

CITY OF ALAMOSA PLANNING COMMISSION

October 23, 2024
6:00 PM
Council Chambers, 300 Hunt Avenue

Mission Statement: We are committed to providing balanced, effective and efficient public services for our residents, visitors and businesses by cultivating a vibrant, resilient and livable city.

Any person needing reasonable accommodation to attend or participate in a public meeting, please contact the Alamosa City Clerk's office by telephone (719) 589-2593, by email cityclerk@ci.alamosa.co.us, in person at 300 Hunt Avenue, or by mail at POB 419, Alamosa, CO 81101.

AGENDA

I. Call to Order

II. Roll Call

III. Agenda Approval

IV. Approval of Minutes

- A. Minutes from September 25, 2024

V. Public Comments

VI. Regular Business

Request to allow a secondary and online school by Conditional Use in the Central Business District (CBD)

VII. Other Business

- A. Code enforcement updates
- B. Staff Updates

VIII. Adjournment

ALAMOSA PLANNING COMMISSION COMMISSION COMMUNICATION

Subject/Title:

Minutes from September 25, 2024

ATTACHMENTS:

Description	Type
☐ Minutes from September 25, 2024	Minutes

Planning Commission
September 25, 2024
6:00pm
Minutes of the Meeting

The regular meeting of the Planning Commission was called to order on September 25, 2024 at 6:02pm. By Chairman Mark Manzanares. Present were the following members: Mark Manzanares, John Adams, Sandra Ortega, Reyna Martinez and Ralph Symbleme. Staff Present: Deacon Aspinwall, Rachel James, Nicole Valdez and Hearing Officer Erich Schwiesow .

Agenda Approval: M/S/C. Ortega/Martinez Motion to approve agenda as presented. All in favor, none opposed.

Approval of the Regular Meeting Minutes from August 28, 2024: M/S/C. Symbleme/Adams Motion to approve the minutes. All approved, none opposed.

Approval of the Minutes from September 10, 2024 (special meeting): M/S/C. Symbleme/Adams Motion to approve the minutes. All approved, none opposed.

Public Comments: None

Regular Business: Administrative Appeal- Order to remove non-permitted carport at 1012 East Avenue.

Present were the following regarding the appeal: Jimmy Quirco, resident at 1012 East Avenue Alamosa, CO. Gordan Bosa, 202 Edison Avenue Alamosa, CO (Attorney for Jimmy Quirco)

Staff Member Aspinwall read over the Staff Recommendation.

Commissioner Ortega makes motion to allow Mr. Quirco to keep the carport at 1012 East Avenue until such time so that he can apply for a variance.

M/S/C. Ortega/Adams Motion to approve. Two approved, three opposed. Motion has been denied.

Other Business: None

Staff Updates:

- Levee
- Dark Skies 10/16 and 11/2
- Code updates
 - downtown uses

- mobile food vending
- vacant building registration
- special process for other political subdivisions

The meeting was adjourned at 7:27 p.m.

Respectfully Submitted,

Nicole Valdez
Recording Secretary

ALAMOSA PLANNING COMMISSION COMMISSION COMMUNICATION

Subject/Title:

Request to allow a secondary and online school by Conditional Use in the Central Business District (CBD)

Background:

The subject property is located 700 Main Street and more commonly known as the Friday Health Plans building, located in the south 27' 1" of the east 7' of Lot 12, the south 27' 1" of Lot 13, and all of Lots 14-16, Block 49 of the Alamosa Subdivision, Assessor's Parcel Number 541310226018. The lots are located in the Central Business District (CBD) zone, with a current use of *Professional or Business Office*. See the attached location map.

The applicant, the Alamosa School District, intends to move their administration office, the instructors for their online school, their Alternate Education Campus (AEC), to the subject property as well as leasing a portion for office space. The first floor of the subject property would consist of 50-60 high school-aged AEC students. AECs are schools with specialized missions designed to serve high-risk student populations. The first floor will also be home to instructors providing online education to both high school and middle school students. The second floor of the subject property would be home to 15 district administration personnel as well as space for 15-20 individuals in leased office space. The completed and sufficient Land Use Application was delivered to the Development Services Department on 10/15/2024. Public notice requirements have been met pursuant to **Table 21-8-511**.

The applicant is requesting a conditional use for a *School* in the CBD pursuant to **Table 21-2-203A** and **Section 21-2-203(b)(5)(c)** of Alamosa's Unified Development Code (UDC). **Section 21-2-203(b)(5)(c)** requires that Schools allowed in the CBD by conditional use have the same limitations as Professional Business Offices and are for high school-aged students and older. See the owner's full request narrative, attached. General sketches have provided by the applicant. See the site plan, floor plan, and bus drop-off plan, attached.

Analysis and Impact:

Under **Sec. 21-7-204**, are evaluated on general criteria for a Conditional Use Permit (CUP) - specifically plan implementation, compatibility, and community need. In relation to these criteria, staff makes the following findings. Italicized texts are the quoted standards.

Sec. 21-2-302. - General Standards for All Conditional Uses

(b) *Plan Implementation*. This is amongst the more difficult CUP standards to meet in this particular situation. On one hand, the proposal will help implement ECONOMIC DEVELOPMENT GOAL ED.3 – IMPROVE THE PROFESSIONALISM, KNOWLEDGE, AND ABILITIES OF THE LOCAL WORKFORCE – Strategy B and C: “Work with economic development and education partners to establish education and training programs that align with job opportunities.” and “Increase adult education opportunities to expand adult literacy, provide primary and secondary education opportunities and career building.” (Page 31).

Additionally, the *Alamosa Downtown Design Plan* provides two insights. The first is found on Page 34, where it discusses the creation of the Main Street Advisory Committee:

“Downtown areas are most successful when a partnership of municipal, private, and non-profit entities come together to manage the downtown as a place. Downtowns are destinations with cultural, historic, civic, entertainment, educational, and economic attractions. They need more coordination to address the variety of users and needs present. Alamosa should form an organization to

steward this Plan's proposed investments and programs to sustain the momentum created from initial actions and investments."

Under "Regulatory Tools" for short-term implementation, page 46, the plan states: "Provide more prescriptive zoning in the Downtown core area, with only the desired uses allowed. Consider amending the Central Business District (CBD) allowed land uses to permit townhouses or rowhouses, small scale child care facilities, **schools**, and college or university uses (to allow some Adams State University or Trinidad State Junior College owned and operated facilities in the area)."

When the UDC was modified under Ordinance 5-2020 to align it with the Downtown Plan, staff excluded *School* uses from that update due to conflicts with liquor licensing regulations and the unforeseen potential for *School* uses to be established.

(c) Compatibility.

(1) *Will be compatible with surrounding land uses.* The surrounding land uses are varied in nature, as with all downtowns, with uses including residential, retail, bars and restaurants, offices, and much more. The proposed uses includes *School* and *Professional or Business Office*. With the limitation that *School* uses be targeted to high school-aged students and older, this should be fairly similar to an office-adjacent use.

(2) *Is proposed for a location that is appropriate in terms of mitigating the impacts or risks of the use to the natural environment, or the environmental impacts or risks are mitigated through the design or the operation of the use.* There are no known risks to the environment at this site.

(3) *Will not materially detract from the character of the immediate area or negatively affect the anticipated development or redevelopment trajectory (for example, by creating a critical mass of similar conditional uses that is likely to discourage permitted uses by making the vicinity less desirable for them).* It is unlikely that, if approved, the use will ever change or the ownership will change hands, so staff has some concern about this large of a property perpetually generating no tax revenue. While having employees, visitors, and students will increase foot traffic, which will likely increase some spending, it is unlikely to have a significant economic impact on the CBD. The potential floor plan included by the applicant shows approximately 1,000 square feet for potential retail sales for a "Mean Moose Swag" store. At its October 9th work session, some Councilors suggested re-arranging and reducing the amount of leasable space, and instead, having leasable retail space along Main Street. Staff endorses this idea of providing more first-floor retail space as a means of providing some economic output.

