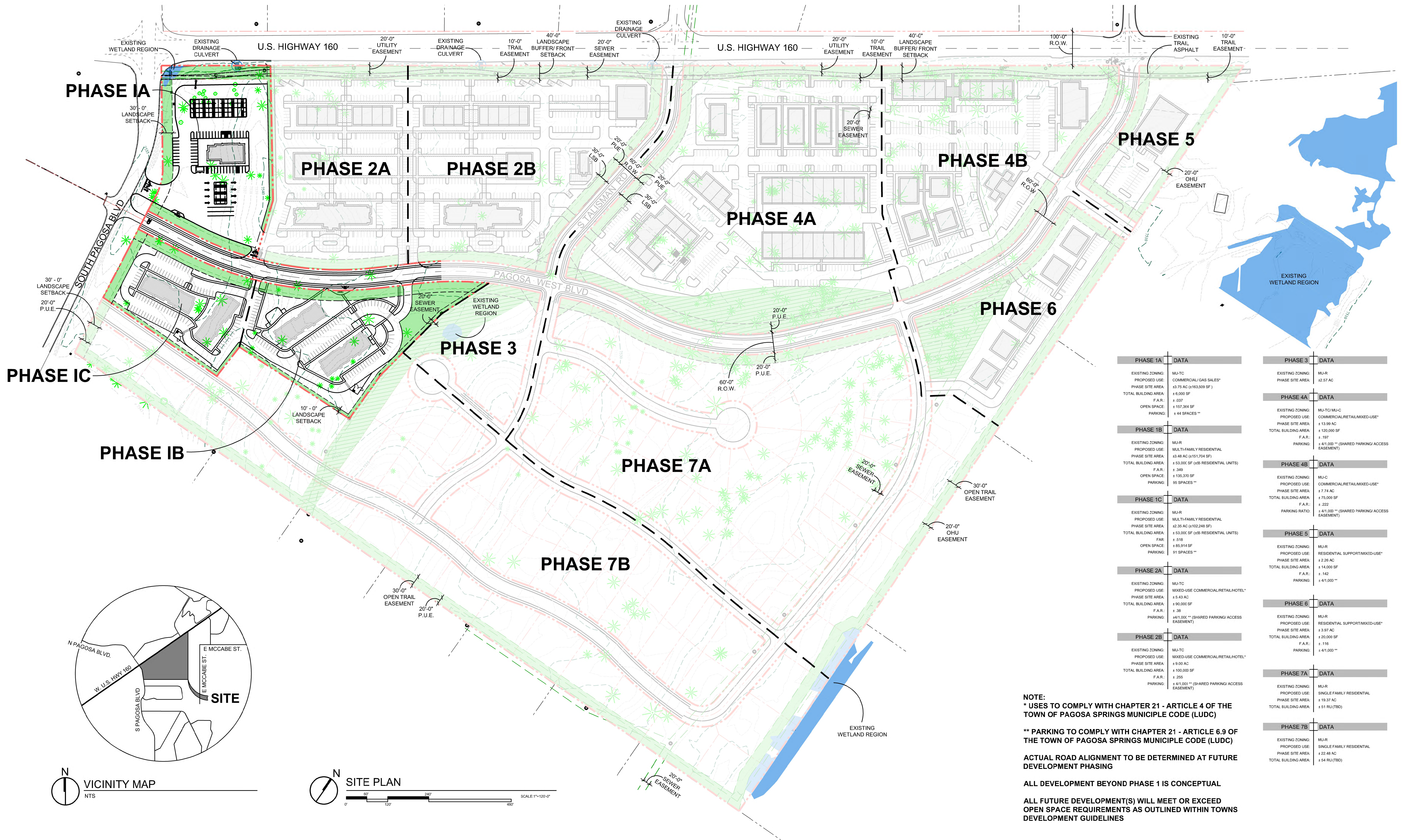




PHASE 1A	DATA
EXISTING ZONING:	MU-TC
PROPOSED USE:	COMMERCIAL/GAS SALES*
PHASE SITE AREA:	±3.75 AC (±163,509 SF)
TOTAL BUILDING AREA:	±6,000 SF
F.A.R.:	±.087
OPEN SPACE:	±157,364 SF
PARKING:	±44 SPACES**

