



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
JANUARY 27, 2026
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Attendance Instructions

- A. This meeting is held in person as well as via Zoom.
Join at: <https://us02web.zoom.us/j/86380550264>
Or Dial: 719-359-4580,
253-215-8782 US (Tacoma) 346 248 7799 US (Houston)
Webinar ID: 863 8055 0264
International numbers available: <https://us02web.zoom.us/u/kbEVpOzwHL>

2 Roll Call

3 Comments from citizens appearing for items not on the agenda

4 New Items

- A. VAR-000098-2025 (Variance) - Iron Mountain Hot Springs - two (2) Variances: (1) allow four (4) poles from one pole and (2) for height of signage from allowed 20' to extend up 36'-44'.
- B. Planning and Zoning Commission Work Session: Lighting and Illumination

5 Commissioner Comments

6 Director Comments

7 Adjournment



Planning and Zoning Commission Report

Date: January 27, 2026
To: Planning and Zoning Commission
From: Jim Hardcastle, Long Range Principal Planner
Subject: VAR-000098-2025 (Variance) - Iron Mountain Hot Springs - two (2) Variances: (1) allow four (4) poles from one pole and (2) for height of signage from allowed 20' to extend up 36'-44'.

Bruce Barth, Red House Architecture

ACTION ITEMS

Please see the attached staff report for details.

BACKGROUND

Please see the attached staff report for details.

PROJECT SUMMARY

Please see the attached staff report for details.

REVIEW CRITERIA AND STAFF ANALYSIS

Please see the attached staff report for details.

REVIEWING AGENCY COMMENTS

Please see the attached staff report for details.

ACTION ITEMS & STAFF RECOMMENDATIONS

Please see the attached staff report for details.

Suggested Findings:

Please see the attached staff report for details.



Planning and Zoning Commission Staff Report

Date	January 27, 2026
Planning File Number	VAR-000098-2025
Request	Consideration of two Variances (1) for a freestanding sign regarding the maximum height, and (2) number of support poles
Applicant	Bruce Barth, Red House Architecture
Owner	Iron Mountain Hot Springs LLC
Location	281 Centennial Street
Zoning	Resort (RE) District
Staff	Jim Hardcastle, Long Range Principal Planner

ACTION ITEM

According to Section 070.060.070 Flexibility and Relief Procedures of the Glenwood Springs Municipal Code (GSMC or Code), “[T]he variance procedure are intended to provide limited relief from the requirements of this Code where strict application of the Code would result in exceptional practical difficulty or undue hardship preventing the use of the land as otherwise allowed by the Code. The variance procedure is not intended to allow a use in a zoning district where it is not currently permitted, or to alleviate inconveniences or financial burdens imposed on landowners.” Per Section 070.060.070(a)(3)e.1.i, the Planning and Zoning Commission (PZC) “...shall review the variance application and shall approve, approve with conditions, or deny the variance in accordance with Subsection 070.060.030(g) and the criteria in Paragraph 2 or 3” which are addressed below.

Action 1 – Variance - consideration of a Variance from Section 070.040.110(h)(3)c.1/ Table 040.12, requiring a maximum freestanding pole sign height of 20 feet, allowing for a maximum height of 47 feet.

Staff recommendation: Staff recommends **DENIAL** of the Variance with the findings outlined on **pages 4-6** of the staff report.

Action 2 – Variance - consideration of a Variance from Section 070.040.110(h)(3)c.2, requiring a single pole support for freestanding signs, to allow four pole supports.

Staff recommendation: Staff recommends **DENIAL** of the Variance with the findings outlined on **pages 4-6** of the staff report.

BACKGROUND

In 2014, the applicant received approval for a similar request as outlined in Planning File No. 27-14. The previously approved sign also served as an observation tower allowing public access as depicted in Figure 1 at right. The former variance approval was part of the larger development application approving the Iron Mountain Hot Springs resort (IMHS), which was approved on October 16, 2014. Said approval has since expired as no building or sign permits for the construction of the sign were ever applied for. The 2014 variance application was approved with the following language:



Figure 1. Original 2014 Observation Tower

“The variance request is for a pole sign in the West Highway 6 sign district to;

- 1. exceed 28 feet in height, (Code citation 070.060.050(c)(2)d, as the sign will be installed along the railing of the viewing platform between 36 feet and 44 feet. The signs are 8 feet tall by 14 feet wide and will be installed, one facing West and one facing East.*
- 2. The variance request is also for a pole sign design from the requirement that pole signs have only a single pole as a support (Code citation 070.060.050(c)(2)i). The signs will be attached to the railing of the viewing tower and the tower has four legs with a footprint of 20 feet by 20 feet square.”*

The current Variance application includes a sign designed to resemble a historic water tank tower (see Figure 2 above). Public access to the upper platform is no longer proposed and internal illumination sign lettering is to be mounted directly to the tank portion of the structure. The sign is proposed at approximately the same height as the original design, ranging from 36 to 44 feet. However, staff considers the entire area of the water tank and the platform as part of the sign area, totaling 196 square feet.

Staff’s review of the application considered whether the proposal is a wall sign attached to a building/structure per the Code as opposed to freestanding pole sign. However, attached signs *“[S]hall be located on the side of a building that abuts a street, parking area,*

or other area open to the general public and that has a public entrance to the building” per Section 070.040.110 of the Code. While the tower is a “structure”, it does not meet the definition of a “building” per Section 070.070.030 (applicable definitions are provided in *italics* below). While the sign meets the definition of a structure per Section 070.070.030, it ultimately serves as a freestanding pole sign since the advertisement is not attached to a building nor does the structure provide a public entrance. The total height of the sign structure is 47’-2”. The four poles supporting the tower are part of the sign structure. Per Section 070.070.030(h)(3)c.2, “[P]ole signs shall incorporate a single pole as support.”

Applicable definitions found in the City’s Municipal Code:

Structure. *Anything that is constructed or erected and located on or under the ground, or attached to something fixed to the ground, including a walled and roofed building, wall, fence, pergola, and/or a gas or liquid storage tank that is principally above ground.*

Building. *Any permanent structure built for the shelter or enclosure of persons, animals, materials, or personal property of any kind, not including a porch, deck, fence, retaining wall, or similar non-enclosed structure. All buildings shall be considered "structures"; however, not all structures shall be considered buildings. See definition for "structure."*

Sign structure. *Any supports, uprights, braces, or framework of a sign.*

Pole sign. *A freestanding sign erected on a frame, mast, or pole that is affixed to the ground and not attached to any building.*

Sign area. *The entire area contained within the face of a sign, including all ornamentation or decoration used to attract attention. The sign area shall be the sum of the area of all letters, words, or symbols that can be contained in lines forming the smallest plane geometric shapes around all such letters, words, or symbols having eight (8) or fewer segments.*

Per GSMC Section 070.040.110(h)(3)c.1/Table 040.12, the Resort (RE) District allows Freestanding pole signs with the following allocations:

- **Number allowed:** *One freestanding pole sign per street frontage per property*
- **Sign Area, Maximum:** *Hwy 6 and 82 sign districts: 200sf.*
- **Sign Height Maximum:** *Hwy 6 and 82 sign districts: twenty feet (20’)*
- **Sign Location:** *Setback a minimum of ten feet from back of curb or back of pavement; shall be separated from other permanent detached signs by at least twenty 25 feet.*

APPROVAL CRITERIA AND ANALYSIS

Section 070.060.070(a)(3)e.2 of the Code outlines the approval criteria (listed in *italics* below) the Planning and Zoning Commission shall consider in a review of the Variance application. Staff analysis of these criteria follows which applies to both action items is also provided.

<p style="text-align: center;">Approval Criteria GSMC 070.060.070(a)(3)e.2.i</p>	<p style="text-align: center;">Compliance YES</p>
<p><i>i. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district;</i></p> <p>Analysis: The subject property is somewhat trapezoidal in shape, whereas development lots are typically rectangular.</p> <p>Most structures on site are one-story in height and are directly related to guest resort activities that occur on the resort property, with one partial second story on the main building limited to business offices. This allows for a standard height transition on a descending slope away from the interstate corridor.</p> <p>The property is also adjacent to the Colorado River, having buildings oriented towards this beautiful natural resource. Visibility of site activities and buildings to the public is designed on a 45-degree angle toward the interstate right-of-way, with the vast majority of uses such as the pools, food provisions, and saunas currently under construction all facing away from the highway, or 80-degrees toward the southwest Colorado River. Access to property is located at the south end of the property on Centennial Street, creating misaligned buildings.</p> <p>Finding: Staff finds that the Variance application does comply with Section 070.060.070(a)(3)e.2.i of the GSMC as the visual exposure of the resort adjacent to rights-of-way make this site exceptional in shape and building configuration but not topography, as compared to other properties throughout the RE – Resort zone district.</p>	

<p style="text-align: center;">Approval Criteria GSMC 070.060.070(a)(3)e.2.ii</p>	<p style="text-align: center;">Compliance NO</p>
<p><i>ii. The strict application of the Code standards for which a variance is sought would produce undue hardship;</i></p> <p>Analysis: The application states “The applicable code would visually restrict useable signage on the east side of the project thereby rendering it unseen form the I-70 corridor” and this creates a hardship which prevents compliance with applicable standards.</p>	

While the property is subject to exceptional shape and configuration of buildings, the resort has adequate area and frontage along the Interstate-70 corridor and/or Centennial Street available for the installation of a compliant pole sign. These exceptional site characteristics present at the site do not impose a practical difficulty or cause an undue hardship to the applicant.

Finding: Staff finds that the Variance application does not comply with Section 070.060.070(a)(3)e.2 ii of the GSMC as the Code standards for which relief is sought are not a result of practical difficulties or an undue hardship.

<p style="text-align: center;">Approval Criteria GSMC 070.060.070(a)(3)e.2.iii</p>	<p style="text-align: center;">Compliance NO</p>
<p><i>iii. The applicant did not create the hardship by his/her own actions;</i></p> <p>Analysis: It does not appear that the exceptional site conditions result in a practical difficulty or undue hardship which prevent compliance with the applicable sign regulations. Staff acknowledges that exceptional site conditions exist but finds they are unrelated to the requested variances.</p> <p>Finding: Staff finds that the Variance application does not comply with Section 070.060.070(a)(3)e.2 iii of the GSMC as a practical difficulty or hardships have not been established.</p>	

<p style="text-align: center;">Approval Criteria GSMC 070.060.070(a)(3)e.2.iv</p>	<p style="text-align: center;">Compliance NO</p>
<p><i>iv. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought;</i></p> <p>Analysis: Section 070.040.110(a)(2) of the Code outlines various intent/purpose statements of the City’s sign regulations that are in conflict with the requested variances shown in <i>italics</i> below.</p> <p><i>a. Minimize incompatibility between signs and their surroundings.</i></p> <p>Few freestanding signs are located near the subject property, so permitting a 44-foot-tall sign with a substantial base that exceeds current sign regulations could appear out of place within the existing built environment.</p> <p><i>c. Provide for signs within reasonable limitations, consistent with the goals and objectives of the community, to retain the special character and economic advantages that rest largely on the quality of the community's appearance;</i></p>	

At more than twice the height allowed with the RE zone district and four times as many support poles, the proposal does not seem appropriate in terms of the reasonable limitation otherwise applicable. The proposed sign may negatively impact the City’s design character and appearance and grant a marketing advantage to the applicant.

d. Protect the public from hazardous conditions by prohibiting signs that are structurally unsafe or obscure, distract the vision of motorists, or compete or conflict with necessary traffic signs and warning signals;

Sign regulations are used to minimize the negative impact of sign pollution and distractions to the traveling public. The proposed sign has the potential to negatively impact both.

Finding: Staff finds that the Variance application does not comply with Section 070.060.070(a)(3)e.2 iv of the GSMC, as it does potentially harm the public good, and does impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought.

Approval Criteria GSMC 070.060.070(a)(3)e.2.v	Compliance NO
<p><i>v. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden;</i></p> <p>Analysis: There is no evidence of a hardship; specifically, the assertion that signage cannot be viewed from adjacent uses or that code interpretation restricts the property from reasonable use has not be established. The nearly built out and successfully operating resort bears witness to a reasonable use of the property in place at this time.</p> <p>Finding: Staff finds that the Variance application does not comply with Section 70(a)(3)e.2 v of the GSMC and cannot demonstrate exceptional hardship not related to purposes of convenience or financial burden.</p>	

Approval Criteria GSMC 070.060.070(a)(3)e.2.vi	Compliance YES
<p><i>vi. The variance request will not violate building or fire code requirements; and</i></p> <p>Analysis: Referral agency feedback and staff review have found no conflict with any building or fire code requirements.</p> <p>Finding: Staff finds that the Variance application does comply with Section 70(a)(3)e.2 vi of the GSMC as it will not violate building or fire code requirements.</p>	

<p style="text-align: center;">Approval Criteria GSMC 070.060.070(a)(3)e.2.vii</p>	<p style="text-align: center;">Compliance NO</p>
<p><i>vii. The variance is the minimum variance that will afford relief of the subject standards of the Code.</i></p> <p>Analysis: The proposed sign is more than twice the height allowed with the RE zone district and four times as many support poles, The desired design of the sign to resemble a water tower results in the need for four support poles. In the absence of an established hardship, staff is unable to determine whether there is a minimum variance that would afford relief to the applicant.</p> <p>Finding: Staff finds that the Variance application does not comply with Section 70(a)(3)e.2 vii the GSMC, as a variance is not necessary to afford relief of the subject standards.</p>	

REVIEWING AGENCY COMMENTS

The Colorado Department of Transportation reviewed the application and finds it in compliance with the Highway Beautification Act of 1965.

PUBLIC COMMENT

The Variance application was noticed in the *Glenwood Springs Post Independent* on January 16, and 23, 2026 as required by Section 070.060.030 of the Code. No public comment has been received to date.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

Section 070.060.030(g)(1)d outlines the review and decision procedures for applications being considered by the Planning and Zoning Commission and/or City Council. The Commission may **approve**, **approve with conditions**, or **deny** the application based on the applicable approval criteria listed in the application-specific procedures. The Commission may also **continue the hearing** with a request for specific information necessary to determine compliance with the Municipal Code and city goals and policies.

Staff Recommendation

Staff has reviewed the application and finds that it complies with only two (2) of seven (7) Variance Approval Criteria outlined in Section **070.060.070(a)** of the Code, where all seven (7) must be met for consideration for approval. Therefore, staff recommends **DENIAL** based on the findings outlined herein this staff report.

ALTERNATIVE MOTION TO APPROVE

Consideration of the proposed application for two (2) variances, I move to **APPROVE** finding that:

- i. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district;
- ii. The strict application of the Code standards for which a variance is sought would produce undue hardship;
- iii. The applicant did not create the hardship by his/her own actions;
- iv. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought;
- v. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden;
- vi. The variance request will not violate building or fire code requirements; and
- vii. The variance is the minimum variance that will afford relief of the subject standards of the Code.

ATTACHMENTS

1. Materials: Application site plan, narrative, architectural plans, sign design, and staff report, are found in the agenda packet sent out prior to the meeting.

September 21, 2025

RED HOUSE
architecture



design + build

To: City of Glenwood Springs Community Development Department

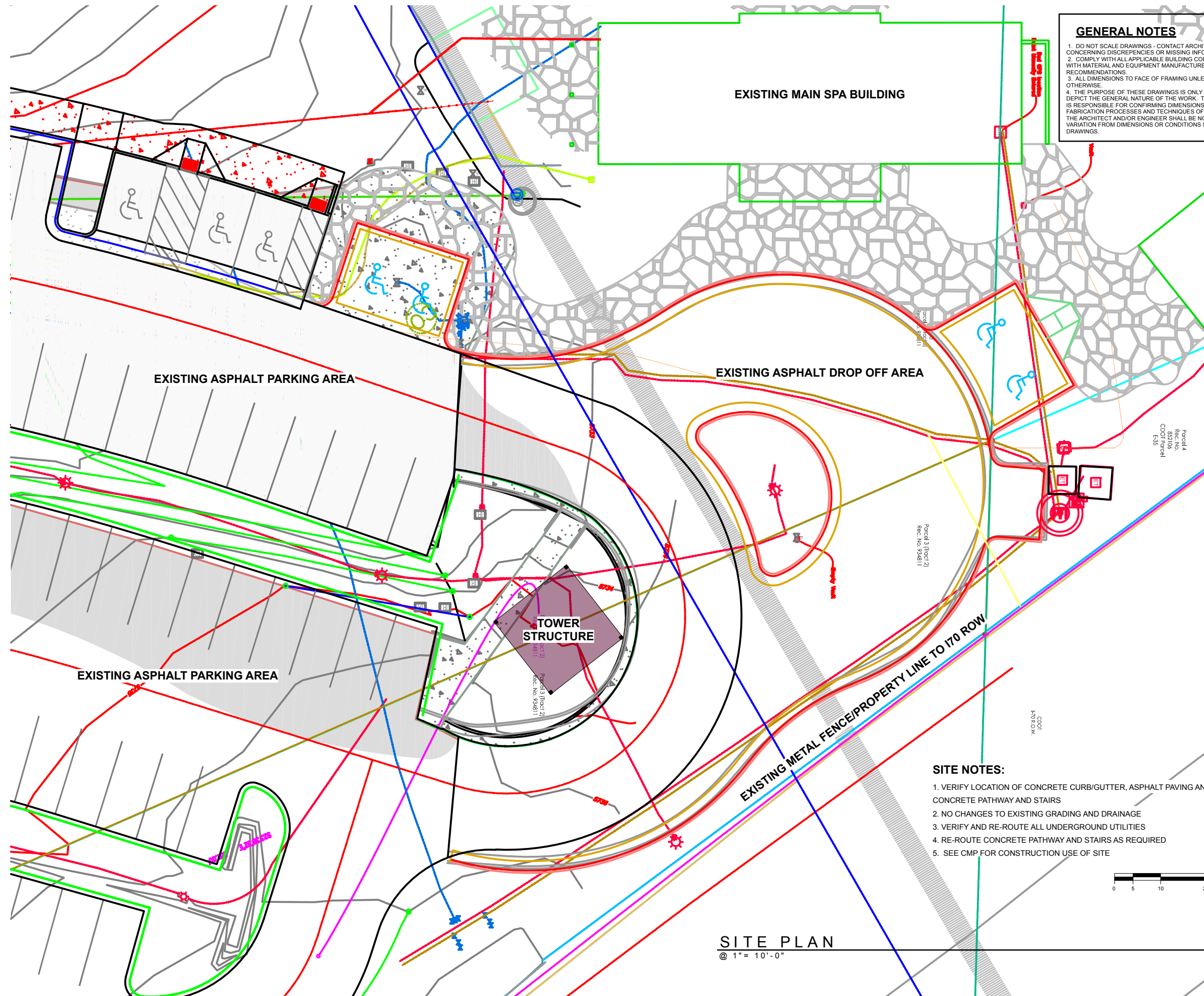
Re: IMHS Tower
281 Centennial Street
Glenwood Springs, CO 81601

Subject: Preapplication Meeting

The following is a summary of the project:

- Construct a faux historical water tower that acts as signage for the Iron Mountain Hot Springs
- Tower is inaccessible to the public at all times
- Signage is to be integral (applied to the barrel portion of the tower) instead of completely separate signs attached to the structure
- Project requires variances for the following:
 - Single pole for pole signs (project has 4 ‘poles)
 - Height of signage above 20’-0

2030 M1



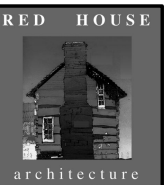
GENERAL NOTES

1. DO NOT SCALE DRAWINGS - CONTACT ARCHITECT OR ENGINEER CONCERNING DISCREPANCIES OR MISSING INFORMATION
2. COMPLY WITH ALL APPLICABLE BUILDING CODES AND CONFORM WITH MATERIAL AND EQUIPMENT MANUFACTURERS' RECOMMENDATIONS.
3. ALL DIMENSIONS TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
4. THE PURPOSE OF THESE DRAWINGS IS ONLY TO GRAPHICALLY DEPICT THE GENERAL NATURE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING DIMENSIONS AND SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION. THE ARCHITECT AND/OR ENGINEER SHALL BE NOTIFIED OF ANY VARIATION FROM DIMENSIONS OR CONDITIONS SHOWN IN THE DRAWINGS.