(d) *Community Need.* The need for additional space for alternative education is self-evident and described well in the applicant's narrative.

In reference to the applicant's request, as they pertain to Conditional Use standards, staff finds that it largely meets the standards for which a CUP may be granted.

There are many potential impacts to consider with this request, and the applicant's narrative addresses many, if not all, of the questions raised at the special meeting held on September 10th. Below is a short summary.

- **Specific use/numbers/details of the educational uses:** The first floor of the 700 Main building will be used for an Alternative Education Campus (AEC) for 50-60 high school students and online education for middle and high school students.
- **Admin offices upstairs - who/how many:** The second floor will house 15 district administration staff and 15-20 community partners.

- **The cost-benefit ratio of the needs versus the opportunity with the FHP building:** The district believes it is more cost-effective to purchase and renovate the 700 Main building for \$3.3MM than to renovate the existing alternative school and build a new district office for an estimated \$10.89MM.
- **Long-term projections of the growth of the uses:** The district anticipates potential growth in the AEC enrollment up to 60 students but also the possibility of a decrease as students transition back to the main campus.
- **The evidence refuting the notion that this is negative moving the alt-ed/"labeled" students away from the main campus:** The district states that it is common practice for alternative schools to be in separate buildings and that students have chosen to attend the AEC.
- **Parking needs/enforcement:** The district believes the existing parking lot is sufficient and will enforce unauthorized parking through towing. Bus drop-off will happen twice per day, Monday through Thursday, on San Juan Avenue. The stop will take under two minutes and have minimal impact on traffic.
- **Planned upgrades to the building:** The district plans limited renovations, including life safety upgrades, accessibility upgrades, conference room and office additions, and additional restrooms.
- **Security protocols:** Security will be handled in line with district policy, with an armed security guard stationed in the building.
- **Numbers and evidence/history of outreach:** The district has engaged in various outreach efforts, including meetings with community organizations and media appearances.

Recommended Action:

Staff recommends that Planning Commission, **conditionally approve** the conditional use request because the request meets the provisions set forth in **Sec. 21-2-302** The request will facilitate the use of a large building downtown that would otherwise be difficult to fill and helps with a dire need for the school district.

Sample findings and motion. Motions are provided for suggestion and as a template only, and are not required to be followed: I find that the request at 700 Main Street meets the requirements for which a conditional use may be granted. I move to approve the request as presented.

Alternatives:

The following is a non-exclusive list of actions that Planning Commission may take.

(Recommended action) Planning Commission may choose to **approve with conditions** conditional use permit request. Staff suggests the applicant be required dedicate the areas immediately adjacent to Main Street on the first floor as commercial space (approximately 1,500 square feet) enforceable by an agreement with the City of Alamosa.

Planning Condition may **approve** the request **with conditions** different than those suggested by staff to mitigate any potential adverse impacts. Such reasonable conditions may include:

- Lighting
- A parking enforcement plan, in the event that there are perceptible and regular parking

conflicts with surrounding uses

- Protections against nuisance behavior and loitering

Planning Commission may **approve** the request without any conditions, if it finds there are no adverse impacts needing to be mitigated.

Planning Commission may **deny** the request if it finds the request does not meet the standards for a conditional use. If Planning Commission decides to deny the request, it must provide findings of fact outlining how the request does not meet those standards.

These decisions are all subject to ratification by City Council on November 6th.

Relevant Code:

Sec. 21-2-302. - General Standards for All Conditional Uses

- (a) **Generally.** All conditional uses shall meet the standards of this Section related to plan implementation, compatibility, and community need.
- (b) **Plan Implementation.** The proposed conditional use in its proposed location will not conflict with the implementation of current adopted plans of the City, including, but not limited to, the Comprehensive Plan;
- (c) **Compatibility.** The conditional use:
 - (1) Will be compatible with surrounding land uses;
 - (2) Is proposed for a location that is appropriate in terms of mitigating the impacts or risks of the use to the natural environment, or the environmental impacts or risks are mitigated through the design or the operation of the use; and
 - (3) Will not materially detract from the character of the immediate area or negatively affect the anticipated development or redevelopment trajectory (for example, by creating a critical mass of similar conditional uses that is likely to discourage permitted uses by making the vicinity less desirable for them).
- (d) **Community Need.** The conditional use, in the proposed location, will:
 - (1) Address a material need for the use in the community; or
 - (2) Create jobs that are likely to pay more than the median wages for the region, or support a critical mass of related and mutually supportive land uses that promote economic development and opportunity.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Owner Full Request Narrative	Backup Material
<input type="checkbox"/> Site floor plan	Backup Material
<input type="checkbox"/> Bus drop-off plan	Backup Material
<input type="checkbox"/> Location map	Backup Material
<input type="checkbox"/> Sales Contract Amendment	Backup Material
<input type="checkbox"/> Disclosure of Property Ownership Agency Affidavit	Backup Material
<input type="checkbox"/> Site Plan	Backup Material
<input type="checkbox"/> Land Use Application	Backup Material
<input type="checkbox"/> Conditional Use Checklist	Backup Material

Responses and information for October 9, 2024, City Council work session

1 message

Diana Jones <djones@alamosaschools.org>

Fri, Oct 4, 2024 at 10:39 AM

To: Deacon Aspinwall <daspinwall@ci.alamosa.co.us>, Rachel James <rjames@ci.alamosa.co.us>, Heather Sanchez <hsanchez@ci.alamosa.co.us>

Cc: Joe Aldrich <joe@synergyconstructionconcepts.com>, Amanda Hensley <ahensley@alamosaschools.org>, Heidi Richardson <hrichardson@alamosaschools.org>, Luis Murillo <lmurillo@alamosaschools.org>, Adrian Ramirez <aramirez@alamosaschools.org>, "Smith, Lori" <lsmith@alamosaschools.org>

Mr. Aspinwall,

Thank you again for the opportunity to present our information to the City of Alamosa City Council. I have included the questions and topics that you requested from us after our Planning Commission meeting below and added the narrative below each question/topic for ease to the reader. Also included are exhibits and a slide presentation.

(Notes from Mr. Aspinwall) Reading through the minutes and my notes, here are some of the questions/topics that arose:

- *specific use/numbers/details of the educational uses*
- *Admin offices upstairs - who/how many*
- *The cost-benefit ratio of the needs versus the opportunity with the FHP building*
- *Long-term projections of the growth of the uses*
- *The evidence refuting the notion that this is negative moving the alt-ed/"labeled" students away from the main campus*
- *Planned upgrades to the building (what was mentioned was sprinkling and bathrooms, IT not really necessary)*
- *Parking (as a non-issue)/using any decals or any other perceived needs?*
- *Security protocols*
- *Numbers and evidence/history of outreach*
- *Anything and everything relevant to the operations of the building, assuming that the average person knows nothing*

Specific use/numbers/details of the educational uses: The proposed educational occupancy on the first floor of the 700 Main building would consist of 50-60 high school aged students receiving instruction as part of an Alternate Education Campus (AEC). AECs are schools with specialized missions designed to serve high-risk student populations. These students are rarely present in the building at the same time due to lifestyle and employment restrictions. An alternative school schedule will be attached at the end of this document for more information on average student load at any given time. The first floor will also be home to instructors providing online education to both high school and middle school students. These students would access the building for brief meetings with their teachers, although many days no online students would be present at the building. The school day for the alternative students is modified based upon individual needs and schedules. The official school day currently begins at 7:45 a.m. and ends at 3:45 p.m. with modified schedules beginning and ending within that timeframe. The district is currently working with their Transportation and Safety Officer for a plan on bus drop-off and pick-up, which could modify the start and end times for the school day. This is expected to only impact the alley and possibly San Juan Avenue.