PHASE 1B	DATA
EXISTING ZONING:	MU-R
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PHASE SITE AREA:	±3.48 AC (±151,704 SF)
TOTAL BUILDING AREA:	±53,000 SF (±55 RESIDENTIAL UNITS)
F.A.R.:	±.348
OPEN SPACE:	±135,370 SF
PARKING:	95 SPACES**

PHASE 1C	DATA
EXISTING ZONING:	MU-R
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PHASE SITE AREA:	±2.35 AC (±102,248 SF)
TOTAL BUILDING AREA:	±53,000 SF (±55 RESIDENTIAL UNITS)
F.A.R.:	±.518
OPEN SPACE:	±85,914 SF
PARKING:	91 SPACES**

PHASE 2A	DATA
EXISTING ZONING:	MU-TC
PROPOSED USE:	MIXED-USE COMMERCIAL/RETAIL/HOTEL*
PHASE SITE AREA:	±5.43 AC
TOTAL BUILDING AREA:	±90,000 SF
F.A.R.:	±.38
PARKING:	±41,000** (SHARED PARKING/ ACCESS EASEMENT)

PHASE 2B	DATA
EXISTING ZONING:	MU-TC
PROPOSED USE:	MIXED-USE COMMERCIAL/RETAIL/HOTEL*
PHASE SITE AREA:	±9.00 AC
TOTAL BUILDING AREA:	±100,000 SF
F.A.R.:	±.250
PARKING:	±41,000** (SHARED PARKING/ ACCESS EASEMENT)

PHASE 3	DATA
EXISTING ZONING:	MU-R
PHASE SITE AREA:	±2.57 AC

PHASE 4A	DATA
EXISTING ZONING:	MU-TC/MU-C
PROPOSED USE:	COMMERCIAL/RETAIL/MIXED-USE*
PHASE SITE AREA:	±13.86 AC
TOTAL BUILDING AREA:	±120,000 SF
F.A.R.:	±.197
PARKING:	±41,000** (SHARED PARKING/ ACCESS EASEMENT)

PHASE 4B	DATA
EXISTING ZONING:	MU-C
PROPOSED USE:	COMMERCIAL/RETAIL/MIXED-USE*
PHASE SITE AREA:	±7.74 AC
TOTAL BUILDING AREA:	±75,000 SF
F.A.R.:	±.222
PARKING RATIO:	±41,000** (SHARED PARKING/ ACCESS EASEMENT)

PHASE 5	DATA
EXISTING ZONING:	MU-R
PROPOSED USE:	RESIDENTIAL SUPPORT/MIXED-USE*
PHASE SITE AREA:	±2.28 AC
TOTAL BUILDING AREA:	±14,000 SF
F.A.R.:	±.142
PARKING:	±41,000**

PHASE 6	DATA
EXISTING ZONING:	MU-R
PROPOSED USE:	RESIDENTIAL SUPPORT/MIXED-USE*
PHASE SITE AREA:	±3.97 AC
TOTAL BUILDING AREA:	±20,000 SF
F.A.R.:	±.116
PARKING:	±41,000**

PHASE 7A	DATA
EXISTING ZONING:	MU-R
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PHASE SITE AREA:	±19.37 AC
TOTAL BUILDING AREA:	±51 RU (TBD)

PHASE 7B	DATA
EXISTING ZONING:	MU-R
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PHASE SITE AREA:	±22.48 AC
TOTAL BUILDING AREA:	±54 RU (TBD)

NOTE:
* USES TO COMPLY WITH CHAPTER 21 - ARTICLE 4 OF THE TOWN OF PAGOSA SPRINGS MUNICIPAL CODE (LUDC)

** PARKING TO COMPLY WITH CHAPTER 21 - ARTICLE 6.9 OF THE TOWN OF PAGOSA SPRINGS MUNICIPAL CODE (LUDC)

ACTUAL ROAD ALIGNMENT TO BE DETERMINED AT FUTURE DEVELOPMENT PHASING

ALL DEVELOPMENT BEYOND PHASE 1 IS CONCEPTUAL

ALL FUTURE DEVELOPMENT(S) WILL MEET OR EXCEED OPEN SPACE REQUIREMENTS AS OUTLINED WITHIN TOWNS DEVELOPMENT GUIDELINES

PAGOSA WEST

PAGOSA SPRINGS, CO
CONCEPT DEVELOPMENT PLAN
04.22.2026