SITE NOTES:

1. VERIFY LOCATION OF CONCRETE CURB/GUTTER, ASPHALT PAVING AND CONCRETE PATHWAY AND STAIRS
2. NO CHANGES TO EXISTING GRADING AND DRAINAGE
3. VERIFY AND RE-ROUTE ALL UNDERGROUND UTILITIES
4. RE-ROUTE CONCRETE PATHWAY AND STAIRS AS REQUIRED
5. SEE CMP FOR CONSTRUCTION USE OF SITE

SITE PLAN
@ 1" = 10'-0"



design + build

815 BLAKE AVE.
GLENWOOD SPRINGS,
CO. 81601

PHONE (970) 945-8240
FAX (866) 431-1950
bruce@redhousearchitecture.com

I M H S T O W E R
281 CENTENNIAL STREET
GLENWOOD SPRINGS, COLORADO

DATE:	REMARKS:

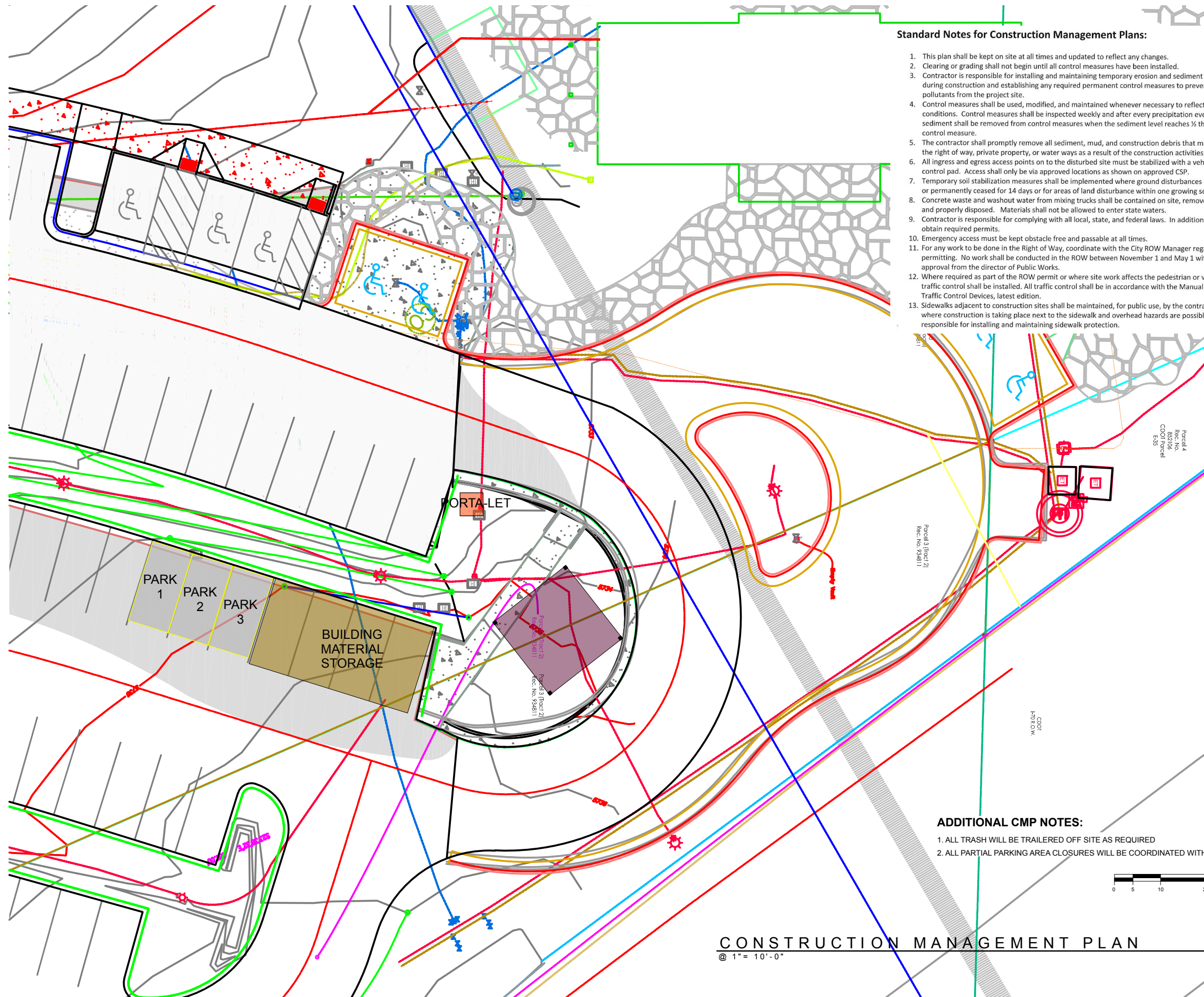
COPYRIGHT RED HOUSE ARCHITECTURE

SITE PLAN

Date: 2/1/25
Time: 10:03:48 AM
File name: 2030 site.vwx

A1.1

2030 A1.1



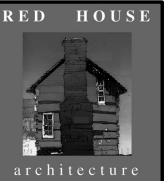
Standard Notes for Construction Management Plans:

1. This plan shall be kept on site at all times and updated to reflect any changes.
2. Clearing or grading shall not begin until all control measures have been installed.
3. Contractor is responsible for installing and maintaining temporary erosion and sediment control measures during construction and establishing any required permanent control measures to prevent release of pollutants from the project site.
4. Control measures shall be used, modified, and maintained whenever necessary to reflect current conditions. Control measures shall be inspected weekly and after every precipitation event. Accumulated sediment shall be removed from control measures when the sediment level reaches 1/2 the height of the control measure.
5. The contractor shall promptly remove all sediment, mud, and construction debris that may accumulate in the right of way, private property, or water ways as a result of the construction activities.
6. All ingress and egress access points on to the disturbed site must be stabilized with a vehicle tracking control pad. Access shall only be via approved locations as shown on approved CSP.
7. Temporary soil stabilization measures shall be implemented where ground disturbances have temporarily or permanently ceased for 14 days or for areas of land disturbance within one growing season.
8. Concrete waste and washout water from mixing trucks shall be contained on site, removed from the site, and properly disposed. Materials shall not be allowed to enter state waters.
9. Contractor is responsible for complying with all local, state, and federal laws. In addition contractor must obtain required permits.
10. Emergency access must be kept obstacle free and passable at all times.
11. For any work to be done in the Right of Way, coordinate with the City ROW Manager regarding special permitting. No work shall be conducted in the ROW between November 1 and May 1 without prior approval from the director of Public Works.
12. Where required as part of the ROW permit or where site work affects the pedestrian or vehicle travel way, traffic control shall be installed. All traffic control shall be in accordance with the Manual on Uniform Traffic Control Devices, latest edition.
13. Sidewalks adjacent to construction sites shall be maintained, for public use, by the contractor. In areas where construction is taking place next to the sidewalk and overhead hazards are possible, site is responsible for installing and maintaining sidewalk protection.

ADDITIONAL CMP NOTES:

1. ALL TRASH WILL BE TRAIERED OFF SITE AS REQUIRED
2. ALL PARTIAL PARKING AREA CLOSURES WILL BE COORDINATED WITH IMHS

CONSTRUCTION MANAGEMENT PLAN
@ 1" = 10'-0"



design + build

815 BLAKE AVE.
GLENWOOD SPRINGS,
CO. 81601

PHONE (970) 945-8240
FAX (866) 431-1950
btucci@redhousearchitecture.com

IMHS TOWER
281 CENTENNIAL STREET
GLENWOOD SPRINGS, COLORADO

Date: _____
Remarks: _____

COPYRIGHT RED HOUSE ARCHITECTURE

**CONSTRUCTION
MANAGEMENT PLAN**

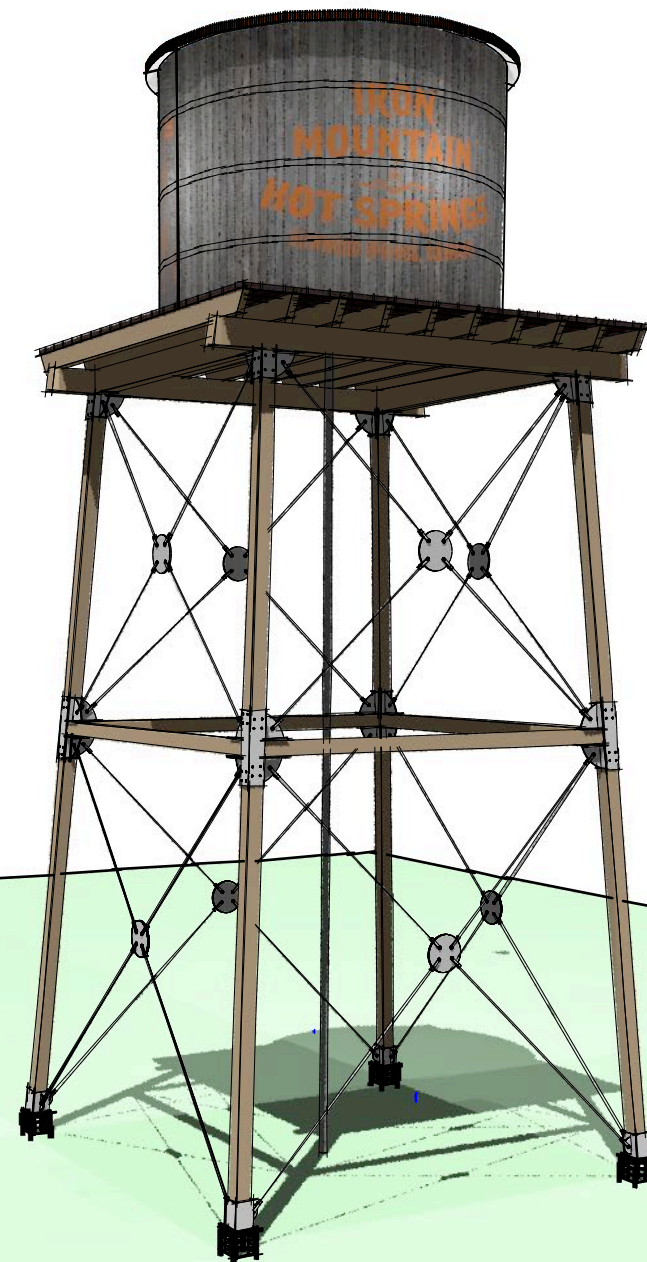
Date: 2/1/25
Time: 10:03:54 AM
File name: 2030 site.vwx

A1.2

2030 A1.1

I R O N M O U N T A I N H O T S P R I N G S T O W E R

281 CENTENNIAL STREET
GLENWOOD SPRINGS, COLORADO



STRUCTURAL GENERAL NOTES

A. DESIGN LIVE LOADS:

1. Roofs-----40 PSF
2. Floors-----40 PSF
3. Garages-----50 PSF
4. Decks-----40 PSF
5. Basic Wind Speed-----115 MPH (Ultimate Wind Speed)
6. Seismic Zone-----C

B. GENERAL CONDITIONS:

1. Notching or cutting of any structural member is prohibited unless detailed on the structural drawings.
2. All dimensions on the structural plans are to be checked against the architectural plans and any discrepancies shall be coordinated with the architect.
3. Any unauthorized modifications to the structural plans are at the risk of the person making the change.
4. The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction.
5. Any engineering design provided by others and submitted for review shall bear the seal and signature of an engineer registered in Colorado.
6. Where required construction details are not shown or noted on these plans the contractor shall notify the engineer and the engineer shall provide sufficient details for the work to proceed.
7. All moisture protection shall be the responsibility of the architect/owner/builder. Drainage behind foundation walls and below slabs shall be in accordance with the soils report and is not provided by Colorado Structural Inc.

C. FOUNDATION DESIGN:

1. Design of individual and continuous footings is based on Assumed values.
2. Soils are presumed non-expansive, non-soluble, and not prone to excessive consolidation. Owner shall retain a soils engineer to inspect the open excavation to verify the design loads in the report.

D. BACKFILLING:

1. Do not backfill against retaining walls until supporting elements are in place and securely anchored, or adequately shored, and the 28 day compressive strength has been achieved.
2. Verify type of fill with Soils Engineer prior to backfilling.
3. Where walls are backfilled on both sides, backfill equally on each side of walls in 12" lifts, or as required by soil report.

E. REINFORCED CONCRETE:

1. All concrete design is based on the "Building Code Requirements for Reinforced Concrete" (ACI 318-99).
2. All structural concrete shall have a minimum 28-day compressive strength of 3,000 psi.
3. Provide continuous shear keys at vertical cold joints and where shown on drawings.
4. All detailing, fabrication, and placement of reinforcing steel shall be in accordance with the ACI Manual of Concrete Practice.
5. Except where otherwise noted on the drawings, reinforcing bars shall conform to ASTM Specification A615-79 and shall be minimum grade 60.
6. All slabs with vehicle traffic shall be 4" thick and reinforced with #4 @ 18" on center each way unless noted otherwise on the plans. Non vehicle traffic slabs may be reinforced with WWF 6"x6" 10-10. Reinforcement to be placed in center of slab. Thicken all free slab edges to 8" x 8" with 2-#5 continuous (top and bottom). Provide construction/control joints in slabs-on-ground not to exceed 12' on center or as shown on the plans.
7. At splices in concrete, lap bars 36 diameters. At splices in masonry, lap bars 42 diameters. At corners, make horizontal bars continuous or provide corner bars. Around openings and steps in walls provide (2) #5's extending 2-0 beyond edge of opening or step. (Unless noted otherwise on the drawings horizontal bars at the top grade beams shall be spliced only at mid-span between piers, and horizontal bottom bars shall be spliced only at pier centerlines).
8. Except as noted on the drawings, minimum concrete protection for reinforcement shall be in accordance with ACI 318-99.
9. Control joints in slabs shall be sawn or cut in and spaced not to exceed 12'-0" o.c.
10. Follow all recommendations for concrete placement and mix design by IFC representative and Manufacturer if IFC concrete forms are used.

F. MASONRY VENEERS

1. Exterior stone veneer masonry installation shall comply with ACI 530.1/ASCE 6 specifications for masonry structures as it applies to this project and all materials, including stone mortar, shall maintain an installed compressive strength not less than 2,000 psi.
2. Provide masonry veneer anchors at 16" on center in each direction.
3. Provide masonry control joints as indicated on the exterior architectural elevations.
4. Provide steel lintels, with a minimum of 5" bearing at jambs, over openings.

G. STRUCTURAL STEEL

1. Structural steel shall be detailed, fabricated and erected in accordance with latest provisions of the AISC Manual of Steel Construction and AISC Code of Standard Practice. Use welders meeting the requirements of the AWS *Standard Qualification Procedure*. Comply with AWS D1.1 *Structural Welding Code*. All field welded structural connections require special inspection as indicated per code.
2. All steel shall conform to ASTM A992 except tube columns which shall conform to ASTM A500 (Gr. B) latest edition and pipe shapes which shall conform to ASTM A53 (Gr. B).
3. Bolts shall conform to ASTM A325F. Anchor bolts shall conform to ASTM A307. Bolt size shall be 3/4"ø, unless noted otherwise. Installation shall be in accordance with AISC *Specification for Structural Joints Using ASTM A325 or A490 Bolts, 1985*.
4. All welds shall be made with E70XX electrodes.
5. Provide shop applied paint in accordance with the Steel Structures Painting Council specifications as for all exterior members, architecturally exposed members, any members exposed to weather for an excessive period of time during construction, and where indicated on construction documents. Provide field primer paint for painted members at welds, bolted connections, and areas of abraded shop paint.
6. All column base plates shall have 1" minimum grout to provide continuous bearing. Dry pack or grout shall be shrink resistant Embeco 153 or equivalent.
7. All anchor bolts shall be 3/4"ø with minimum of 7" embedment (unless noted otherwise).
8. Expansion bolts shall be "WEJ-IT", "RED HEAD", or approved wedge type, installed in accordance with the manufacturer's requirements.
9. Location and coordination of anchor bolt placement shall be the responsibility of the steel fabricator/contractor.
10. Provide bolted / field welded connections for steel beams A minimum of four bolts shall be used for all connections.
11. All wood connector designations shown on the drawings are as manufactured by the Simpson Strong-Tie Company, Inc. (Simpson). Any substitutions with custom fabricated connectors shall conform to Simpson specifications including plate thicknesses; welds; bearing areas; and size, number and location of nail/bolt holes
12. All connection designations on the drawings that are followed by "CFS" (Custom Fabricated Saddle) are to be designed by the steel fabricator. Submit shop drawings to the engineer for approval before fabrication.

H. STRUCTURAL WOOD FRAMING:

1. Except where noted otherwise, all 2" lumber shall be Hem-Fir S4S No. 2 and better, and all solid timber beams and posts shall be Douglas Fir-Larch No. 1 or better. Glu-Laminated beams shall be 24F-V4 rated. Logs have been designed using the values for Engelmann Spruce.
2. Trussed rafters, or manufactured joists, shall be designed by a Colorado registered engineer to support the full uniform dead and live loads and any other superimposed loads. The fabricator shall determine web arrangement and member forces. Stresses shall not exceed those allowed by the I.R.C., and all of these members shall be installed per the manufacturers requirements.
5. Unless otherwise noted, all steel connectors are manufactured by Simpson Strong-Tie trusses, any connectors by other manufacturers will be deemed equivalent if their rated capacity is at least equal to that of the connector specified. Follow all of the manufacturers recommendations for installation.
6. Beams, columns and other members labeled "LVL" (laminated Veneer Lumber) are to have a bending capacity of 2600psi min. and a minimum elastic modulus of 1.9E6 psi.
7. Floor sheathing shall be 3/4" thick, APA Sturd-I-Floor, APA rated at 24" o.c., tongue and groove, Exposure 1. Glue and nail panels to all supports.
8. Roof sheathing shall be 5/8" thick sheathing, APA rated 40/20, Exposure 1.

9. Wall sheathing shall be APA Rated for structural use 15/32" thick sheathing attached at all panel edges with 8D nails @ 4" o.c. and 8D nails @ 12" o.c. at intermediate supports.
10. Member sizes noted on plans are minimum sizes. Contractor may use larger sizes if desired or requested by architect.
11. Interior load-bearing walls are 2 x 6 studs at 16" o.c. unless otherwise noted.
12. All exterior walls are 2 x 6 studs @ 16" o.c. to a maximum height of 12'-6". Frame walls taller than 13'-0" with LVL studs @ 16" o.c.
13. Provide 2" x 8 headers over all door and window openings unless otherwise noted.
14. Where header/beam supports are not shown minimum of (1) 2x4 or (1) 2x6 is required, depending on wall thickness. Where supports are shown but not labeled, minimum of (2) 2x4 or (1) 2x6 is required.
15. Provide solid blocking at supports for wood joists. Within floor joists spaces beneath solid or built-up columns noted on plans, blocking of area equivalent to column above shall be provided.
16. Provide wind/seismic anchor at supports for all trusses and rafters.
17. Except as noted otherwise, minimum nailing shall be provided as specified in Table R602.3(1) "Nailing Schedule" of the I.R.C. 2 x 6 studs shall have 3-16d nails, each end.
18. Glue and nail floor sheathing to floor joists with adhesive conforming to manufacturer's specifications.
19. Bolts connecting wood framing shall be ASTM A307.
20. Fasteners thru ACQ treated material shall be either double dipped galvanized, stainless steel, or other corrosion-resistant metal designed for contact with ACQ.