Admin offices upstairs - who/how many: The District's administration staff would occupy the second floor of 700 Main along with leased space for other community partners. At this time, it is anticipated that 15 district

personnel would move into the east side of the second floor. The intention is to lease some of the remaining space to community partners to generate revenue and provide high-end commercial office space. The District anticipates between 15-20 individuals in the leased portion of the second floor.

The cost-benefit ratio of the needs versus the opportunity with the FHP building: In the fall of 2021, the district identified the need for the AEC. After many months of looking, the only site available was the district administration building located on the Ortega Middle School campus. Since office space was easier to find than educational space, the District chose to relocate their administrative functions to 403 Santa Fe. They currently sublease a portion of the building from the San Luis Valley Early Childhood Council. Unfortunately, that organization has outgrown the space it occupies and, in 2023, notified the District that they would need to vacate their space by July of 2024. During its master planning process conducted over the last year, the school district identified needs across all its sites. The Alternative Education site was the one with the most educational inadequacies due to the fact that this was, and always has been, an office building. The current location is too small for the existing enrollment and the classrooms and assembly areas are not adequate. As part of the master plan, RTA Architects studied the existing building and estimated that, to make the building relevant and right-sized, the District would need to spend \$2.34MM on renovating existing space and \$6.55MM to build new additions. Unfortunately, the Colorado Department of Education (CDE) has seen decreased funding for the Building Excellent Schools Today (BEST) grants and, with all the other district needs, the alternative school's capital needs are very unlikely to be addressed through a BEST grant. The BEST program would not fund a new build for a district office, and the estimates that a new ground-up office would run as low as \$2.6MM to as high as \$4MM. The District saw an opportunity, with the financial distress of Friday Health Plans vacating the building at 700 Main, to satisfy the need for administrative offices and room for Alternative Education with space to grow. The District negotiated a contract to purchase the building and parking lot due south for \$2.3MM. The District believes that renovating this building will cost roughly \$1MM. Using the above estimates, it's about \$8MM less to utilize the 700 Main building for the alternative school and district office versus renovations/additions at the existing alternative school and the construction of a new district office. The district firmly believes that, rather than being a subtraction to the vitality and vibrancy of the Central Business District, they can be a valuable addition to the neighboring businesses. Additionally, due to the size of the building, the limitations on the types of use, and the existing office type layout, the District believes they are a perfect partner to occupy this building and save it from possibly becoming blighted vacant property.

Long-term projections of the growth of the uses: The district has discussed the possibility that the alternative school enrollment could grow beyond the 50 to 60 students due to an existing waiting list. The long-term goal, however, is that as the district encounters successes moving students from the AEC back to normal campus attendance, future enrollment at the AEC may eventually drop. With that being said, there will always be a need for students who need a different option to progress through graduation requirements at a faster or slower pace.

The evidence refuting the notion that this is negative moving the alt-ed/"labeled" students away from the main campus: The Alternative School and Online School are separate entities and therefore, it is appropriate to have them in a different building from other school sites. These students have chosen to be at this site and worked diligently to be apart of this school. Neither the students nor the staff have felt as though they have been slighted due to being in a different building. This is a typical practice for an Alternative Education Campus. The staff and even the students work to ensure that the environment is welcoming. The students want to be there, or they would not have chosen to enroll.

Parking Needs/Enforcement: The district believes that the parking lot to the south of the 700 Main building has enough capacity to both meet the City of Alamosa code requirements as well as the occupant needs. By code, business occupancies require one space per 1000 square feet. The second floor will be occupied for that use and will require around 33 spaces. The first floor will be educational occupancy, and with one space required per two students, the district believes that the remaining spaces will be sufficient for their needs. In reality, with an enrollment of 50-60 alternative students, only about half are ever realistically in attendance. If parking becomes an issue due to unauthorized individuals parking in the lot the school will, at its discretion, tow unauthorized users at their expense. The armed security guard attached to the school will help enforce this as necessary.

Planned upgrades to the building (what was mentioned was sprinkling and bathrooms, IT not really necessary): The District plans on limited renovations to the building. These consist of life safety upgrades, 10 of 26

accessibility upgrades, conference room and office additions on the second floor, and additional restrooms on the first floor. Please see the attached Friday Health Building Assessment completed by RTA Architects for additional information on the due diligence to date regarding the acceptability of the building for educational and business use.

Security protocols: Security protocols will be handled consistent with district policy. The building will have a designated space for an armed security guard. The district firmly believes that having that additional security professional downtown not only increases the security of the building but also the rest of the Central Business District.

Numbers and evidence/history of outreach: Since July we have been to the Main Street Advisory Committee meeting, Kiwanis luncheon, Coffee Connections, Alamosa Republican’s meeting, Alamosa Democrat’s meeting, Alamosa Chamber of Commerce Lunch, had podcast episodes (English and Spanish) dedicated to the building purchase and bond information, we talked about the building purchase at our beginning of the year “All Staff” meeting that included over 300 people.

Anything and everything relevant to the operations of the building, assuming that the average person knows nothing: See attachments.

Current Alamosa Alternative School Schedule options for students:

	Monday			Tuesday			Wednesday			Thursday		
	Start	End	Lunch	Start	End	Lunch	Start	End	Lunch	Start	End	Lunch
Session 1 (AM) Full Time	7:45:00 AM	1:05:00 PM	11:30- 12	7:45:00 AM	1:05:00 PM	11:30- 12	7:45:00 AM	1:05:00 PM	11:30- 12	7:45:00 AM	1:05:00 PM	11:30- 12
Session 2 (PM) Full Time	9:45:00 AM	3:05:00 PM	11:30- 12	9:45:00 AM	3:05:00 PM	11:30- 12	9:45:00 AM	3:05:00 PM	11:30- 12	9:45:00 AM	3:05:00 PM	11:30- 12
Session 3 (All Day) Full Time	7:45:00 AM	3:05:00 PM	11:30- 12	7:45:00 AM	3:05:00 PM	11:30- 12	7:45:00 AM	3:05:00 PM	11:30- 12	7:45:00 AM	3:05:00 PM	11:30- 12
Session 4 (WORK) Full Part	7:45:00 AM	3:46:00 PM	11:30- 12	7:45:00 AM	3:46:00 PM	11:30- 12	7:45:00 AM	3:46:00 PM	11:30- 12	7:45:00 AM	3:46:00 PM	11:30- 12

Please reach out if you have any further questions. We look forward to the opportunity to meet with the City Council at the work session on Wednesday. Take care.

Respectfully and with Mean Moose pride,

Dr. Diana Jones
Superintendent
Alamosa School District
719.587.1600
djones@alamosaschools.org
www.alamosa.k12.co.us



3 attachments

 **700 Main Both Floors with Potential Improvements.pdf**
3137K

 **Bus Route - San Juan.pdf**
64K

 **CityCouncil.pdf**
5352K

GENERAL NOTES:

Every effort has been made to accurately capture the existing building in plan form, but contractor shall verify all measurements and locations prior to beginning construction or ordering of materials.

- Existing conditions to take precedence over measurements, but adjustments to wall locations, if required, to be as minimal as possible.
- Elevator installation will require the removal/relocation of several walls & doors on the main floor; cutting holes in the concrete slabs of both floors; excavating a 5' deep pit and installing a concrete footing; building a grout filled C.M.U. foundation/hoistway wall up to the roof deck of the second floor; and, refinishing the area affected on the first floor.
- Contractor to make necessary repairs to treads and landings of both the existing sets of stairs to ensure safety and uniformity of rise and run. The existing handrailings to be repaired as necessary.
- The door to the rear set of stairs must be moved as shown; a new hall door installed adjacent to it to turn old conveyer area into an exit hall; a wall built to create a new exit hall as shown; a wall built and door installed to create a separate mech. room; and the walls, ceiling and exterior steel door of the common entry/exit area repaired and painted.
- Contractor to use rear stairs and alley entrance whenever possible to ensure that the existing offices on first floor are disrupted as little as possible. Noise and dust are to be minimized, and all necessary utility interruptions are to be coordinated with the owner's liaison the day before implementation. Plastic or similar dust barriers are to be erected and maintained as shown to prevent dust migration into finished areas while demolition and construction of the elevator area are in progress.

LEGEND:

- Defines Existing Walls & Built-Ins
- Defines Built-In Shelving Or Furniture Items
- Defines Required New Construction Elements
- Extend Walls To Rafters For Draft Stops
- ⊕ 7" Dia. Steel Support Cols. On Grid

CHANGES TO MAIN FLOOR PLAN

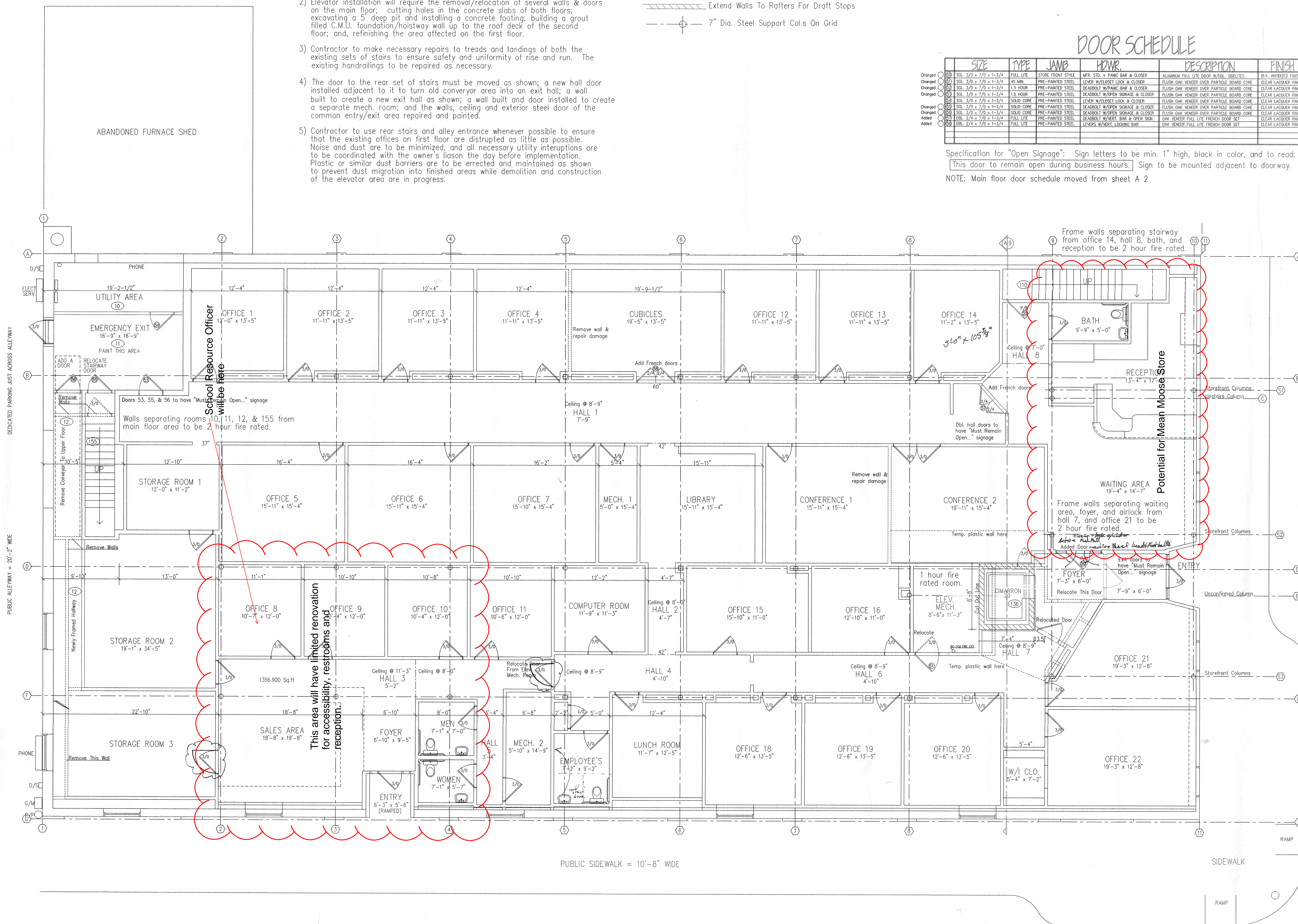
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

Change	SIZE	TYPE	JAMB	HDWR.	DESCRIPTION	FINISH	
Change	3/0	SCL. 3/0 x 7/0 x 1-3/4	FULL LITE	STORE FRONT STYLE	MFR. STD. + PANIC BAR & CLOSER	ALUMINUM FULL LITE DOOR W/DBL. SIDELITES	BLK. ANODIZED FINISH
Change	3/0	SCL. 3/0 x 7/0 x 1-3/4	45 MIN.	PRE-PAINTED STEEL	LEVER W/CLOSET LOCK & CLOSER	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LACQUER FINISH
Change	3/0	SCL. 3/0 x 7/0 x 1-3/4	1 1/2 HOUR	PRE-PAINTED STEEL	DEADBOLT W/PANIC BAR & CLOSER	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LACQUER FINISH
Change	3/0	SCL. 3/0 x 7/0 x 1-3/4	1 1/2 HOUR	PRE-PAINTED STEEL	DEADBOLT W/OPEN SIGNAGE & CLOSER	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LACQUER FINISH
Change	3/0	SCL. 3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/CLOSET LOCK & CLOSER	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LACQUER FINISH
Change	3/0	SCL. 3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	DEADBOLT W/OPEN SIGNAGE & CLOSER	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LACQUER FINISH
Change	3/0	SCL. 3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	DEADBOLT W/OPEN SIGNAGE & CLOSER	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LACQUER FINISH
Change	3/0	SCL. 3/0 x 7/0 x 1-3/4	FULL LITE	PRE-PAINTED STEEL	DEADBOLT W/PANIC BAR & OPEN SIGN	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LACQUER FINISH
Change	3/0	SCL. 3/0 x 7/0 x 1-3/4	FULL LITE	PRE-PAINTED STEEL	LEVERS W/EXIT, LOCKING BAR	OAK VENEER FULL LITE FRENCH DOOR SET	CLEAR LACQUER FINISH

Specification for "Open Signage": Sign letters to be min. 1" high, black in color, and to read: [This door to remain open during business hours.] Sign to be mounted adjacent to doorway.

NOTE: Main floor door schedule moved from sheet A 2



WALL, SMITH, BATEMAN & ASSOCIATES OFFICE EXPANSION
 CHANGES ON MAIN FLOOR & ELEVATOR LOCATION
 A 3

GENERAL NOTES:

Every effort has been made to accurately capture the existing building in plan form, but contractor shall verify all measurements and locations prior to beginning construction or ordering of materials.

- Existing conditions to take precedence over measurements, but adjustments to wall locations, if required, to be as minimal as possible.
- Interior dimensions are from face of framing wall, and dimensions at openings (3/0) are finished opening sizes in feet/inches.
- Exterior wall furring to extend to rafters, and gypsum to extend to fire blocking at ten feet above floor level.
- Where walls are diagonally hatched, they extend to rafters to form draft stops and one side shall be covered with 5/8" Type X gypsum to bottom of roof deck. All penetrations through these draft stops to be sealed with 1 hour rated caulk, or equal. 1 hour rated access doors to be installed allowing access inbetween all draft-stopped areas.
- All cavities in exterior furred walls and existing roof rafters to be filled with adhesive-enriched cellulose insulation. Insulate all interior walls with batt insulation to match stud thickness for sound dampening.
- All windows on the upper floor are to be replaced, and contractor shall ensure that the security of the existing offices is maintained during this process.
- Contractor to make necessary repairs to treads and landings of both the existing sets of stairs to ensure safety and uniformity of rise and run.
- Contractor to use rear stairs and alley entrance whenever possible to ensure that the existing offices on first floor are disrupted as little as possible. Noise and dust are to be minimized, and all necessary utility interruptions are to be coordinated with the owner's liaison the day before implementation.