J. ABBREVIATIONS:

- LVL- 1.8E Laminated Veneer Lumber beam/header.
- TSL- 1.3E TimberStrand LSL column/header
- TJI- Engineered joist from Trus Joist MacMillan
- PAF- powder actuated fastener
- CFS- Custom Fabricated Saddle

SHEET INDEX:

COVER

A1.0 INFO

A1.1 SITE PLAN

A1.2 CONSTRUCTION MANAGEMENT PLAN

A2.1 MAIN LEVEL FLOOR PLAN

A2.2 DECK LEVEL PLAN

A2.3 ARCHITECTURAL ROOF PLAN

A3.1 EXTERIOR ELEVATIONS

A3.2 EXTERIOR ELEVATIONS

A4.1 BUILDING SECTIONS

A4.2 BUILDING SECTIONS

A5.1 ARCHITECTURAL /STRUCTURALDETAILS

S1.1 FOUNDATION PLAN

S2.1 DECK FRAMING PLAN

S2.2 ROOF FRAMING PLAN

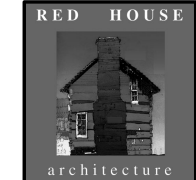
SITE DATA:

PROPERTY ADDRESS:	281 CENTENNIAL STREET, GLENWOOD SPRINGS, CO 81601	CODES:	
LEGAL DESCRIPTION:	Quarter: NW Section: 9 Township: 6 Range: 89 A PARCEL OF LAND SITUATE IN LOT 8 OF SECTION 4 AND LOT 7 OF SECTION 9, SAID PARCEL BEING MORE PARTICULARLY COMPRISED OF PARCEL 3 TRACT 1 PER REC. NO. 852105, PARCEL 4 PER RECEPTION NO. 852106, AND AMENDED PARCEL	2021 IGCC	
ASSESSOR'S PARCEL NO:	218509200031	2021 IECC	
ZONING:	RE-RESORT	2020 NEC	
LOT AREA:	10.25 AC	2021 IRC	
OCCUPANCY GROUP:	A-3	2021 IBC	
CONSTRUCTION TYPE:	TYPE V	2021 IMC	
		2021 IPC	
		2021 IFGC	
AREA TOTALS	AREA	2021 IECC CLIMATE ZONE REVISED TO 6A MINIMUM VALUES	
MAIN LEVEL	N/A sf	CEILING:	R-60
DECK LEVEL	N/A sf	WALLS:	R-20+5 (or 13+10 CONT)
AREA SUBTOTAL	N/A sf	FLOORS:	R-30
TOTAL AREA	N/A sf	R-19 IF JOIST DO NOT ACCOMMODATE R-30	
		BASEMENT WALLS	R-15 CONTINUOUS
		SLAB EDGE	R-19 FOR CAVITY
		UNHEATED R-10 (4'-0)	HEATED R-15
		CRAWLSPACE WALLS	R-13 FOR CAVITY
		R-10 CONTINUOUS	U. 30
		WINDOWS	U. 55
		SKYLIGHTS	U. 55
ALLOWABLE MAX. HEIGHT:	60'-0 (PER PUD)	MINIMUM BOILER/ FURNACE AFUE	
PROPOSED MAX. HEIGHT:	52'-0	TIER 1, LESS THAN 3000 SQ. FT.	67%-88%
		TIER 2 3000-4999 SQ. FT.	90%-94%
		TIER 3 5000- 8000 SQ. FT.	92%-94%
		TIER 4 GREATER THAN 8000 SQ. FT.	94%-95%
PROPOSED % OF SITE COVERAGE:	PER PUD	HEATED SLABS	R-5
ON-SITE PARKING SPACES:	PER PUD	DUCTS	
		ATTIC (LESS THAN 3" IN DIAMETER)	R-6
		ATTIC (GREATER THAN 3" IN DIAMETER)	R-8
		OTHER PORTIONS OF BUILDING (LESS 3" IN DIAMETER)	R-4.2
		OTHER PORTIONS OF BUILDING (GREATER THAN 3" IN DIAMETER)	R-6
		INSIDE CONDITIONED SPACE	EXEMPT
SETBACKS:			
ALLOWABLE:			
FRONT:	PER PUD		
REAR:	PER PUD		
SIDE:	PER PUD		
MAJOR ROAD SETBACK:	PER PUD		

TEAM MEMBERS:

OWNER: WORLD HOT SPRINGS 3240 PLANO PARKWAY 81601 GLENWOOD SPRINGS, CO 81606
 CONTRACTOR: STRUCTURAL ENGINEER: COLORADO STRUCTURAL 315 BELLEVUE AVE. UNIT F GLENWOOD SPRINGS, CO 81724
 (970) 345-5922 mike@coloradostructural.com

ALL INQUIRES SHOULD BE DIRECTED THROUGH THE ARCHITECT



design + build
 815 BLAKE AVE.
 GLENWOOD SPRINGS,
 CO. 81601
 PHONE (970) 945-8240
 FAX (866) 431-1950
 bruce@redhousearchitecture.com

IRON MOUNTAIN HOT SPRINGS
 281 centennial street
 glenwood springs, colorado

COPYRIGHT RED HOUSE ARCHITECTURE

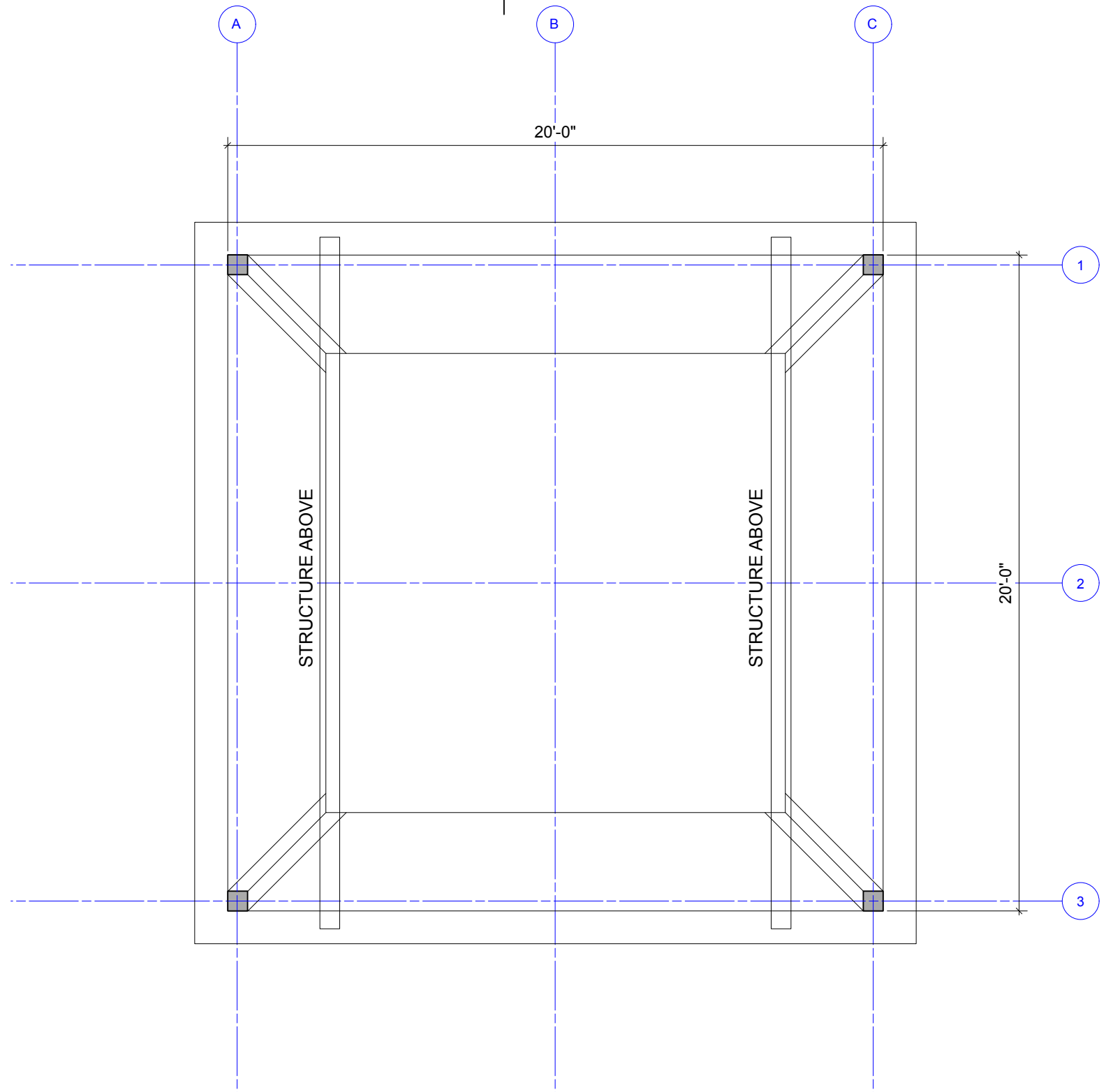
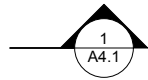
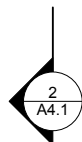
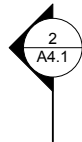
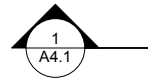
INFORMATION SHEET

Date: 12/24/24
 Time: 11:36:30 AM
 File name: 2025 A1.0 tower.vwx

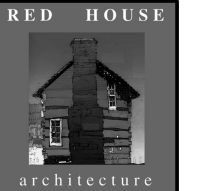
A1.0

0980 A1.0

NOTE: THERE IS NO PUBLIC/PRIVATE ACCESS TO THIS LEVEL



GROUND LEVEL PLAN
@ 1/2" = 1'-0"



design + build

815 BLAKE AVE.
GLENWOOD SPRINGS,
CO. 81601

PHONE (970) 945-8240
FAX (866) 431-1950
bruce@redhousearchitecture.com

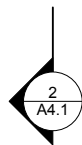
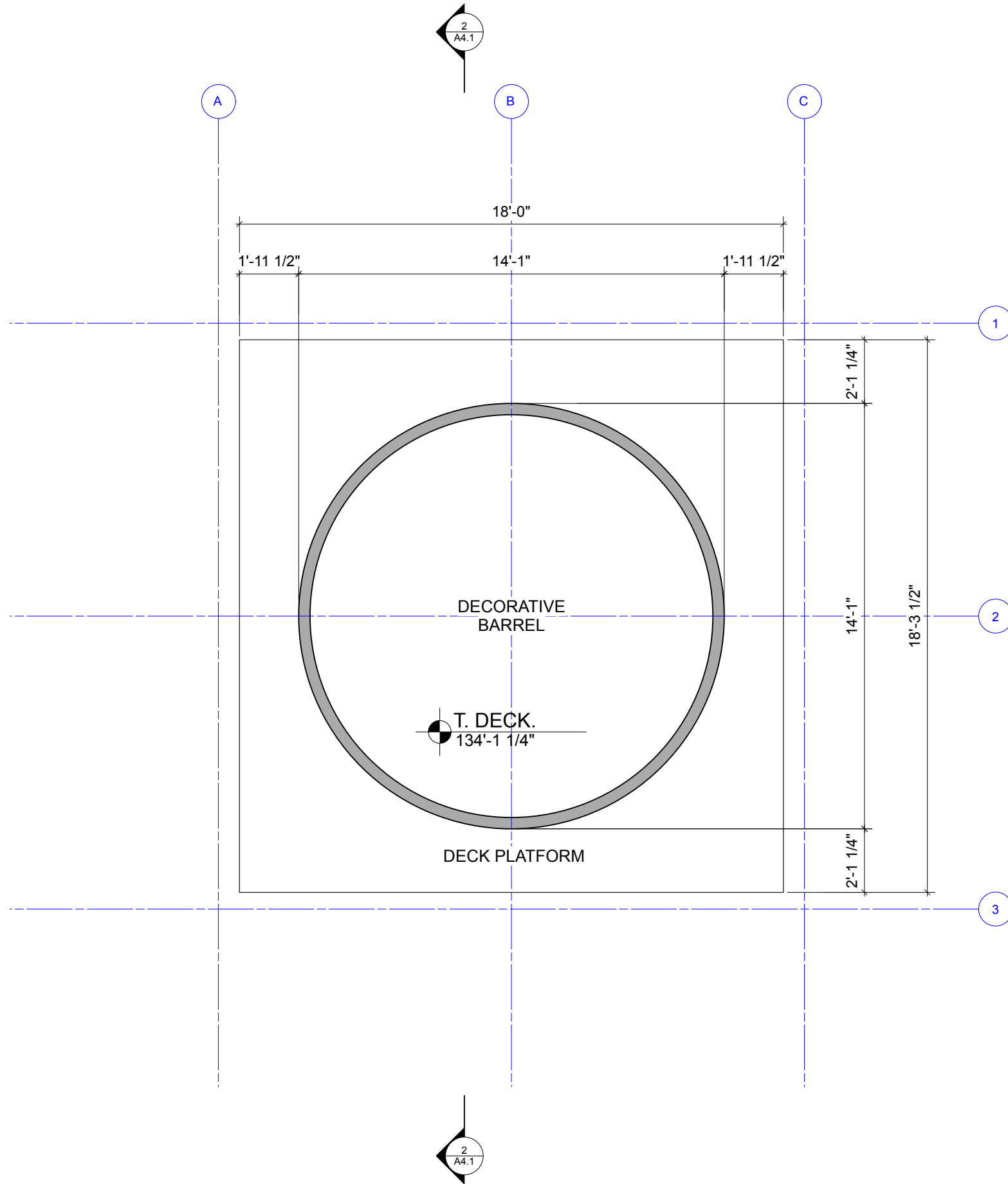
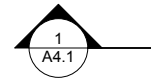
I M H S T O W E R
281 CENTENNIAL STREET
GLENWOOD SPRINGS, COLORADO

date:	remarks:

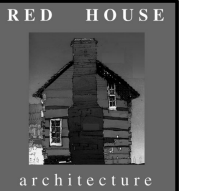
COPYRIGHT RED HOUSE ARCHITECTURE
**ENTRY LEVEL
FLOOR PLAN**
Date: 8/1/25
Time: 12:59:27 PM
File name: 2030 A21 (7-30-25).vwx

A2.1
0XXX A2.1

NOTE: THERE IS NO PUBLIC/PRIVATE ACCESS TO THIS LEVEL



UPPER DECK PLAN
@ 1/2" = 1'-0"



design + build

815 BLAKE AVE.
GLENWOOD SPRINGS,
CO. 81601

PHONE (970) 945-8240
FAX (866) 431-1950
bruce@redhousearchitecture.com

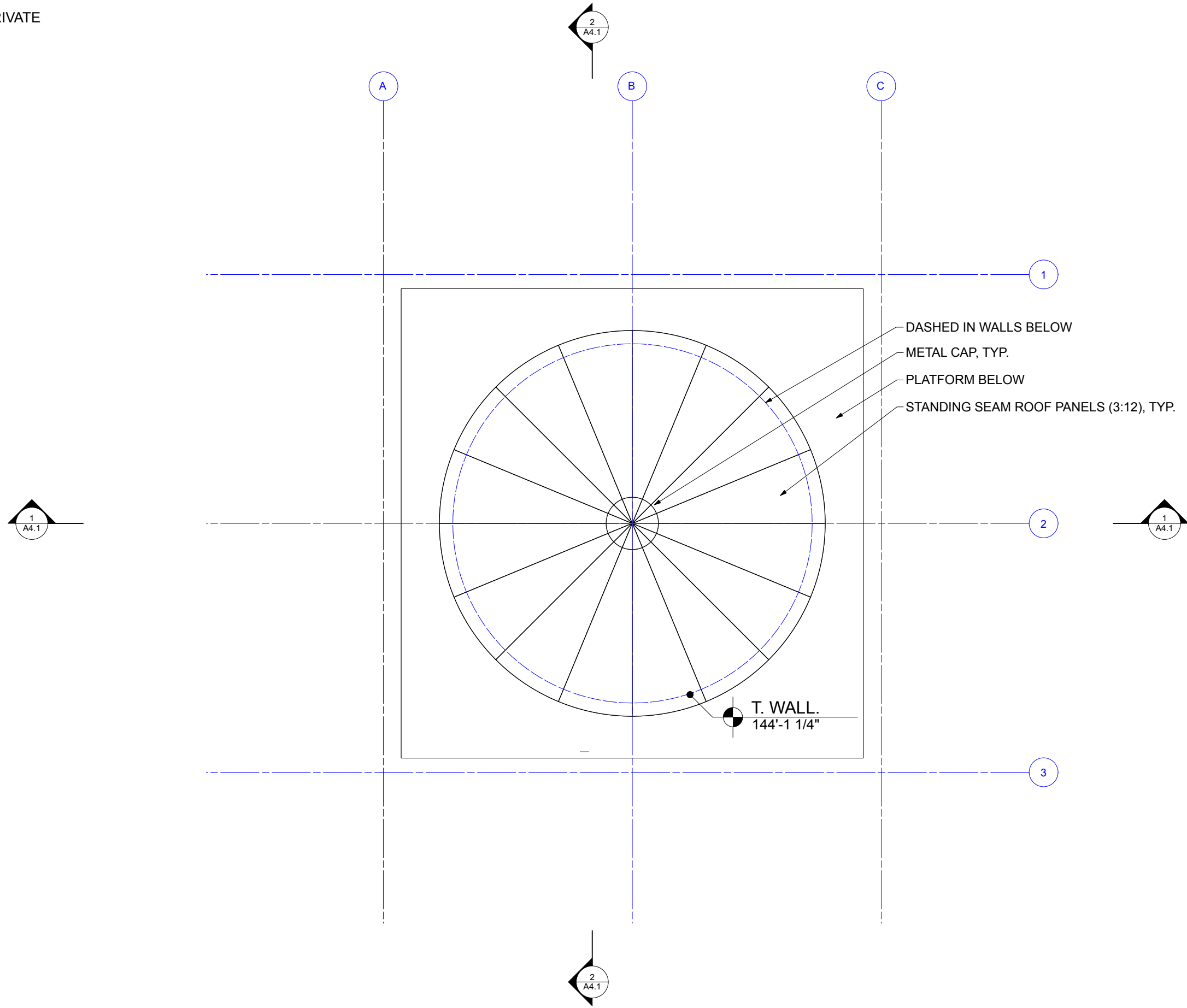
I M H S T O W E R
281 CENTENNIAL STREET
GLENWOOD SPRINGS, COLORADO

date:	remarks:

COPYRIGHT RED HOUSE ARCHITECTURE
**UPPER LEVEL
FLOOR PLAN**
Date: 8/1/25
Time: 12:59:27 PM
File name: 2030 A21 (7-30-25).vwx

A2.2
0XXX A2.1

NOTE: THERE IS NO PUBLIC/PRIVATE ACCESS TO THIS LEVEL



ARCHITECTURAL ROOF PLAN
@ 1/4" = 1'-0"



RED HOUSE
architecture
design + build
815 BLAKE AVE.
GLENWOOD SPRINGS,
CO. 81601
PHONE (970) 945-8240
FAX (866) 431-1950
bruce@redhousearchitecture.com