REMODELED UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGEND:

- Defines Existing Walls & Built-Ins
- Defines Built-In Shelving Or Furniture Items - See Sheet A-7
- Defines Required New Construction Elements
- Extend Walls To Rafters For Draft Stops
- ⊙ 7" Dia. Steel Support Cols. On Grid

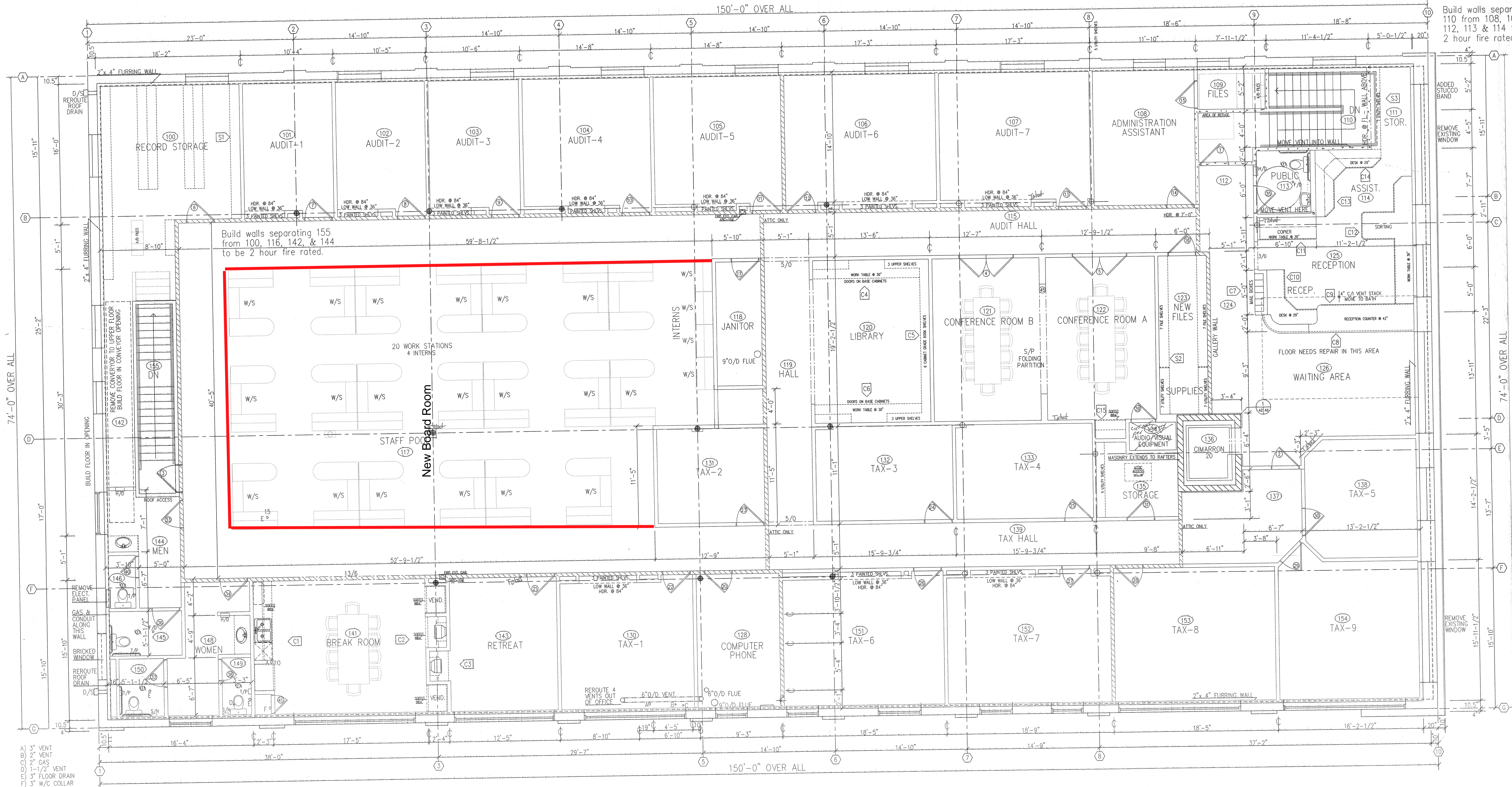
TOTAL ATTIC DRAFT SPACE=10496 Sq.ft
 SP=2726 Sq.ft NC=2488 Sq.ft
 SC=2645 Sq.ft NP=2575 Sq.ft
 ELEV. SHAFT=62 Sq.ft

DOOR SCHEDULE

NO.	SIZE	TYPE	JAMB	HWDR.	DESCRIPTION	FINISH
1	3/0 x 7/0 x 1-3/4	1.5 HOUR	PRE-PAINTED STEEL	DEADBOLT W/PANIC BAR & CLOSER	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
2	3/0 x 7/0 x 1-3/4	45 MIN.	PRE-PAINTED STEEL	DEADBOLT W/PANIC BAR & CLOSER	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
3	3/0 x 7/0 x 1-3/4	1.5 HOUR	PRE-PAINTED STEEL	DEADBOLT W/PANIC BAR & CLOSER	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
4	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVERS W/VERT. LOOKING BAR	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
5	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVERS W/VERT. LOOKING BAR	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
6	3/0 x 7/0 x 1-3/4	90 MIN.	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK & CLOSER	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
7	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
8	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
9	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
10	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
11	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
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13	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
14	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
15	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
16	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
17	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
18	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
19	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
20	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK & CLOSER	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
21	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
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31	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
32	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
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46	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
47	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
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60	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
61	3/0 x 7/0 x 1-3/4	SOLID CORE	PRE-PAINTED STEEL	LEVER W/MASTER-KEY LOCK	FLUSH OAK VENEER OVER PARTICLE BOARD CORE	CLEAR LAQUER FINISH
62	6/3 x 8/0 x 5'	FOLDOR	PRE-FINISHED MNYL	MFR. SUPPLIED LATCH	SOUND-CONTROL FOLDING MNYL DOOR W/STIC-39	FACTORY PRE-FINISHED

Specification for "Open Signage": Sign letters to be min. 1" high, black in color, and to read: [This door to remain open during business hours.] Sign to be mounted adjacent to doorway.

NOTE: Main floor door schedule moved to sheet A 3



Build walls separating 110 from 108, 109, 111, 112, 113 & 114 to be 2 hour fire rated.