I M H S T O W E R
281 CENTENNIAL STREET
GLENWOOD SPRINGS, COLORADO

date:	remarks:

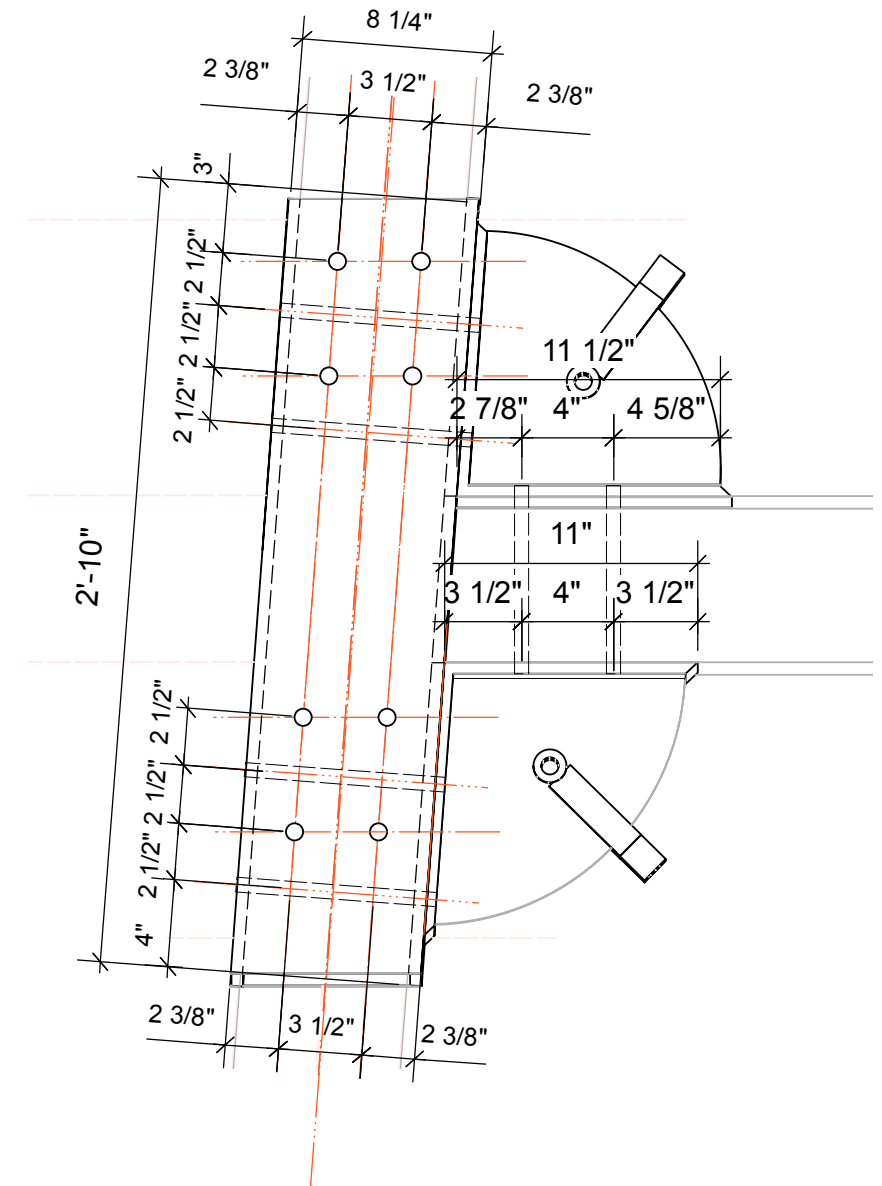
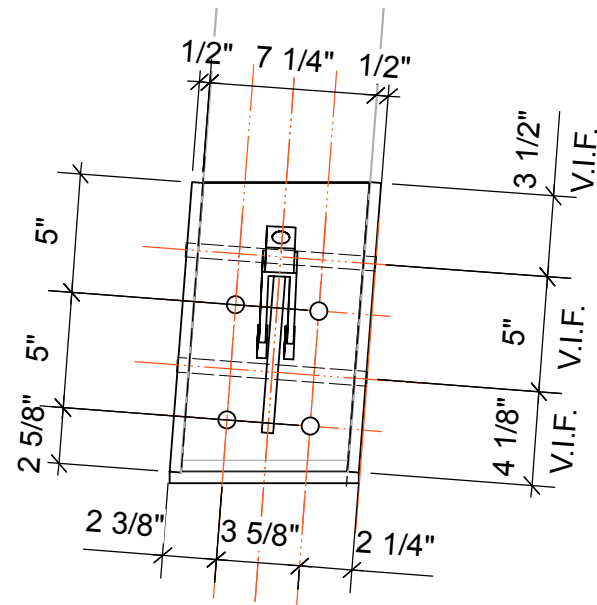
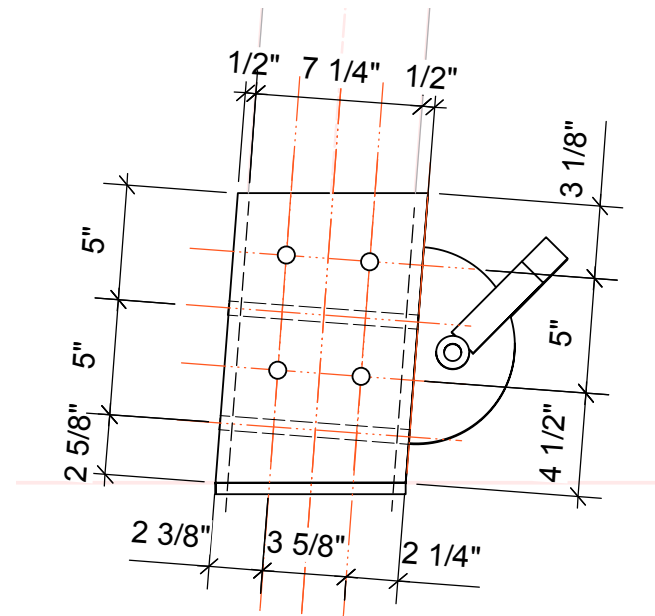
COPYRIGHT RED HOUSE ARCHITECTURE
**ARCHITECTURAL
ROOF PLAN**
Date: 8/1/25
Time: 12:59:27 PM
File name: 2030 A21 (7-30-25).vwx

A2.3
0XXX A2.1

ANGLE = 94.4°

IMHS TOWER DETAILS

ANGLE = 94.4°



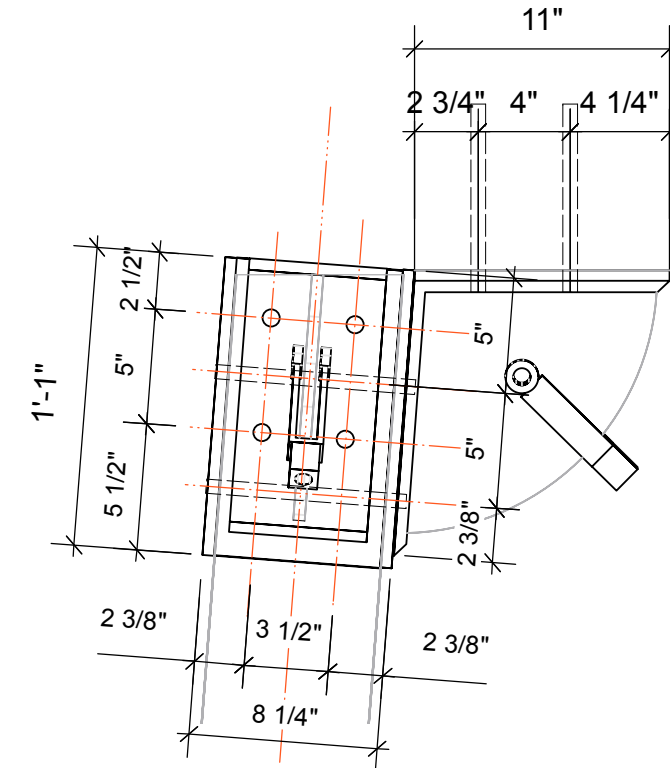
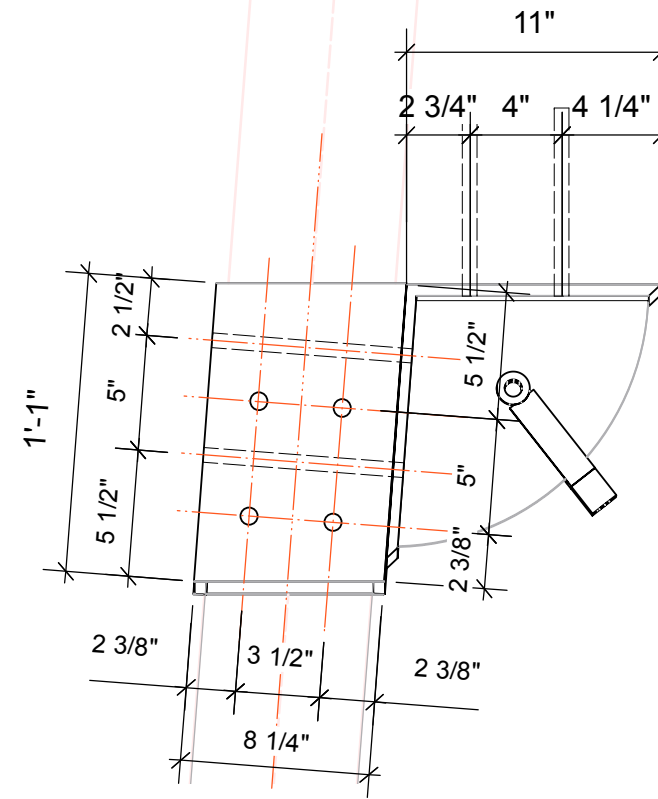
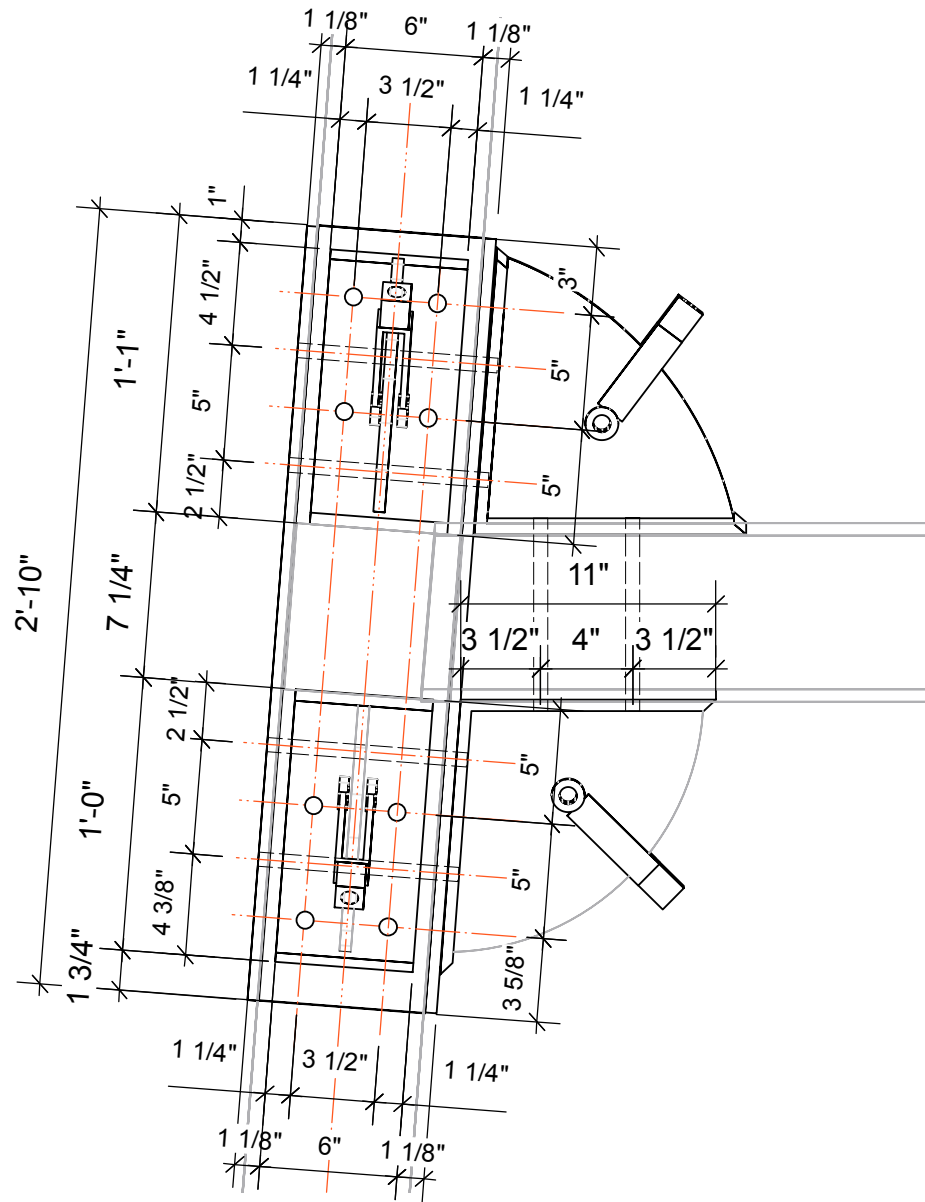
BASE SADDLE - OUTSIDE PLATE

BASE SADDLE - INSIDE PLATE

MIDDLE BRACKET - OUTSIDE PLATE

IMHS TOWER DETAILS **ANGLE = 94.4°**

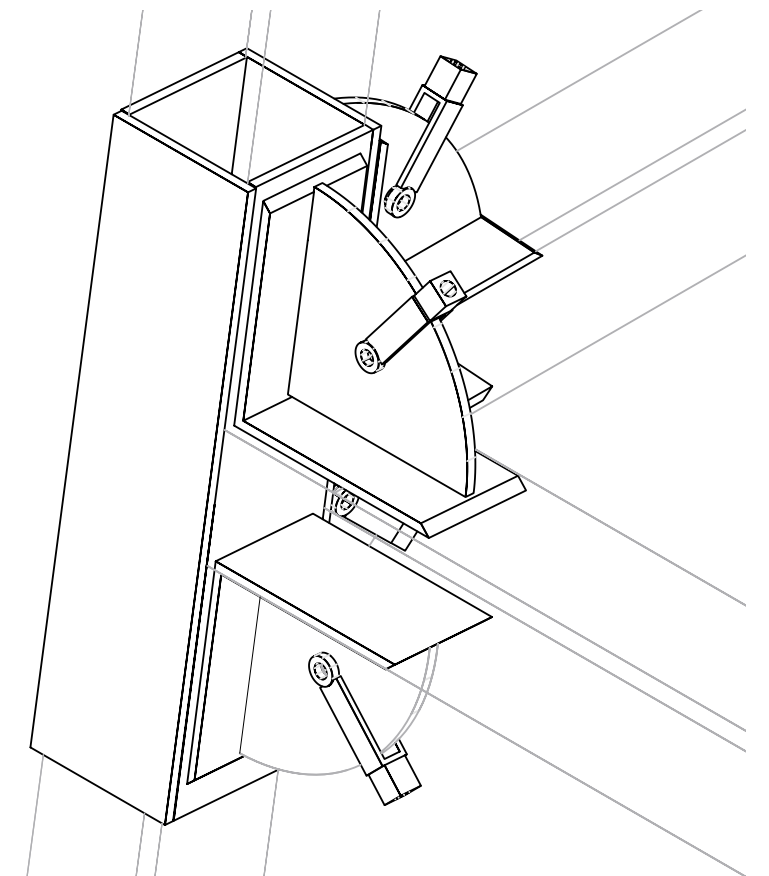
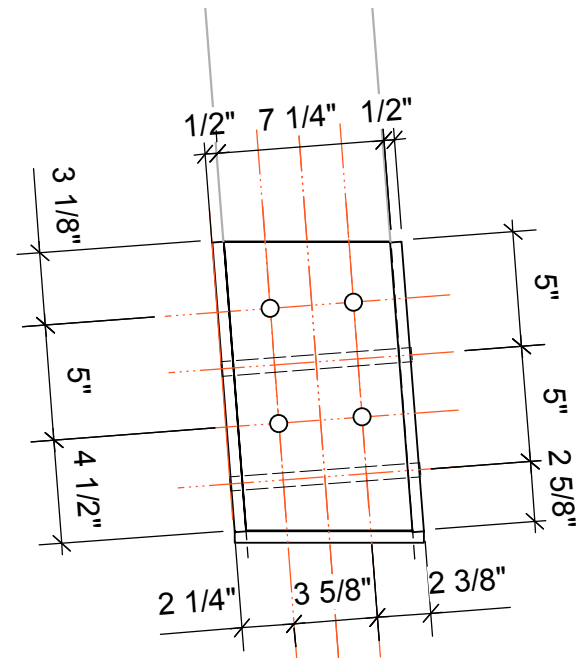
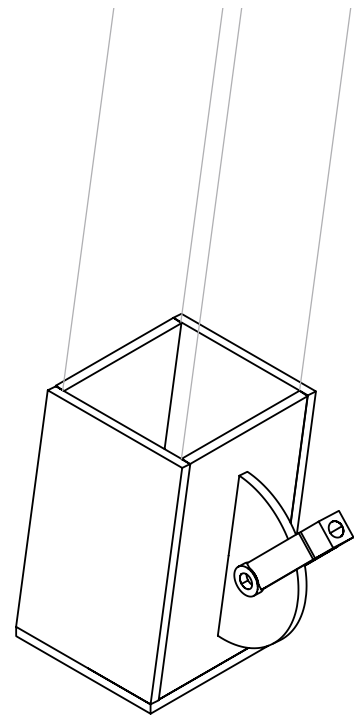
IMHS TOWER DETAILS



MIDDLE BRACKET - INSIDE PLATE

UPPER BRACKET - OUTSIDE PLATE

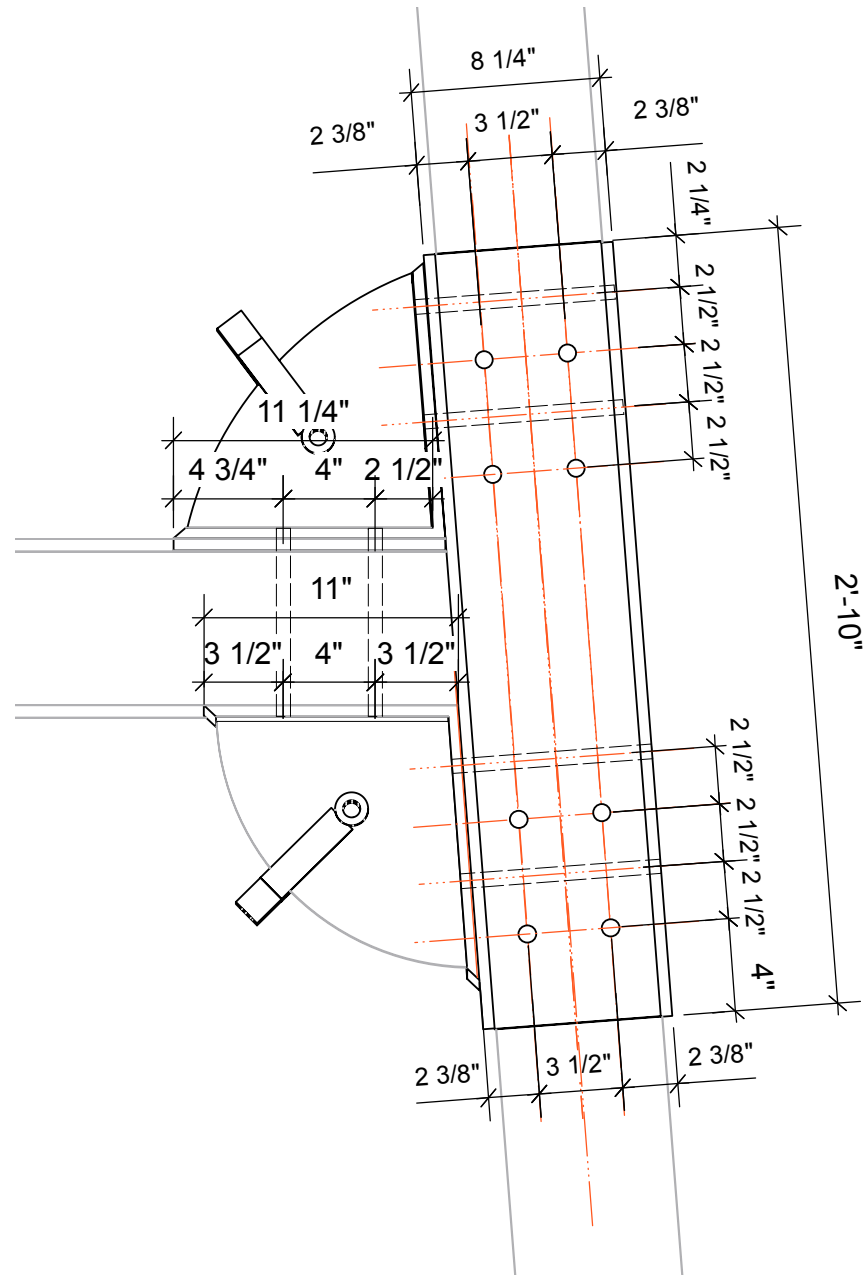
UPPER BRACKET - INSIDE PLATE



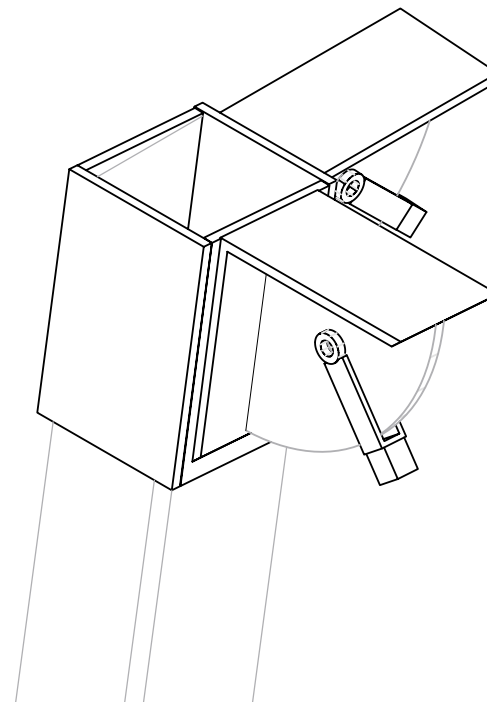
BASE SADDLE - AXONOMETRIC

BASE SADDLE - BACK PLATE

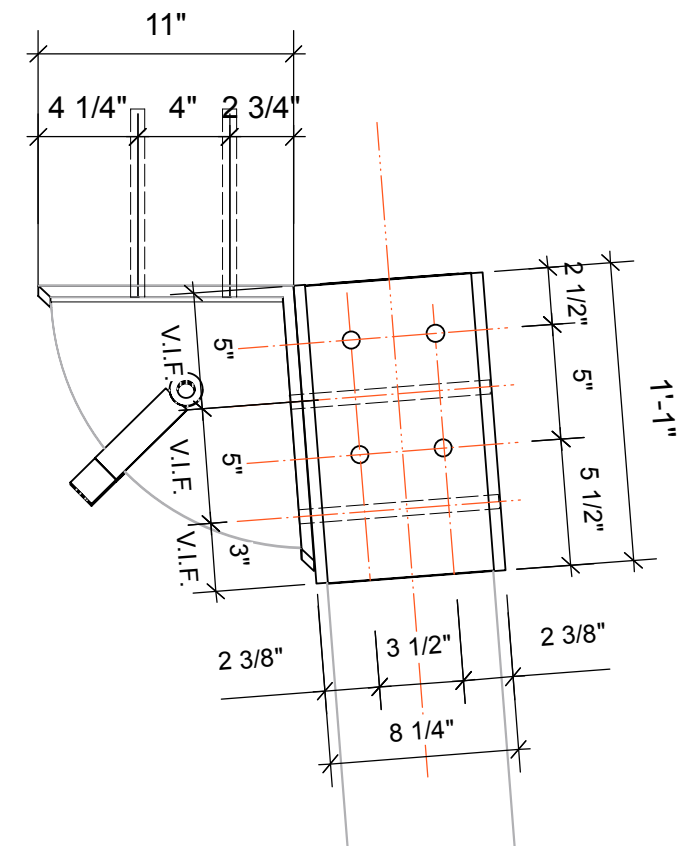
MIDDLE BRACKET - AXONOMETRIC



MIDDLE BRACKET - BACK PLATE

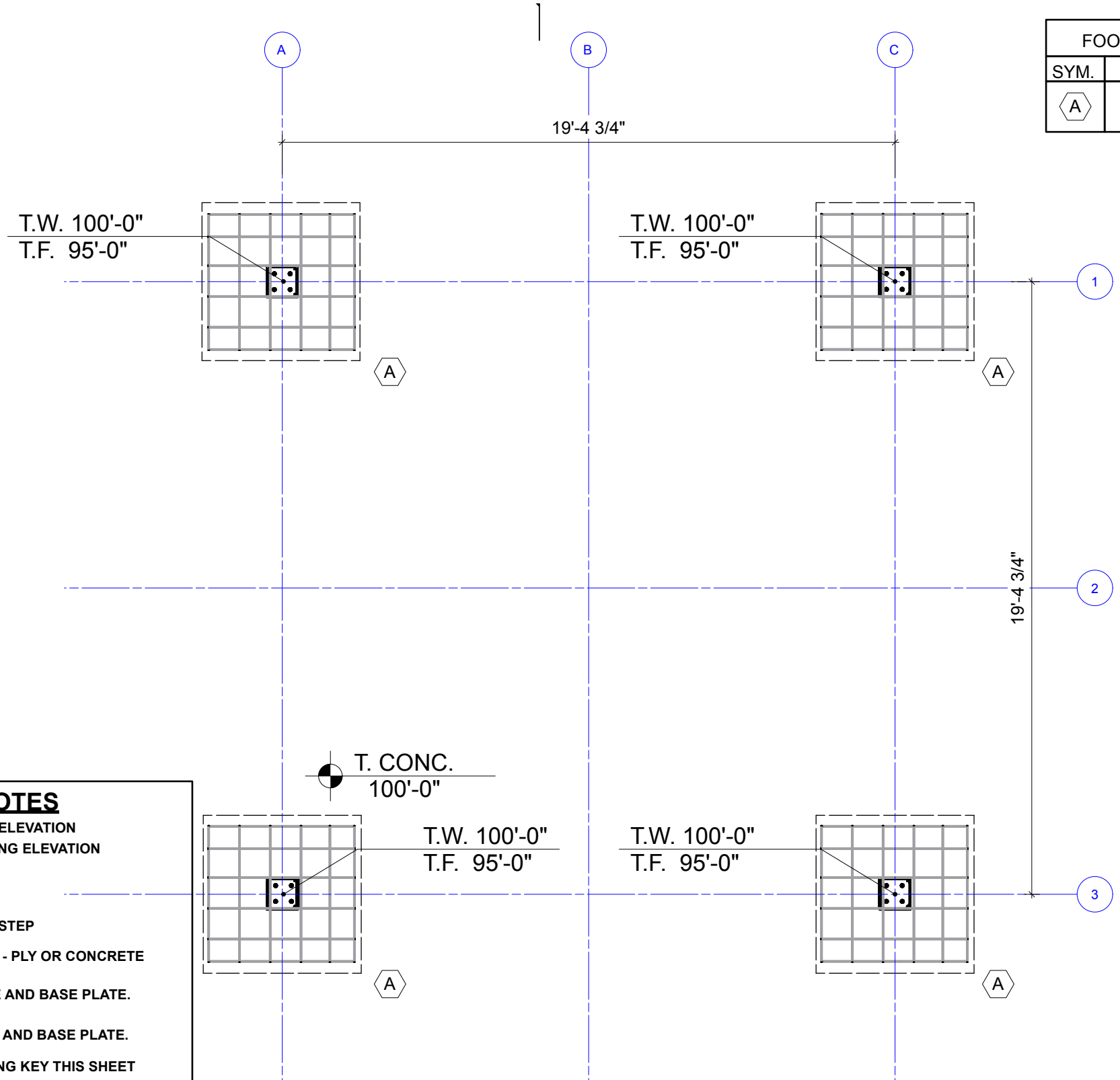


UPPER BRACKET - AXONOMETRIC



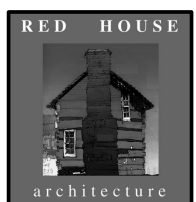
UPPER BRACKET - BACK PLATE

FOOTING SCHEDULE		
SYM.	SIZE	REINFORCING
(A)	5'-0" X 5'-0" X 1'-0"	6-#5 BOTTOM EA. WAY



FOUNDATION PLAN NOTES

- T.W. INDICATES TOP OF CONCRETE WALL ELEVATION
- T.F. INDICATES TOP OF CONCRETE FOOTING ELEVATION
- T.L. TOP OF LEDGE
- ✓ INDICATES FOOTING STEP
- ▬ INDICATES TOP OF CONCRETE WALL STEP
- ▬ INDICATES STEP OF SURFACE PLANE - PLY OR CONCRETE
- or ● COLUMN BELOW, SEE PLAN FOR SIZE AND BASE PLATE.
- or ○ COLUMN ABOVE, SEE PLAN FOR SIZE AND BASE PLATE.
- (A) INDICATES FOOTING PAD. SEE FOOTING KEY THIS SHEET
- INDICATES BUILDING ELEVATION
- [XXX'-XX"] TOP OF BEAM ELEVATION
- ▬ JOIST BEARING
- ▬ JOIST HANGER - SIMPSON "U" HANGER U.N.O.
- ALL COLUMNS SHALL BE 2-2x6 UNLESS NOTED OTHERWISE
- 4" PVC FND. DRAIN, SET IN GRAVEL SEE SOILS REPORT
- ALL CONCRETE WALLS ARE 8-INCH THICK, UNLESS NOTED OTHERWISE.
- VENT CRAWLSPACE AREAS PER UBC SEC. 2516. (C). 6. PROVIDE BLOCKOUTS IN FLOOR JOIST SPACE AND OR FOUNDATION WALLS AS REQUIRED, SEE PLAN
- DO NOT SCALE DRAWINGS. CONTACT ARCHITECT OR ENGINEER FOR DISCREPENCIES OR MISSING DIMENSIONS



design + build
 815 BLAKE AVE.
 GLENWOOD SPRINGS,
 CO. 81601
 PHONE (970) 945-8240
 FAX (866) 431-1950
 bruce@redhousearchitecture.com

I M H S T O W E R
 281 CENTENNIAL STREET
 GLENWOOD SPRINGS, COLORADO

date:	remarks:

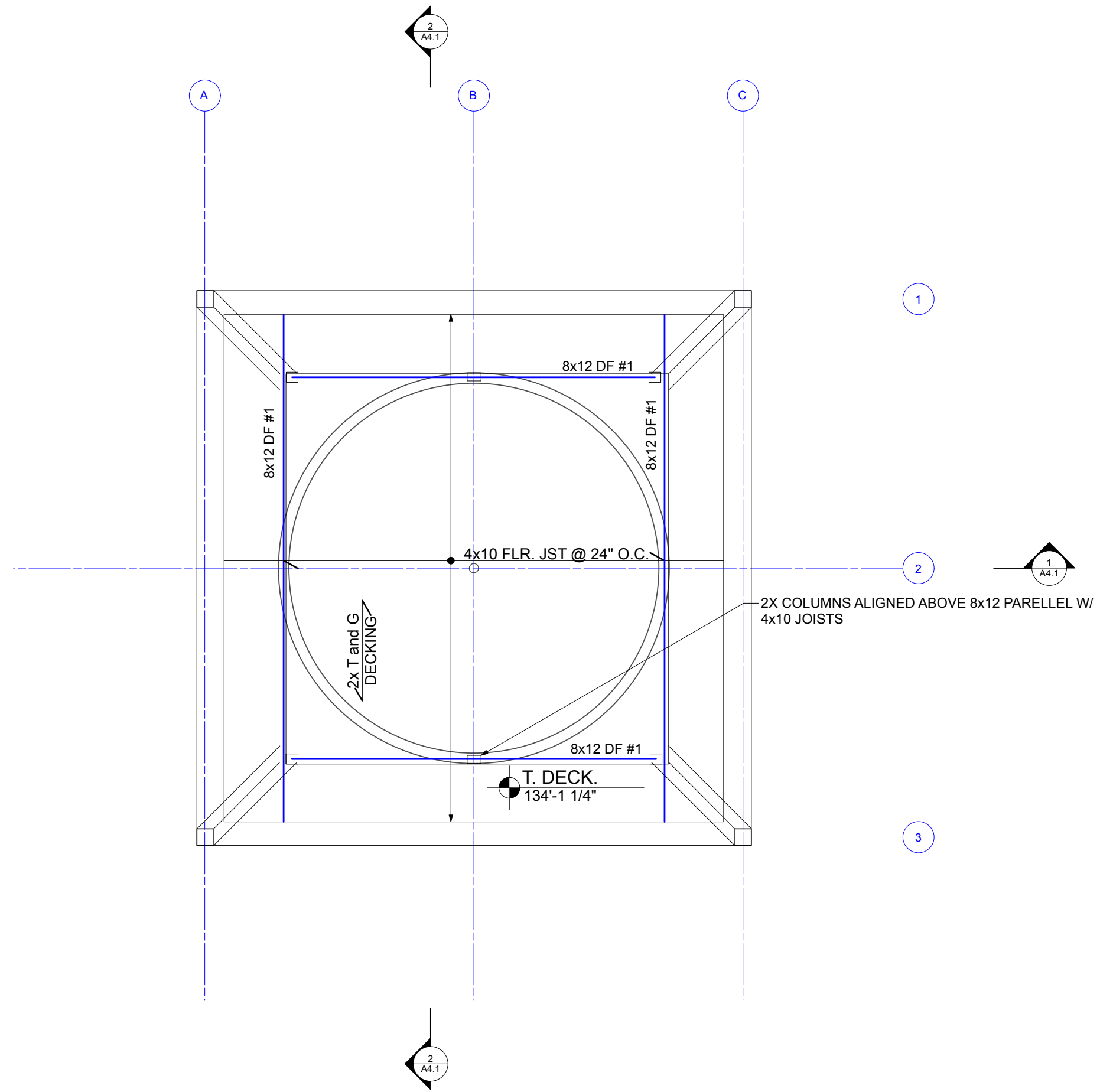
COPYRIGHT RED HOUSE ARCHITECTURE
**ENTRY LEVEL
 FLOOR PLAN**
 Date: 8/1/25
 Time: 12:59:28 PM
 File name: 2030 A21 (7-30-25).vwx

S1.1
 0XXX A2.1

FOUNDATION PLAN
 @ 1/2" = 1'-0"

date:	remarks:

COPYRIGHT RED HOUSE ARCHITECTURE
Date: 8/1/25 Time: 12:59:28 PM File name: 2030 A21 (7-30-25).vwx

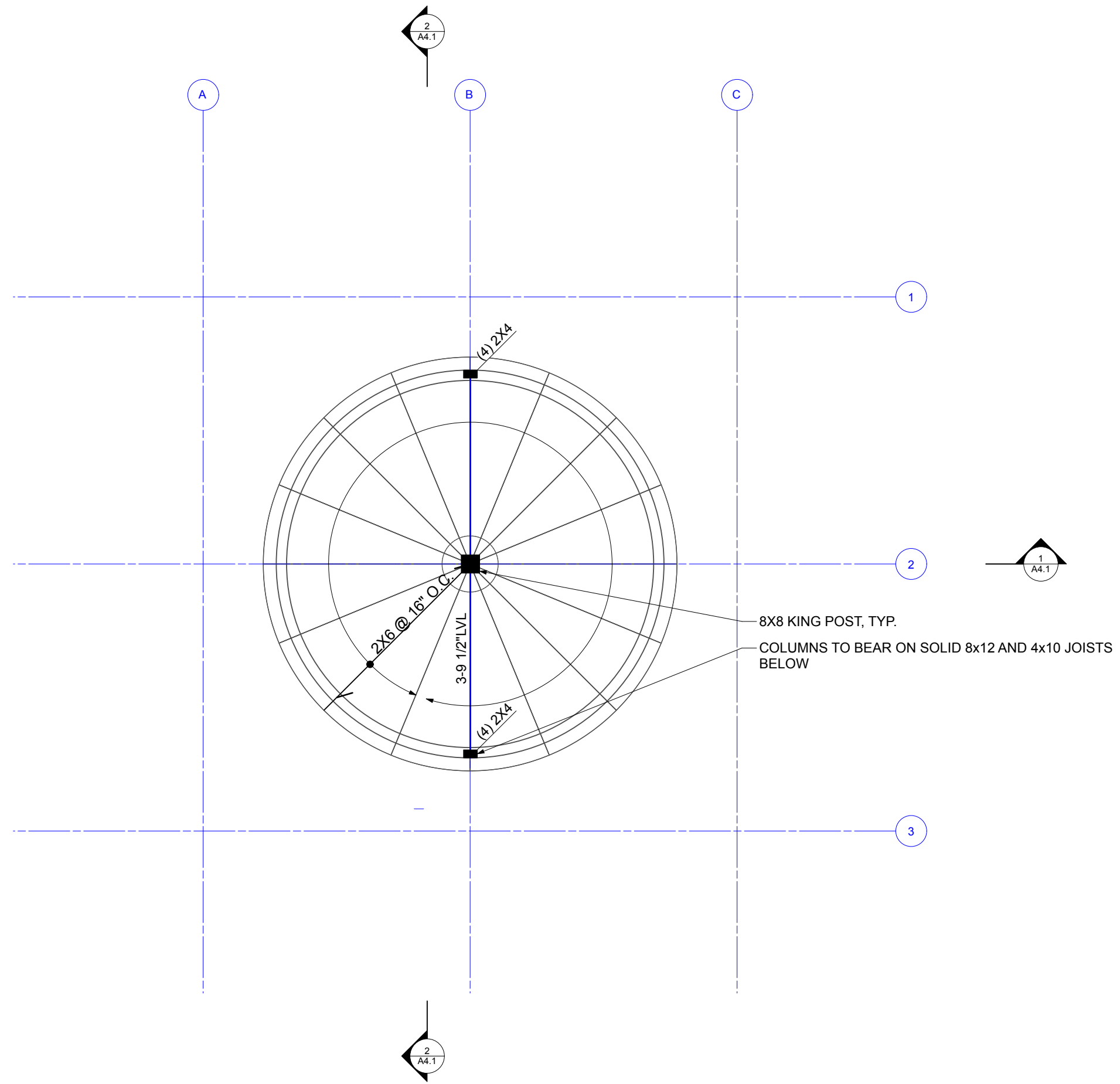


- FLOOR FRAMING PLAN NOTES**
1. ■ or ● COLUMN BELOW
 2. □ or ○ COLUMN ABOVE
 3. ——— JOIST BEARING
 4. ——— JOIST HANGER
 5. [Hatched Box] STEP PLYWOOD/FRAME
 6. [Circle with Arrow] INDICATES BUILDING ELEVATION
 7. [Box with 'SHEAR X' - XX"'] 1/2" PLYWOOD SHEAR PANELS FOR EXTENT INDICATED. PROVIDE NAILING AS NOTED IN GENERAL NOTES
 8. [XXX'-XX"'] TOP OF BEAM ELEVATION
 9. [Dotted Box] INDICATES OVERFRAMING
 10. ALL SUBFLOORS TO BE 3/4" T&G PLYWOOD GLU-NAILED WITH NAILING AS NOTED IN GENERAL NOTES.
 11. ALL COLUMNS SHALL BE 2-2x6 UNLESS NOTED OTHERWISE
 12. ALL HEADERS SHALL BE 3-2x10 UNLESS NOTED OTHERWISE
 13. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT OR ENGINEER FOR DISCREPANCIES OR MISSING DIMENSIONS.