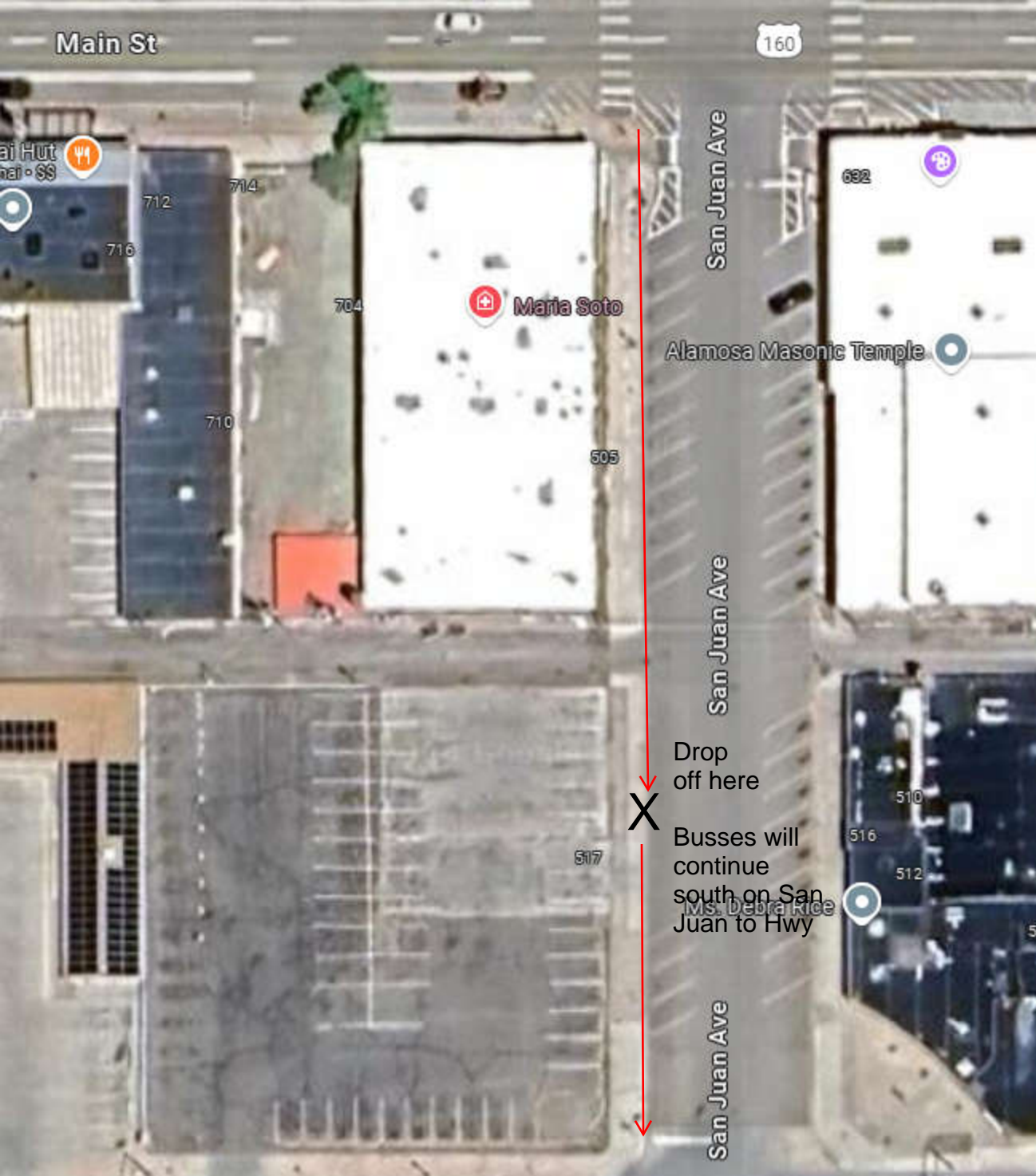
CREPECO
GENERAL DESIGN CONSULTING
PHONE: 719-597-0200 FAX: 719-597-0202
P.O. BOX 189 - CORNELL, CO. 80601

WALL, SMITH, BATEMAN & ASSOCIATES OFFICE EXPANSION

UPPER FLOOR FRAMING & BUILT-IN CABINET PLAN

REVISED: 9/10/01 02/07/02
10/12/01 11/16/01
10/17/01 11/16/01
01/25/02 01/25/02

SHEET: A-2

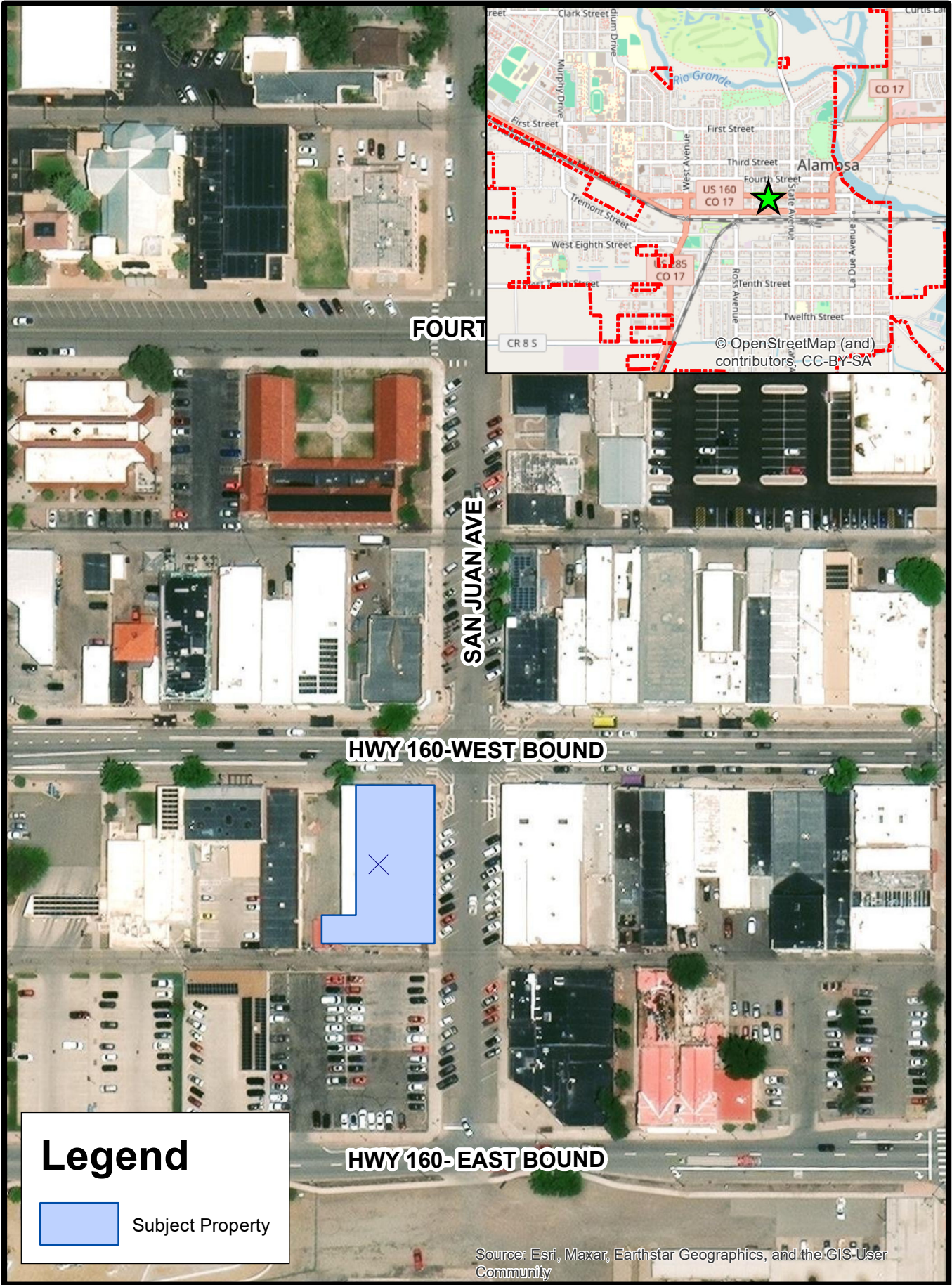


Drop off here


X

Busses will continue south on San Juan to Hwy

700 Main Street - Conditional Use Application



Legend

 Subject Property

Source: Esri, Maxar, Earthstar Geographics, and the GIS-User Community

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(AE41-8-24) (Mandatory 8-24)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

SECOND AGREEMENT TO AMEND/EXTEND CONTRACT

Date: October 1, 2024

1. This agreement amends the contract dated July 18, 2024 (Contract) between Friday Health Plans Real Estate, LLC (Seller) and Alamosa School District RE-11J (Buyer) relating to the sale and purchase of the following legally described real estate in the County of Alamosa, Colorado (insert legal description):

See Exhibit A, attached hereto and incorporated herein by reference

known as: 700 Main Street, Alamosa, CO 81101 (Property).
 Street Address City State Zip

NOTE: If the table is omitted, or if any item is left blank or is marked in the "No Change" column, it means no change to the corresponding provision of the Contract. If any item is marked in the "Deleted" column, it means that the corresponding provision of the Contract to which reference is made is deleted.

2. § 3.1. Dates and Deadlines. [Note: This table may be omitted if inapplicable.]

Item No.	Reference	Event	Date or Deadline	No Change	Deleted
1	§ 3	Time of Day Deadline			
2	§ 4	Alternative Earnest Money Deadline			
		Title			
3	§ 8	Record Title Deadline (and Tax Certificate)			
4	§ 8	Record Title Objection Deadline	October 20, 2024		
5	§ 8	Off-Record Title Deadline			
6	§ 8	Off-Record Title Objection Deadline	October 20, 2024		
7	§ 8	Title Resolution Deadline	October 25, 2024		
8	§ 8	Third Party Right to Purchase/Approve Deadline			
		Owners' Association			
9	§ 7	Association Documents Deadline			
10	§ 7	Association Documents Termination Deadline			
		Seller's Disclosures			
11	§ 10	Seller's Property Disclosure Deadline			
12	§ 10	Lead-Based Paint Disclosure Deadline			
		Loan and Credit			
13	§ 5	New Loan Application Deadline			
14	§ 5	New Loan Terms Deadline			
15	§ 5	New Loan Availability Deadline			
16	§ 5	Buyer's Credit Information Deadline			
17	§ 5	Disapproval of Buyer's Credit Information Deadline			
18	§ 5	Existing Loan Deadline			
19	§ 5	Existing Loan Termination Deadline			
20	§ 5	Loan Transfer Approval Deadline			
21	§ 4	Seller or Private Financing Deadline			
		Appraisal			
22	§ 6	Appraisal Deadline			
23	§ 6	Appraisal Objection Deadline			

24	§ 6	Appraisal Resolution Deadline			
		Survey			
25	§ 9	New ILC or New Survey Deadline	October 16, 2024		
26	§ 9	New ILC or New Survey Objection Deadline	October 20, 2024		
27	§ 9	New ILC or New Survey Resolution Deadline	October 25, 2024		
		Inspection and Due Diligence			
28	§ 2	Water Rights Examination Deadline			
29	§ 8	Mineral Rights Examination Deadline			
30	§ 10	Inspection Termination Deadline	November 15, 2024		
31	§ 10	Inspection Objection Deadline			
32	§ 10	Inspection Resolution Deadline			
33	§ 10	Property Insurance Termination Deadline			
34	§ 10	Due Diligence Documents Delivery Deadline			
35	§ 10	Due Diligence Documents Objection Deadline			
36	§ 10	Due Diligence Documents Resolution Deadline			
37	§ 10	Environmental Inspection Termination Deadline (CBS2, 3, 4)			
38	§ 10	ADA Evaluation Termination Deadline (CBS2, 3, 4)			
39	§ 10	Conditional Sale Deadline			
40	§ 10	Lead-Based Paint Termination Deadline			
41	§ 11	Estoppel Statements Deadline (CBS2, 3, 4)			
42	§ 11	Estoppel Statements Termination Deadline (CBS2, 3, 4)			
		Closing and Possession			
43	§ 12	Closing Date	November 26, 2024		
44	§ 17	Possession Date			
45	§ 17	Possession Time			

3. Other dates or deadlines set forth in the Contract are changed as follows:

4. Additional amendments:

All other terms and conditions of the Contract remain the same.

This proposal expires unless accepted in writing by Seller and Buyer as evidenced by their signatures below and the offering party to this document receives notice of such acceptance on or before October 8, 2024 at 4:00 p.m. MT.

Buyer's Name: Alamosa School District RE-11J

Buyer's Name: _____

Diana [Signature] _____
 Buyer's Signature Date

 Buyer's Signature Date

Seller's Name: Friday Health Plans Real Estate, LLC

Seller's Name: _____



City of Alamosa
 Development Services Department
 300 Hunt Avenue
 Alamosa, Colorado, 81101
 (719) 589-6631
 planning@ci.alamosa.co.us

DISCLOSURE OF PROPERTY OWNERSHIP

Owner must provide ownership and encumbrance report

- If owner is an individual; indicate name exactly as it appears on the deed.
- If owner is a corporation, partnership, limited partnership, or other business entity, name principals on a separate page. Please include the articles of organization.
- Partnership agreement, etc., as applicable. If owner is a land trust, name beneficiaries on a separate page.
- If applicant is a lessee, indicate the owner(s) on a separate page, and execute the authorized agent affidavit.
- If applicant is a contract purchaser, attach a copy of the contract, indicate the owner(s) on a separate page, and execute the authorized agent affidavit.

Please provide the name(s), mailing address(es), street address(es), and phone number(s) for all owners.

**PROPERTY OWNERSHIP AFFIDAVIT –
 TO BE SIGNED BY ALL OWNERS OF RECORD**

I/We hereby certify and affirm that I am (we are) the owner(s) of the property described as _____, which is the subject of the application for _____, I (we) acknowledge that until paid, ALL LAND USE APPLICATION FEES, INCLUDING FEES FOR PROFESSIONAL REVIEW SERVICE (S), SHALL BECOME AND REMAIN A FIRST AND PERPETUAL LIEN ON OR AGAINST THE SUBJECT PREMISES.

Executed this ____ day of _____ 20____. *(To be signed by all record owners. Attach additional sheets as necessary)*

Name/Title: _____ Signature: _____

Address: _____ Phone: _____ Email: _____

Name/Title: _____ Signature: _____

Address: _____ Phone: _____ Email: _____

Name/Title: _____ Signature: _____

Address: _____ Phone: _____ Email: _____

AUTHORIZED AGENT AFFIDAVIT

The above signed hereby grant the following people authority to act as agent for the property with respect to this application.

Executed this 15 day of October 2024. *(List all authorized agents. Attach additional sheets as necessary)*

Name/Title: Dr. Diana Jones, Superintendent, Alamosa School District

Address: 209 Victoria Ave. Phone: 719-587-1700 Email: djones@alamosaschools.org

Name/Title: Mrs. Heidi Richardson, President, Alamosa School District Board of Directors

Address: 209 Victoria Ave. Phone: 719-480-3402 Email: hrichardson@alamosaschools.org

Name/Title: Mr. Adrian Ramirez, Director of Maintenance and Operations, Alamosa School District