DECK FRAMING PLAN
@ 1/2" = 1'-0"

date:	remarks:

COPYRIGHT RED HOUSE ARCHITECTURE
Date: 8/1/25 Time: 12:59:28 PM File name: 2030 A21 (7-30-25).vwx



- ROOF FRAMING PLAN NOTES**
- or ● COLUMN BELOW
 - JOIST BEARING
 - ┘ JOIST HANGER
 - SHEAR X'-XX" 1/2" PLYWOOD SHEAR PANELS FOR EXTENT INDICATED. PROVIDE NAILING AS NOTED IN GENERAL NOTES
 - [XXX'-XX"] TOP OF BEAM ELEVATION
 - ▭ INDICATES OVERFRAMING
 - ALL COLUMNS SHALL BE 2-2x6 UNLESS NOTED OTHERWISE
 - ALL HEADERS SHALL BE 2-2x10 UNLESS NOTED OTHERWISE.
 - ALL SLOPED ROOF SHEATHING TO BE 5/8" CDX PLYWD. WITH NAILING AS NOTED IN GENERAL NOTES.
 - ALL LEVEL SHEATHING TO BE 3/4" CDX PLYWD WITH NAILING AS NOTED IN GENERAL NOTES.
 - DO NOT SCALE DRAWINGS. CONTACT ARCHITECT OR ENGINEER FOR DISCREPANCIES OR MISSING DIMENSIONS.

ROOF FRAMING PLAN
@ 1/2" = 1'-0" 



IRON MOUNTAIN

HOT SPRINGS

GLENWOOD SPRINGS, COLORADO

**281 Centennial Street
Glenwood Springs, CO 81601**

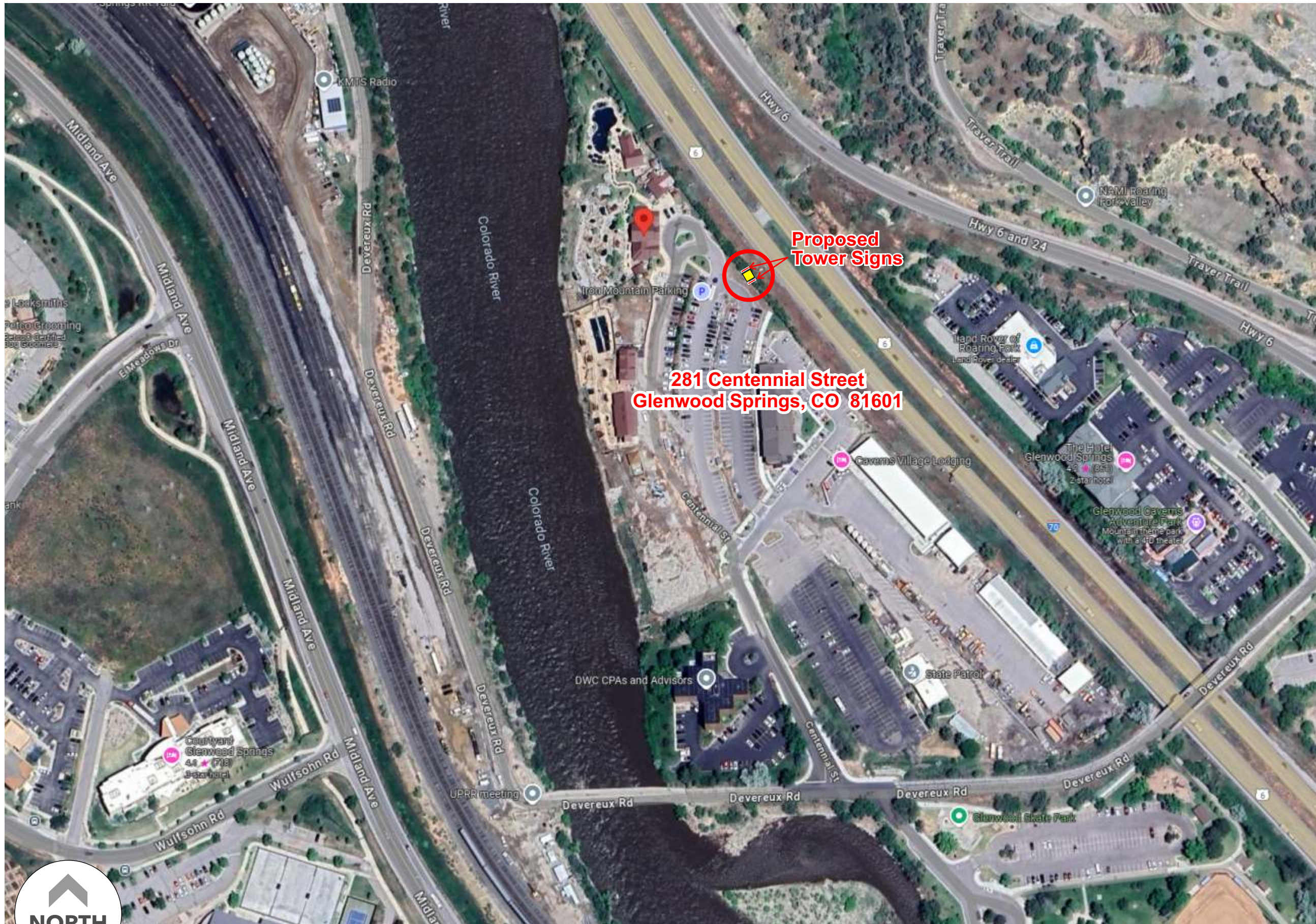
**831 N CENTRAL AVENUE
WOOD DALE, IL 60191**

**(630) 422-1708
contact@kdnsigns.com**

artwork in this document is property of
the kdn signs and may
not be copied or reproduced

**JOB# 5566
QUOTE# 21508**

06/18/2025



Proposed Tower Signs

**281 Centennial Street
Glenwood Springs, CO 81601**



SITE PLAN



**831 N CENTRAL AVENUE
WOOD DALE, IL 60191**

(630) 422-1708
contact@kdnsigns.com

artwork in this document is property of the kdn signs and may not be copied or reproduced

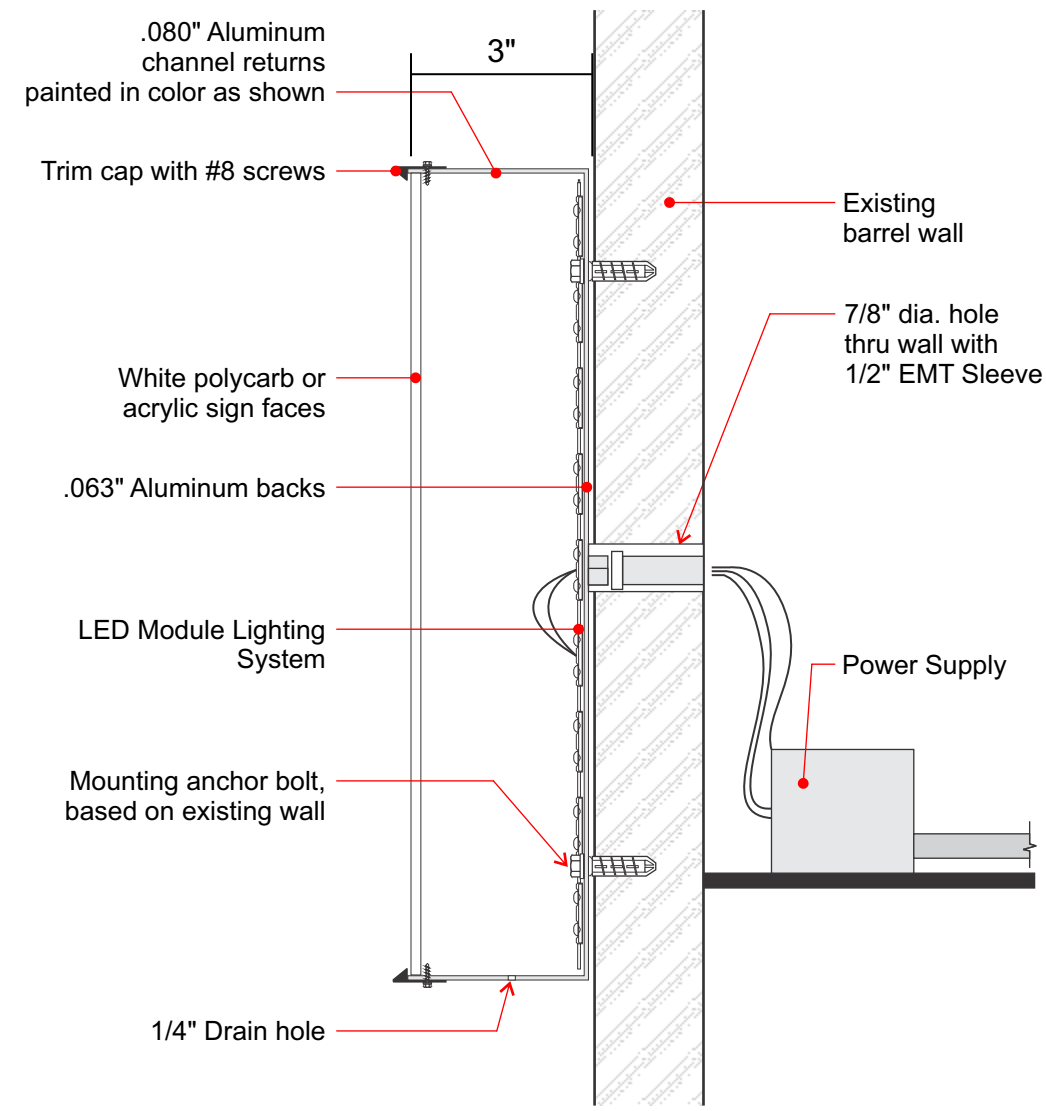
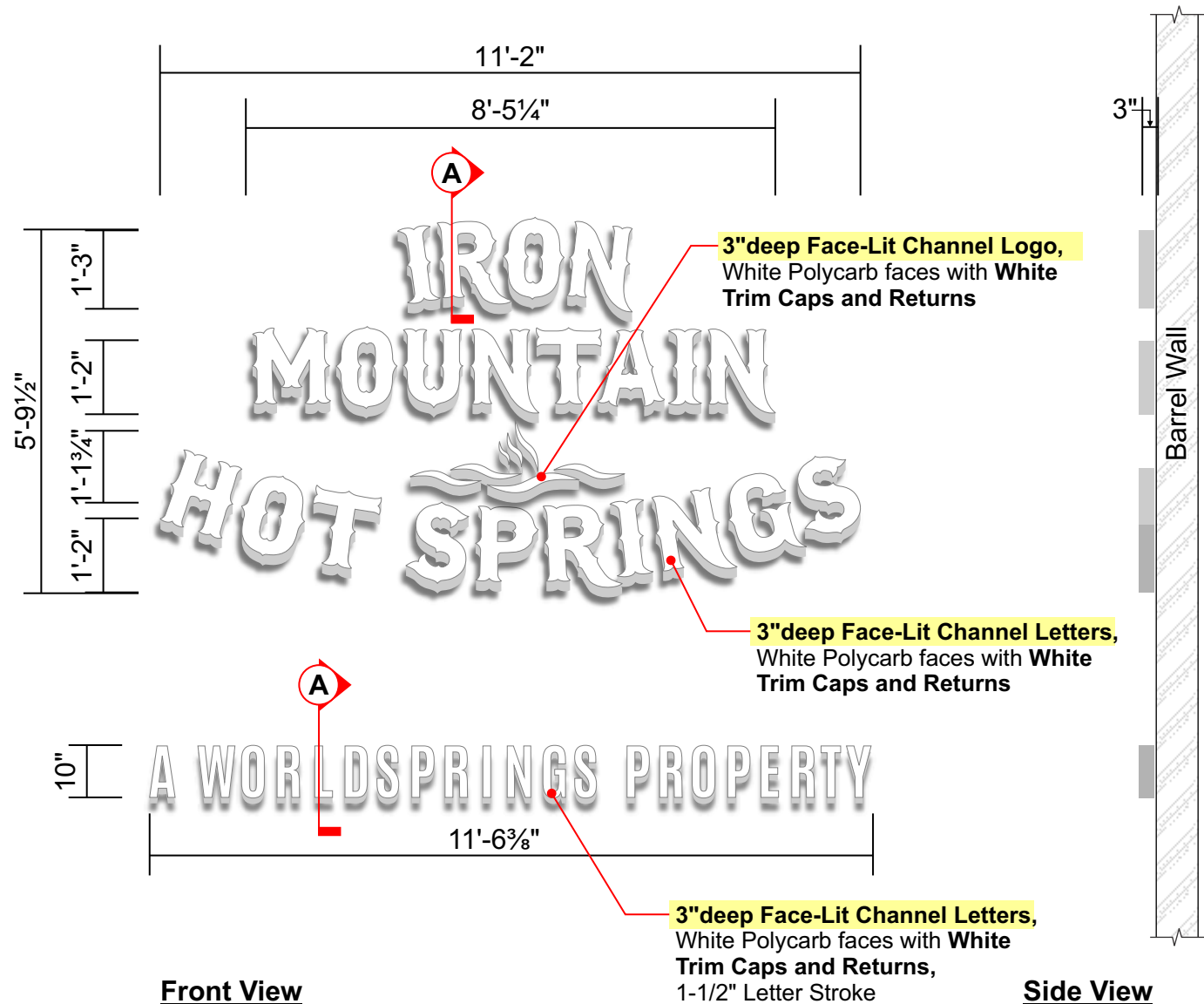
**IRON MOUNTAIN
HOT SPRINGS**
GLENWOOD SPRINGS, COLORADO

**281 Centennial Street
Glenwood Springs, CO 81601**

DRAWN BY: Design Dept
ACCOUNT REP: Patrick Blazer
PAGES: 1 of 3

JOB#: 5566 QUOTE#: 21508-00
06-18-25 DATE: 10-08-24
REVISED: 10-18-24
02-11-25 10-21-24
02-27-25 10-31-24

NOTES:



Face-Lit Channel Letters Mounted Directly to Barrel -

Scale 3/8" = 1'-0" | Qty: (2) Required | Square Footage: 64.6
3" deep Aluminum Face-Lit Channel Letterset directly mounted to barrel. Sign to illuminate with White LED Module Lighting System.
Field survey required prior to fabrication. Installation method to be determined after survey.
Drawing for concept purposes only.

831 N CENTRAL AVENUE
WOOD DALE, IL 60191

(630) 422-1708
contact@kdnsigns.com

artwork in this document is property of the kdn signs and may not be copied or reproduced

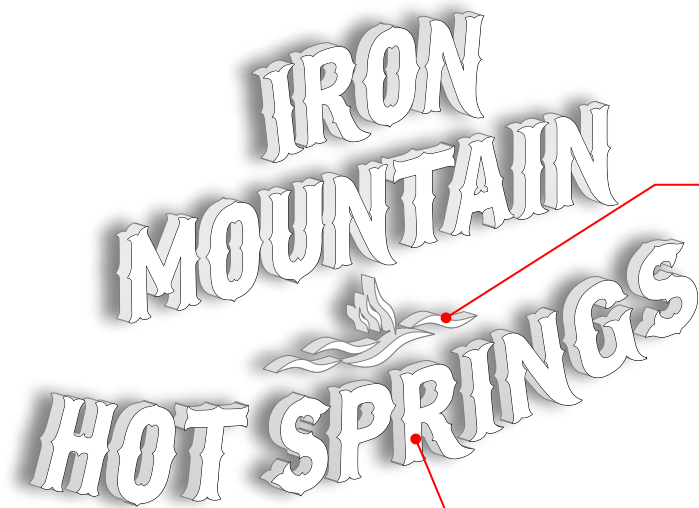


281 Centennial Street
Glenwood Springs, CO 81601

DRAWN BY: Design Dept
ACCOUNT REP: Patrick Blazer
PAGES: 2 of 3

JOB#: 5566 QUOTE#: 21508-00
06-18-25 DATE: 10-08-24
REVISED: 10-18-24
02-11-25 10-21-24
02-27-25 10-31-24

NOTES:

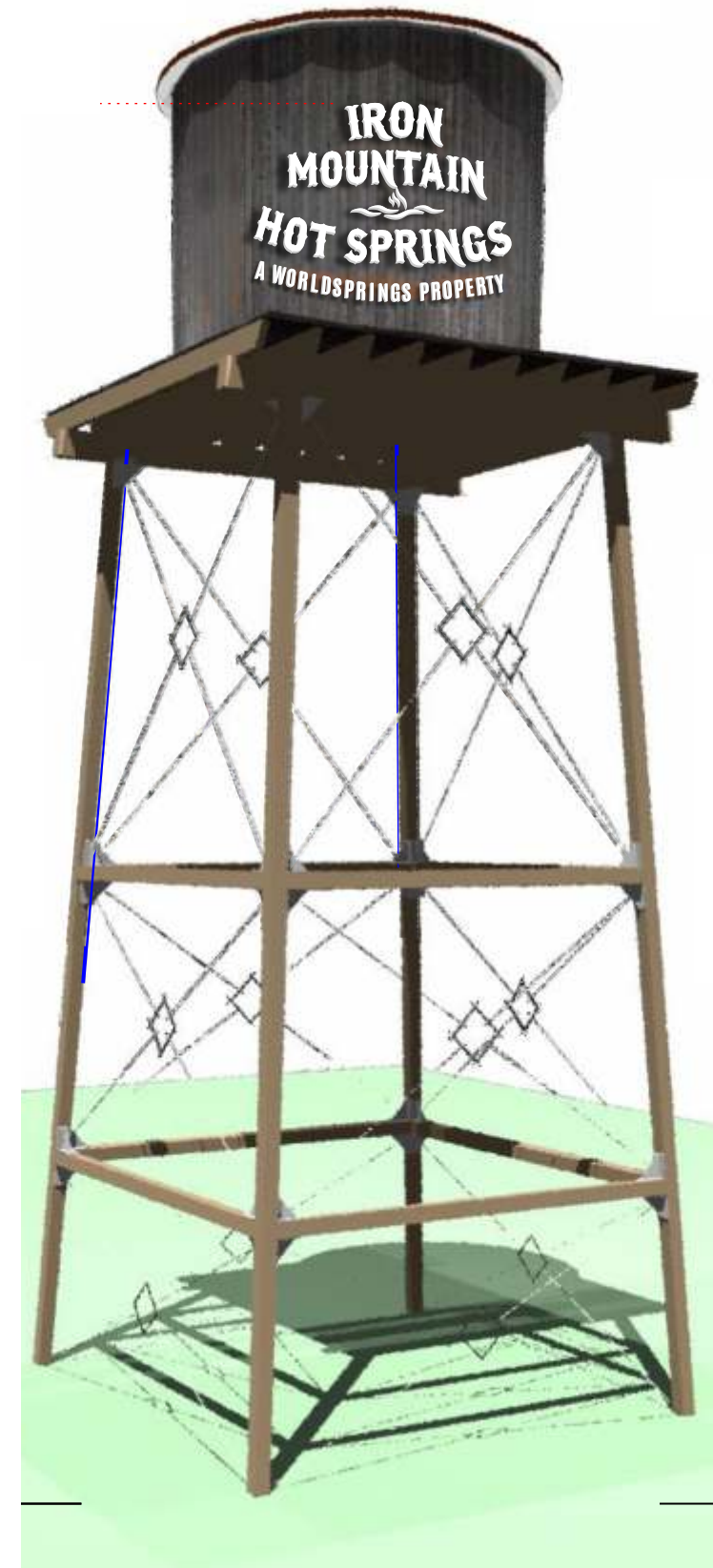


3"deep Face-Lit Channel Logo,
White Polycarb faces with White
Trim Caps and Returns

3"deep Face-Lit Channel Letters,
White Polycarb faces with White
Trim Caps and Returns

Isometric Concept -

Scale N.T.S.