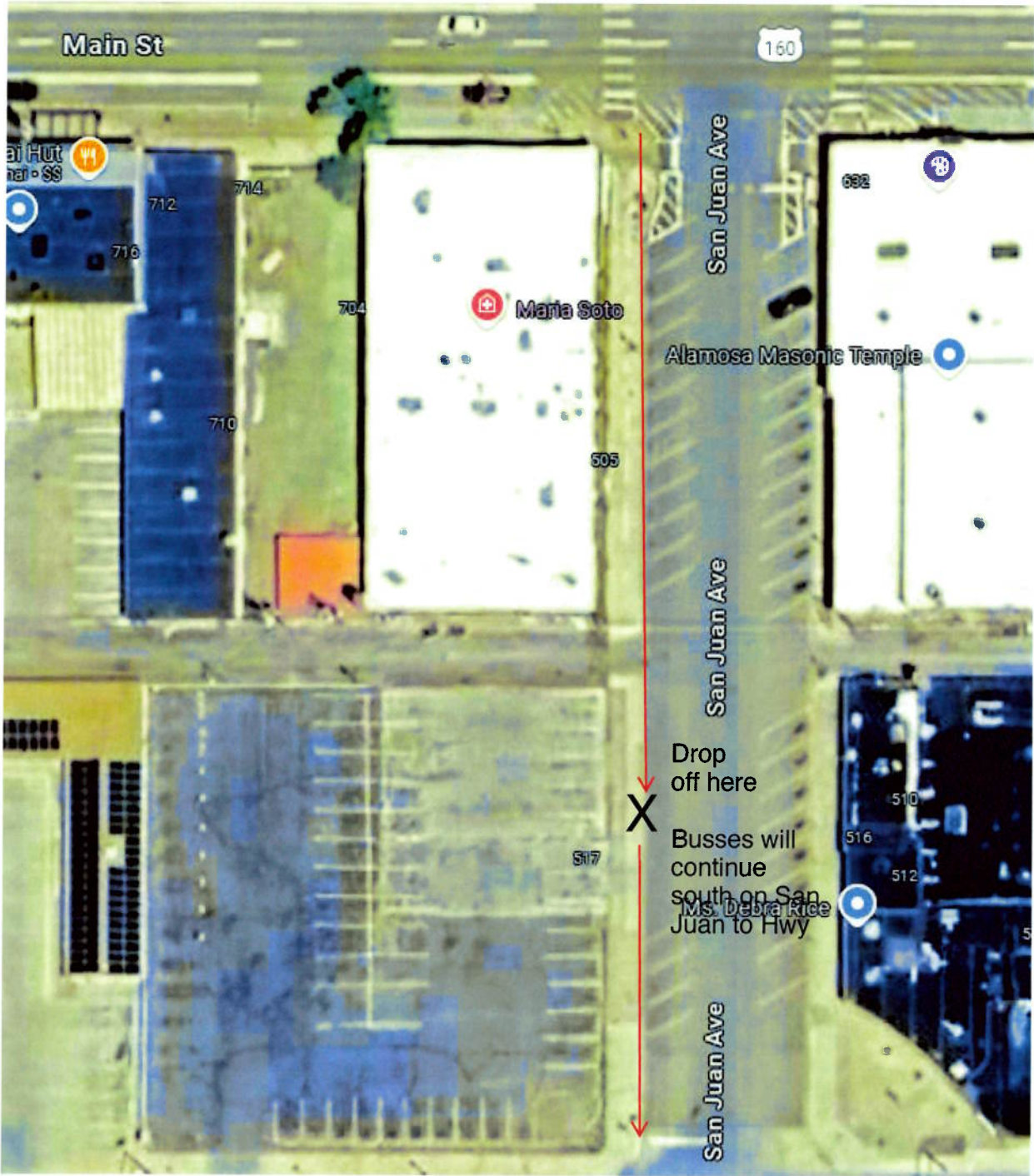
Address: 209 Victoria Ave. Phone: 719-480-3457 Email: aramirez@alamosaschools.org

Disclosure of Property Ownership
Authorized Agent Affidavit
Page 2 of 2

Mrs. Amanda Hensley, Chief Operations and Financial Officer, Alamosa School District
209 Victoria, 719-587-1600
ahensley@alamosaschools.org

Dr. Luis Murillo, Assistant Superintendent, Alamosa School District
209 Victoria, 719-587-1600
lmurillo@alamosaschools.org

Mr. Joe Aldrich, District Consultant, Synergy Construction Concepts
315 State #104A, 719-580-3338
joe@synergyconstructionconcepts.com





City of Alamosa
 Development Services Department
 300 Hunt Avenue
 Alamosa, Colorado, 81101
 (719) 589-6631
 planning@ci.alamosa.co.us

LAND USE APPLICATION

This form provides the basic information about a project proposal. This application form is only one of the items required for a complete project submittal. It is the responsibility of the applicant to ensure that all other required materials are submitted. A checklist of submittal items is attached for your use. It is also the responsibility of the applicant to clearly demonstrate through narrative, visual representations, and other materials that the proposed activity complies with the City of Alamosa's Unified Development Code. Incomplete or substandard applications may cause delays. All applications shall include digital files as well as the hard copy unless otherwise determined by staff.

Project Type	
<input type="checkbox"/> Annexation and Initial Zoning (\$750+\$25/acre up to \$3,000)	<input type="checkbox"/> Enclave Annexation and Initial Zoning (\$375+\$12.50/acre up to \$1,500)
<input checked="" type="checkbox"/> Conditional Use Permit (\$100)	<input type="checkbox"/> Cost Recovery Zone Application (\$50/hour + recording and publishing fees)
<input type="checkbox"/> Rezoning (\$100)	<input type="checkbox"/> Variance (\$100)
<input type="checkbox"/> Home Occupation Permit (\$50)	Planned Development/Campus Master Plan
<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Preliminary/Final (\$1,200)
<input type="checkbox"/> Residential (\$0)	<input type="checkbox"/> Modification or Amendment (\$500)
<input type="checkbox"/> Non-Residential or Multifamily (\$50)	Subdivision, Minor
<input type="checkbox"/> Subdivision, Major (>5 lots)	<input type="checkbox"/> 2-5 New Lots (\$150)
<input type="checkbox"/> Preliminary (\$500)	<input type="checkbox"/> Lot Line Vacation/Adjustment (\$150)
<input type="checkbox"/> Final (\$0)	<input type="checkbox"/> Replat (\$150)
<input type="checkbox"/> Encroachment Application (\$50)	<input type="checkbox"/> Vested Property Rights Plan (\$50/hour + recording and publishing fees)
<input type="checkbox"/> Temporary Use Permit (\$50)	<input type="checkbox"/> Zoning Verification (\$0)
<input type="checkbox"/> Outdoor Dining (\$50)	<input type="checkbox"/> Limited Use Permit (\$0)
<input type="checkbox"/> Other: (\$50/hour + recording and publishing fees)	<input type="checkbox"/> Non-Conforming To Conforming Special Review (\$100)

Site Information

Legal Description: S 27'1" OF E 7' LOT 12 S 27'1" LOT 13 & ALL LOTS 14- 15 & 16 BLOCK 49 ALAMOSA

Project Name: Alamosa School District

Project Address: 700 Main Current Zoning: Central Business District

Project Description: Alamosa School District Central Office and Alamosa Alternative/Online Schools

Project Contact Information

Applicant Name: Dr. Diana Jones, Superintendent **Mailing Address:** 209 Victoria Ave.
Phone: 719-937-3112 **Email:** djones@alamosaschools.org
Agent Name: Amanda Hensley, Chief Operations and Financial Officer **Mailing Address:** 209 Victoria Ave.
Phone: 719-587-1600 **Email:** ahensley@alamosaschools.org
Property Owner Name: Friday Health Plans Real Estate, LLC **Mailing Address:** _____
Phone: _____ **Email:** DonRoof@examresources.net

ACKNOWLEDGEMENT AND AUTHORIZATION

The undersigned authorizes the Development Services Department to proceed with processing this application under the requirements of the City of Alamosa Unified Development Code (UDC). The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge. Further, it is understood that any documentation required or submitted in conjunction with this application process may become part of the public record and public domain. A complete application may require a disclosure of property ownership and agency affidavit.

Applicant:  **Date:** 10/15/2024

DEPARTMENT USE ONLY

Application Received By: _____ **Date:** _____
Fee Required: _____ **Paid On:** _____ **Receipt #:** _____
Application accepted as complete on for processing: _____



City of Alamosa
Development Services Department
300 Hunt Avenue
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planning@ci.alamosa.co.us

Conditional Use Permit Checklist

All material in the checklist below are required for the completion of a Conditional Use Permit application. Other material may be requested by the City of Alamosa Staff to fully review and consider an application for Conditional Use.

Applicant Responsibility

- Land Use Application completed and signed by applicant and property owner
- All applicable filing and application fees
- Site Plan
(Must include dimensions, setbacks, property lines, and any other requirements as identified by staff)
- Project Narrative
A description of the proposed conditional use and any supplemental information that should be addressed to fully consider the conditional use application
- Property Ownership Affidavit and Authorized Representative Form (if applicant is not owner)
- Other: _____

Notes: _____

**ALAMOSA PLANNING COMMISSION
COMMISSION COMMUNICATION**

Subject/Title:

Code enforcement updates

ALAMOSA PLANNING COMMISSION COMMISSION COMMUNICATION

Subject/Title:

Staff Updates

Background:

- Dark Skies
- Downtown Hotel
- Alleyway Activation
- Mushrooms Work Session
- November 6th PC update to Council