831 N CENTRAL AVENUE
WOOD DALE, IL 60191

(630) 422-1708
contact@kdnsigns.com

artwork in this document is property of
the kdn signs and may
not be copied or reproduced



281 Centennial Street
Glenwood Springs, CO 81601

DRAWN BY: Design Dept
ACCOUNT REP: Patrick Blazer
PAGES: 3 of 3

JOB#: 5566 QUOTE#: 21508-00
06-18-25 DATE: 10-08-24
REVISED: 10-18-24
02-11-25 10-21-24
02-27-25 10-31-24

NOTES:



Planning and Zoning Commission Memo

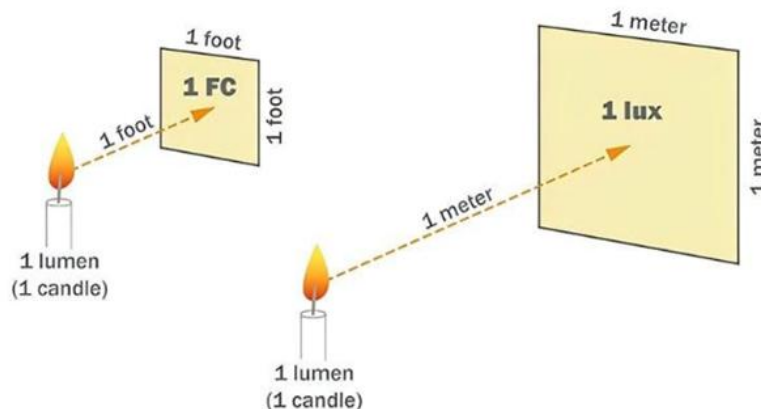
Date	January 27, 2026
Planning File Number	COMDEV-000006-2026
RE:	Lighting and Illumination Work Session
Staff	Emery Ellingson, Senior Planner

Background and Purpose

At the November 6, 2025 joint work session with the Planning & Zoning Commission (P&Z) and City Council, members expressed interest in further discussing lighting and illumination regulations. The following memo summarizes current regulations, describes basic lighting and illumination concepts, and provides potential discussion topics.

Lighting and Illumination – Lighting Fixtures

Light, as perceived by the human eye, is typically measured with a unit of measurement called a lumen. A lumen quantifies the perceived power of visible light emitted by a source and not the illumination it provides. The illumination is measured, as least in the United States, with a unit of measure called a foot candle. Foot candles (fc) are defined as one lumen per square foot which means that if illumination is measured at 1 foot candle, that level of illumination if the degree to which a 1 square foot surface would be illuminated with a light source measured at 1 lumen, as illustrated in image below.



A foot candle measures the intensity of illumination upon a surface, which decreases as you move further from the light source. The rest of the world uses a unit called the lux which

operates on the same principle but uses one square meter instead of a square foot as shown in the image above.

Regulating Lighting and Illumination

The *Glenwood Springs Municipal Code* (Code) regulates lighting and illumination in two separate sections. Section 070.040.100 Exterior Lighting regulates exterior lighting while Section 070.040.110 Signs includes language on the regulation of illumination specific to signage.

Similar to how the City is divided into different zoning districts, the City is organized into three separate lighting districts as shown in the table below. It is important to note that the underlying zoning of the property determines the lighting district and not the use of a site. All standards and thresholds for lighting are then applied based on the applicable lighting district. Please see the attached map showing boundaries of each lighting district. Please note that PUDs are not included in these districts as they often have their own specific regulations. Additionally, the entire Interstate 70 corridor within the Colorado Department of Transportation right-of-way has its own specific lighting standards, which is why they are absent from the Lighting District map. In addition, electric work is permitted by the State of Colorado and not the City of Glenwood Springs which means that only larger developments are reviewed for lighting. City has no permit process for installation or changing of individual fixtures.

Table 040.10 Maximum Lighting Trespass Levels	
LIGHTING DISTRICT	ZONING DISTRICTS INCLUDED
District 1	CO, M1, M3, I1, I2, and IN
District 2	RH, RT, M2, and RE
District 3	RR, RL, RM1, RM2, and HP

Lighting Types

Code has specific regulations for a variety of lighting types including surface parking area lighting, security lighting, building facade lighting, walkway lighting, canopy lighting, street lighting, and lighting for outdoor recreation facilities. In addition, it also has an outright prohibition on the following lighting types:

- Unshielded lights, lamps, or floodlights that produce glare and light trespass in excess of that allowed in Table 040.010 Maximum Lighting Trespass Levels
- Mercury vapor and low-pressure sodium lighting.
- Lights affixed to the top of a roof, except where required by building code.
- Lights that flash, move, revolve, blink, flicker, vary in intensity, change color, or use intermittent electrical pulsation, except for holiday lighting pursuant to Subsection 070.040.110(b)(2)(a)
- Linear lighting which illuminates the entire outline of a building; and

- Upward directed lighting that allows spillage into the sky.

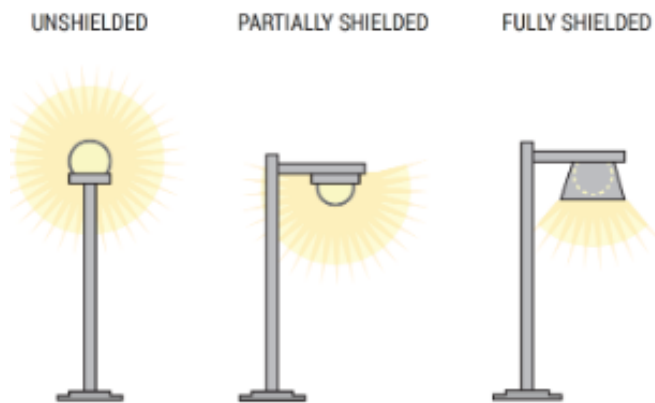
Light Trespass

Another aspect of illumination which Code regulates is light trespass, which is defined as “the shining of light produced beyond the boundaries of the property on which it is located, where light is produced by a light fixture or a reflected light”. Code limits, based on lighting district, the amount of illumination permitted at the property line as well as a point 10 feet beyond/into the adjacent neighboring property or City right-of-way. The light included in this calculation includes all light sources on the property, except for light emitted from internally illuminated signs. See the table below for information on how the allowable amount of trespass changes between the districts. These allowed foot candle amounts for trespass are typically shown on a lighting photometric plan (discussed below), when required.

Lighting District	Point A (at property line)	Point B (10’ from property line)
District 1	5.0 foot candles	3.0 foot candles
District 2	0.5 foot candles	0.2 foot candles
District 3	0.3 foot candles	0.1 foot candles

Fixture Style

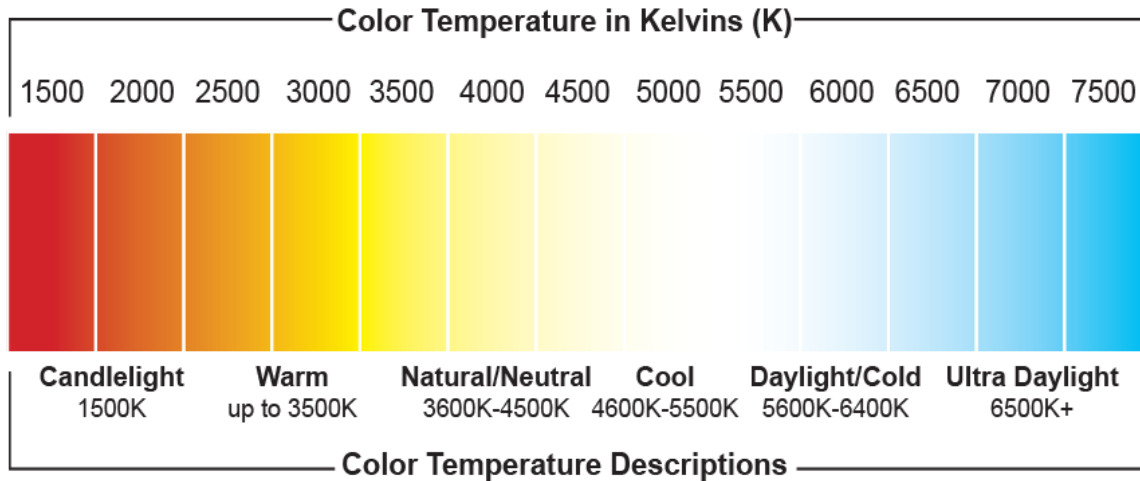
Code also regulates the type of fixture allowed in each Lighting District. The design of a fixture determines how much light it allows to escape upwards. Fully shielded fixtures ensure that light does not escape above the horizontal while unshielded fixtures allow light to escape upward. Lighting District 1 requires that all fixtures be full cut-off and shielded fixtures. Lighting District 2 and 3 require freestanding fixtures to be fully shielded but allow partially and unshielded fixtures as long as the output does not exceed 505 lumens. DarkSky International, an international group which promotes minimizing light pollution, recommends that residential and commercial luminaires not exceed 1,000 lumens per luminaire and generally recommends shielding of fixtures.



Lighting Color

Section 070.040.100 does not regulate the color of any given light. That being said, not all colors are equal when it comes to how it is perceived by the human eye. Light sources with higher concentrations of blue light will trigger a stronger response compared to a light source with a lower concentration of blue light. The perceived color of light is measured using Kelvins

(K), which correlates the color at which light radiates or is emitted at different temperatures. The light emitted at lower Kelvin values can be described as “warm or amber” while light emitted at higher Kelvin values can be described as “cool white” or “blue”. Dark Sky International recommends no light source to exceed 3000K.



Lighting Plans

Lighting plans, also called photometric plans, are used to demonstrate compliance with lighting ordinances. These plans provide details on number and type of fixtures and also show the illumination levels across the site using the foot candle unit of measure. All new multifamily, mixed use, and non-residential developments are required to provide a lighting plan as part of their land use application. Please see the packet for an example of a lighting plan.

Non-Conforming Exterior Lighting

Existing non-conforming exterior lighting is allowed to remain unless significant development occurs to trigger bringing the lighting into compliance. This is required if any of the following occurs:

- A structural addition that increases the gross floor area of all existing structures by more than 500 square feet or 20%, whichever is less.
- Building elevation changes involving 50% or more of the exterior walls of a roofed structure on the property within a two-year period, excluding minor cosmetic maintenance such as painting, replacing lighting fixtures, or replacing awnings or signs;
- Any tenant change of a nonresidential structure that also involves substantial building elevation changes as determined by the Director, excluding minor cosmetic maintenance such as painting, replacing lighting fixtures, or replacing awnings or signs;
- Expansion of outdoor operations, storage, or display areas on a site

Lighting and Illumination - Signage

Illumination specific to signs is regulated through Section 070.040.110 Signs, which regulates the types of signage allowed. This code makes a distinction between internally illuminated signs and externally illuminated signs. The simplest way to understand that difference is that internally illuminated signs contain an internal light source and use translucent materials while externally illuminated signs are lit by an external light source. See photos below for contrasting examples. Internally illuminated signage allows light to escape above the horizontal while externally illuminated signage can be directed downwards using shielded fixtures.



Internally Illuminated Sign



Externally Illuminated Sign

Sign Illumination Limits

The illumination from the surface of an illuminated sign may not exceed 5 foot-candles when measured 10' from the sign surface and any illuminated sign that is visible from and located within 300' of any lot in a residential zoning district shall be turned off no later than 10:00 PM or (1) hour after close of business. In addition, internally illuminated signs are not allowed

within the Downtown Core, neon signs excepted. Best practice for electric illuminated signage per Dark Sky International is to require signages to be turned off by 11:00 PM or 1 hour later than business closure, whichever later, regardless of proximity to residential areas.

Illuminated Signs and Color

The only limitation on color with illuminated signs is that internally illuminated signs are required to have dark background colors with light lettering. This is to avoid predominantly bright white signs which are often perceived by the human eye as brighter due to the way that the brain and eye process the light. The example at right has many signs with a white background and black lettering, which would not be allowed. The Sultan Food sign would be allowed as it has a dark background with light lettering.



Prohibited Signs

Sign Code prohibits a number of illuminated sign types including animated/moving signs, flashing signs, beacons, and electronic message boards. It is worth noting that several electronic message boards currently exist as legal non-conforming signs such as Culver's, Frida's, and Grease Monkey. These signs would not be allowed under current Code. Dark Sky International

DarkSky International

[DarkSky International](#) is an organization which seeks to educate the public about dark sky protections and works to pass legislation to encourage more dark sky friendly policies. The organization also operates a certification program through which communities, parks, and protected areas around the world are recognized for their efforts to preserve dark skies. These areas are identified as International Dark Sky Places (IDSP) and there are 41 communities in the United States with this designation, including the following eight Colorado communities: Crestone, Norwood, Nucla, Naturita, Ridgeway, Paonia, Breckenridge, and Westcliffe. A community can become a DarkSky Community by demonstrating that it has shown exception dedication to the preservation of the night sky through the implementation and enforcement of a quality outdoor lighting ordinance, dark sky education, and citizen support of dark skies. Below are the five principles of responsible outdoor lighting promoted by the organization:

Five Lighting Principles for Responsible Outdoor Lighting



Responsible outdoor lighting is

1 Useful

Use light only if it is needed

All light should have a clear purpose. Consider how the use of light will impact the area, including wildlife and their habitats.



2 Targeted

Direct light so it falls only where it is needed

Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed.



3 Low Level

Light should be no brighter than necessary

Use the lowest light level required. Be mindful of surface conditions, as some surfaces may reflect more light into the night sky than intended.



4 Controlled

Use light only when it is needed

Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.



5 Warm-colored

Use warmer color lights where possible

Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.



Rev. 03-2021

Summary

This memo is intended to be an overview of sections of Development Code that deal with illumination. Within these sections there are many specific cases in how lighting and illumination is regulated. That being said, here are the main points that summarize the how the City currently regulates lighting and illumination:

- Illumination is regulated by lighting districts. Lighting District 1 is predominantly commercial and allows for higher illumination levels. Lighting Districts 2 and 3 are a mix of commercial and residential zones and have lower allowable illumination levels
- The majority of the regulations are based on measuring illumination (foot-candles) as opposed to the power of a light source (lumens).
- There are many examples of legal non-conforming signage and exterior lighting within the City. Generally, only new development and certain levels of redevelopment require bringing exterior lighting up to Code.

Conclusions

These topics should be considered preliminary ideas and not recommendations from Community Development. If there are topics in this memo that P&Z Commissioners would like specific information about at the meeting, please email the Director before the meeting. Additional work sessions to discuss housing incentives will be scheduled when meeting time permits. Staff looks forward to the P&Z's feedback and questions.

Possible Discussion Topics

The following items are possible discussion topics for Planning and Zoning Commission to consider.

- Consider requiring all signage to be turned off by 10:00 PM or one hour later than close of business regardless of proximity to residential zoning district.
- Consider regulation of exterior lighting color
- Consider locations where interior illuminated signage is allowed.
- Consider requiring all fixtures in all lighting districts to be fully shielded

LIGHTING DISTRICTS

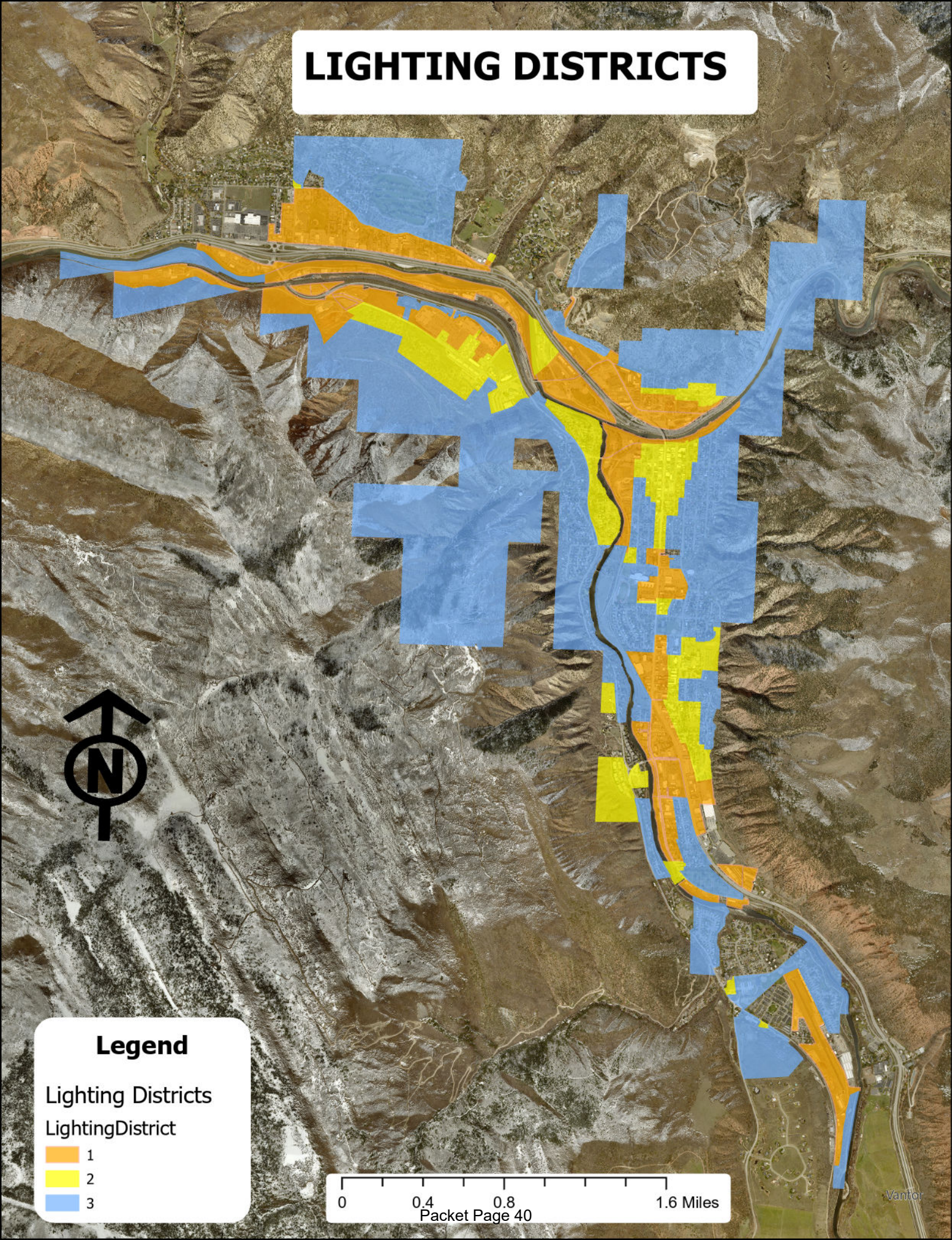


Legend

Lighting Districts
LightingDistrict

- 1
- 2
- 3

0 0.4 0.8 1.6 Miles



SITE LIGHTING FIXTURE SCHEDULE

LIGHTING FIXTURE SCHEDULE NOTES:

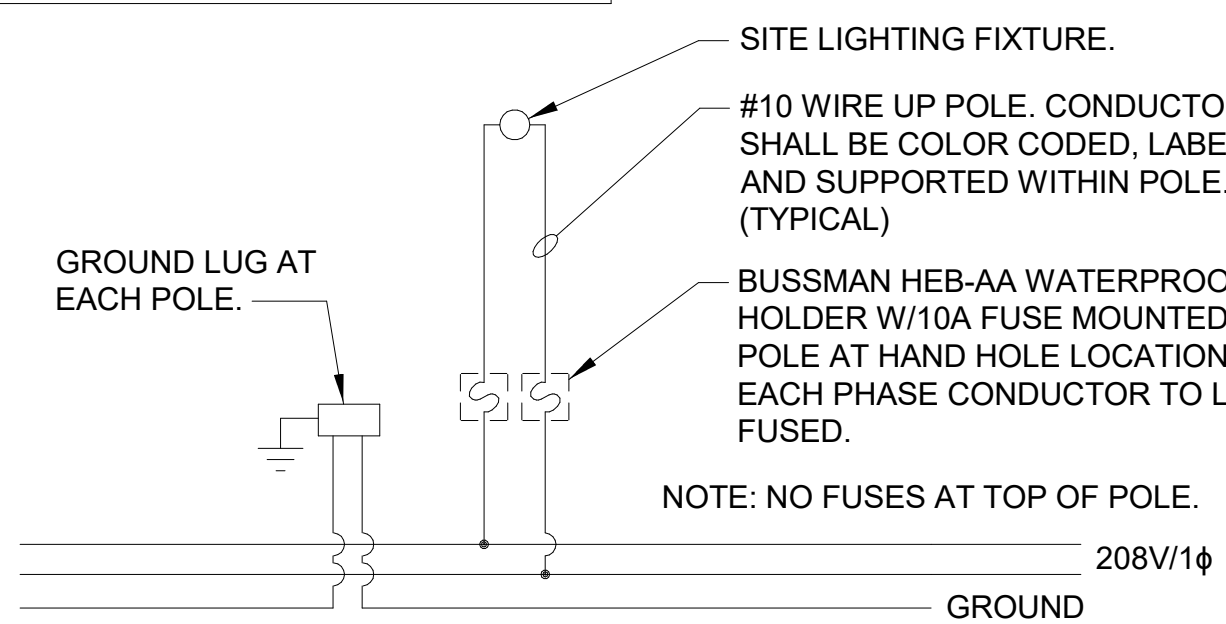
- [1] - WITH INTEGRAL OCCUPANCY SENSOR. FURNISH ONE, (1), METALUX CATALOG NUMBER ISH-01 PROGRAMMING REMOTE CONTROL AND PROGRAM EACH LIGHT FIXTURE TO PROVIDE FULL OUTPUT WHEN OCCUPANCY IS DETECTED BY FIXTURE SENSOR AND TO REDUCE LIGHT/POWER OUTPUT TO 50% 20 MINUTES AFTER OCCUPANCY IS NO LONGER DETECTED. CONTRACTOR TO DEMONSTRATE FIXTURE PROGRAMMING CAPABILITIES TO OWNER'S REPRESENTATIVES AND TURN REMOTE OVER TO THEM AT COMPLETION OF PROJECT. OCCUPANCY SENSOR MOUNTED ON END OF FIXTURE. ORIENT FIXTURE SO SENSOR IS LOCATED ON SAME SIDE OF LANDING AS STAIRS LEADING UP FROM LANDING.
- [2] - CONTRACTOR TO USE KW LIGHTING POLE CATALOG: RTSP32.5 - 7.5 - 11 - BRZ - DM10 - BC
- [3] - CONTRACTOR TO USE KW LIGHTING POLE CATALOG: RTSP32.5 - 7.5 - 11 - BRZ - DM2160 - BC

TYPE	MANUFACTURER/ CATALOG NUMBER	QTY	TYPE	VOLT	INPUT WATTS	INPUT.VA	MOUNTING	DESCRIPTION	NOTES
SI-1	CREE LIGHTING/ OSQL-C-40L-40K7-3B	-	LED	120/277	236	295	32" 6" POLE-SEE B/SE1.00 [2]	POLE MOUNTED PROVIDED WITH 32.5" ROUND TAPERED STEEL POLE (BRONZE FINISH) DRILLED FOR 1 OR 2 LUMINAIRES, DIE-CAST ALUMINIUM IP65 ENCLOSURE, 26200 LUMENS DELIVERED, 70CRI, 4000K.	LOCATED IN THE SITE / PARKING LOT.
SI-2	CREE LIGHTING/ OSQL-C-65L-40K7-3B	-	LED	120/277	384	480	32" 6" POLE-SEE B/SE1.00 [2]	POLE MOUNTED PROVIDED WITH 32.5" ROUND TAPERED STEEL POLE (BRONZE FINISH) DRILLED FOR 1 OR 2 LUMINAIRES, DIE-CAST ALUMINIUM IP65 ENCLOSURE, 42500 LUMENS DELIVERED, 70CRI, 4000K.	LOCATED IN THE SITE / PARKING LOT.
SI-3	CREE LIGHTING/ OSQL-C-50L-40K7-3B	-	LED	120/277	297	372	32" 6" POLE-SEE B/SE1.00 [2]	POLE MOUNTED PROVIDED WITH 32.5" ROUND TAPERED STEEL POLE (BRONZE FINISH) DRILLED FOR 1 OR 2 LUMINAIRES, DIE-CAST ALUMINIUM IP65 ENCLOSURE, 32700 LUMENS DELIVERED, 70CRI, 4000K.	LOCATED IN THE SITE / PARKING LOT.
SI-4	CREE LIGHTING/ OSQL-C-40L-40K7-4B	4	LED	120/277	472	590	32" 6" POLE-SEE B/SE1.00 [3]	DUAL HEAD POLE MOUNTED, PROVIDED WITH 32.5" ROUND TAPERED STEEL POLE (BRONZE FINISH) DRILLED FOR 1 OR 2 LUMINAIRES, DIE-CAST ALUMINIUM IP65 ENCLOSURE, 32700 LUMENS DELIVERED, 70CRI, 4000K.	LOCATED IN THE SITE / PARKING LOT.

ELECTRICAL KEY NOTES

(ONLY NOTES USED ON THIS SHEET ARE SHOWN. REFER TO SHEET E1.01 FOR COMPLETE NOTES.)

E32 PROVIDE JUNCTION BOX FOR CONNECTION TO DUAL PEDESTAL MOUNT ELECTRIC CAR CHARGERS FOR EQUIPMENT NOTED AS FUTURE. EC SHALL PROVIDE JUNCTION BOX W/ COVER AND EMPTY CONDUIT WITH PULL STRING ROUTED BACK TO PANEL 1A SEWING FLOOR. GC SHALL COORDINATE THE STUB LOCATIONS AND REQUIREMENTS WITH OWNER'S EVSE VENDOR.



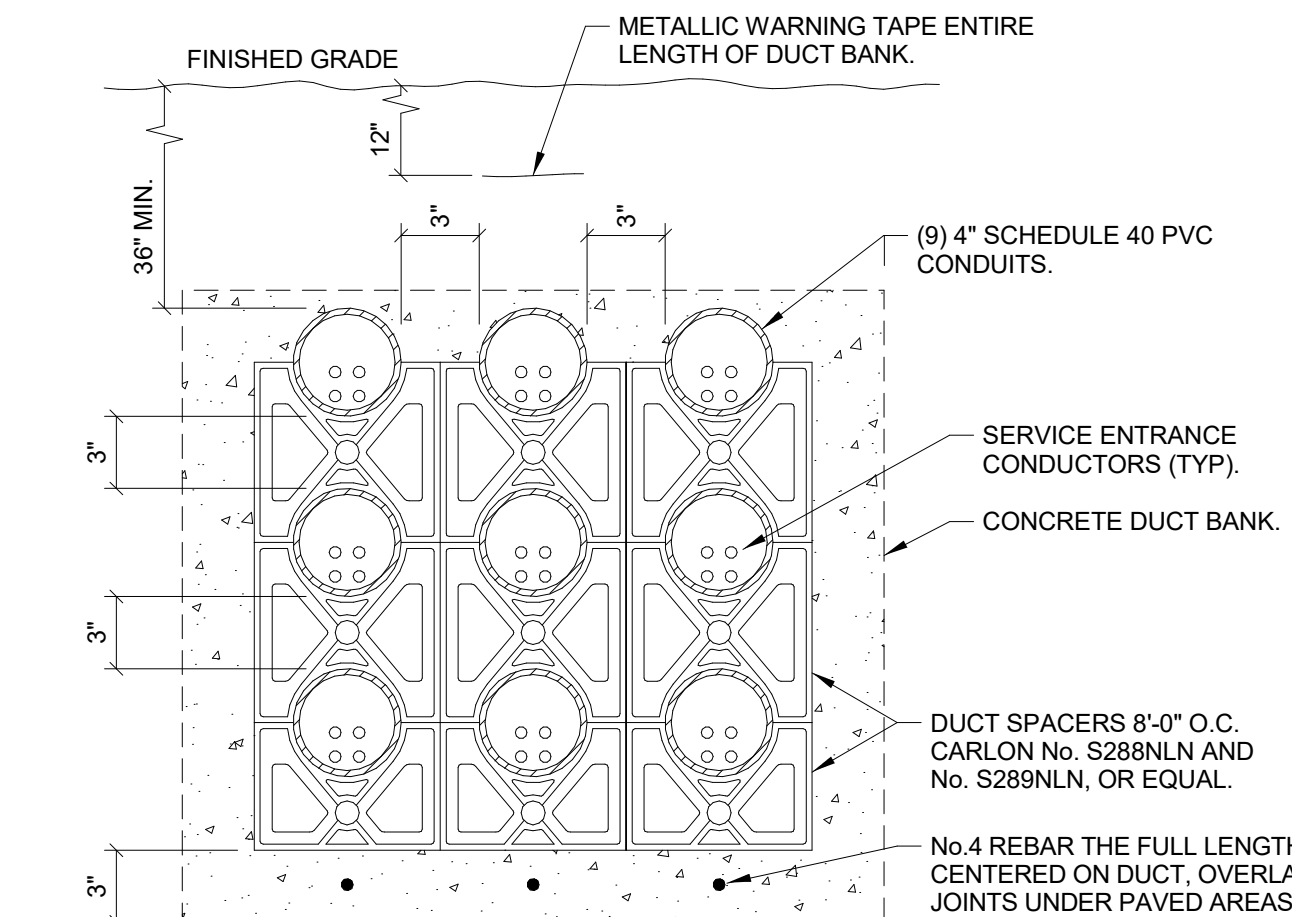
SITE GENERAL NOTES:

- CONTRACTOR SHALL VISIT THE SITE PRIOR TO ANY DIGGING AND VERIFY THAT ALL UNDERGROUND LINES HAVE BEEN FLAGGED. FAILURE TO FLAG EXISTING UNDERGROUND LINES, IF DAMAGED BY THIS CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UNDERGROUND SYSTEMS.
- CONTRACTOR SHALL INCLUDE IN THE BID ALL REQUIREMENTS TO PROVIDE ELECTRICAL SERVICE TO THE PROJECT.
- PROVIDE METERING AND CTS PER UTILITY COMPANY SPECIFICATIONS. CONTRACTOR SHALL COORDINATE ALL ELECTRIC SERVICE REQUIREMENTS WITH UTILITY COMPANY PRIOR TO ANY WORK BEING DONE.
- CONTRACTOR SHALL INSTALL PAD FOR UTILITY COMPANY TRANSFORMER AND ALL PRIMARY/SECONDARY CONDUIT. CONTRACTOR SHALL COORDINATE CONDUIT SIZES, CONDUCTOR SIZES AND TRANSFORMER PAD REQUIREMENTS WITH UTILITY COMPANY STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION REQUIREMENTS PRIOR TO ROUGH-IN.
- CONTRACTOR SHALL INCLUDE IN THE BID ALL REQUIREMENTS TO PROVIDE TELEPHONE AND CABLE SERVICE TO THE PROJECT. VERIFY VENDORS WITH OWNER. COORDINATE REQUIREMENTS AND ROUTING PRIOR TO ANY DIGGING. INFORMATION SHOWN ON DRAWINGS ARE FOR INFORMATION ONLY.
- UNDERGROUND TELEPHONE AND CABLE CONDUIT SHALL BE SEPARATED FROM ALL POWER CONDUIT BY 12 INCHES.
- CONTRACTOR SHALL INCLUDE IN THE BID AND BE RESPONSIBLE FOR COORDINATING ALL UTILITY SERVICE (ELECTRIC, PHONE, CABLE) TO THE BUILDING WITH UTILITY COMPANIES FIELD REPRESENTATIVE. COORDINATE ALL CONDUIT ROUTING AND TERMINATION PRIOR TO TRENCHING, STUB-UP AND CAP ALL SERVICE CONDUITS, INSTALL PULL STRING IN ALL CONDUITS AND SECURE AT BOTH ENDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING TRENCHES AND SITE RESTORATION. THE SELECT BACKFILL MATERIAL SHALL NOT CONTAIN ANY SHARP OR FOREIGN OBJECTS. UTILITY CO. WILL NOT ENERGIZE CONDUITS UNTIL THE CONTRACTOR HAS COMPLETED BACKFILL TO SATISFACTION.
- CAP ALL UNDERGROUND CONDUITS AT BOTH ENDS TO KEEP FREE OF DIRT AND DEBRIS. INSTALL PULL LINE AND SECURE AT BOTH ENDS.
- CONTRACTOR SHALL COORDINATE ALL UNDERGROUND CONDUIT LOCATIONS WITH OTHER TRADES PRIOR TO ANY DIGGING BEING DONE.
- CONTRACTOR SHALL INSTALL WARNING TAPE ABOVE CONDUIT WHERE REQUIRED. TAPE TO BE INSTALLED CONTINUOUSLY OVER ALL BURIED CABLE AND CONDUIT.
- FOR PARKING LOT LIGHTING CONTROL DIAGRAM REFERENCE DETAIL A/E1.01.
- SEE CIVIL DRAWINGS FOR ADDITIONAL WORK THAT MAY BE REQUIRED BY THIS CONTRACTOR.

NOTE: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SIZE BOTH WIRE AND CONDUIT (BASED ON CONDUIT ROUTING) PER THE N.E.C. FOR LOAD SERVED.

LIGHT FIXTURE LETTER DESIGNATION. REFERENCE SITE LIGHTING FIXTURE SCHEDULE SHEET SE1.00.

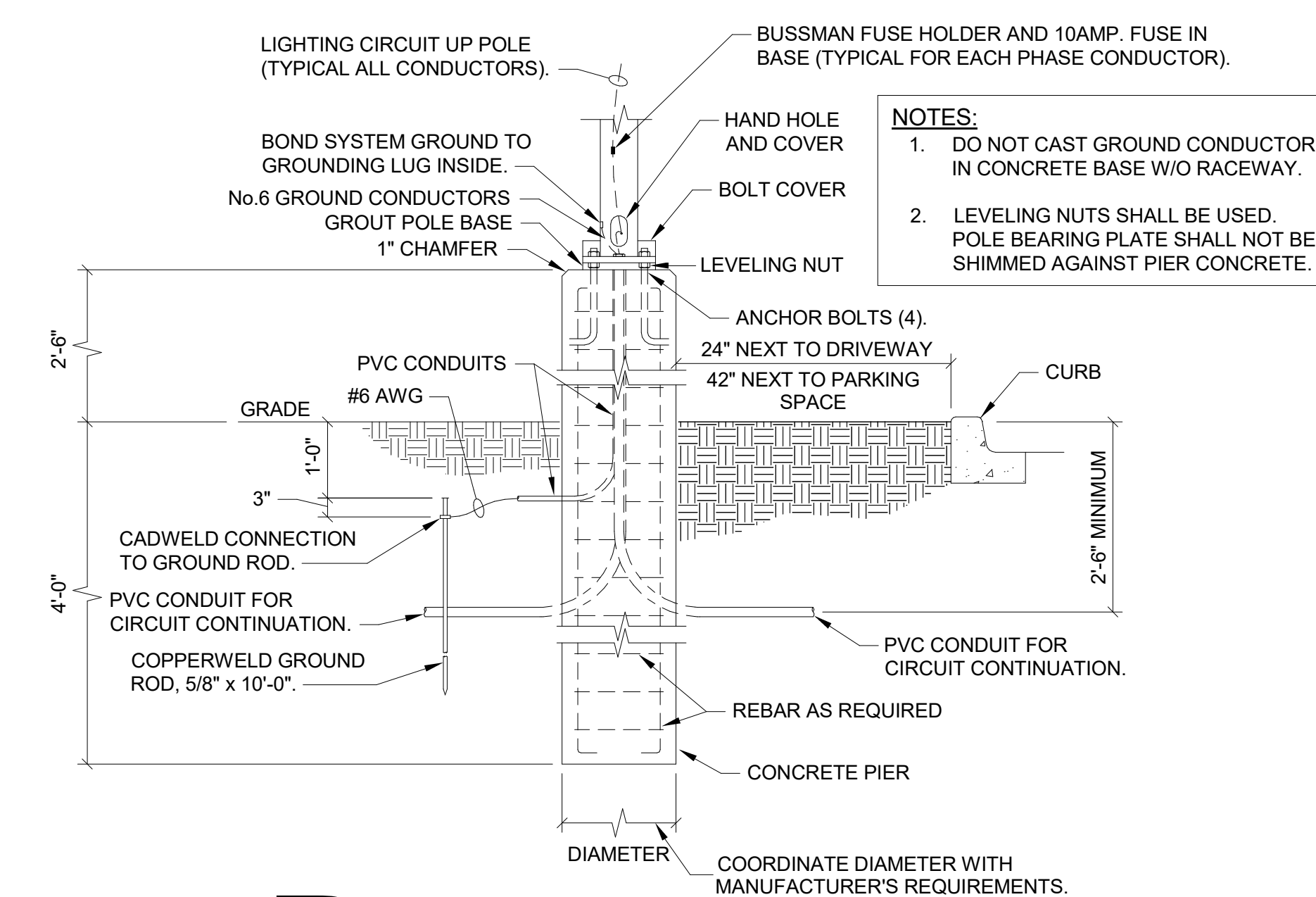
E SITE FIXTURE SYMBOL DESCRIPTOR
N.T.S.



NOTES:

- ANCHOR CONDUITS IN PLACE AT 8' INTERVALS BY SUITABLE MEANS TO PREVENT CONDUITS FROM FLOATING IN CONCRETE AFTER POUR.
- ALL MATERIALS FOR THE DUCT BANK SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. DUCT BANK TO BE ENCASED IN CONCRETE. CONCRETE SHALL BE 3000 P.S.I. @ 28 DAYS OR AS SPECIFIED.
- INSTALL METALLIC MARKER TAPE 6" IN WIDTH AND 12" BELOW FINISHED GRADE.
- WHERE BENDS ARE NECESSARY, GALVANIZED RIGID STEEL WITH LONG RADIUS ELBOWS SHALL BE USED. GALVANIZED CONDUIT SHALL BE PVC COATED OR DOUBLE LAYER TAPE WRAP TO PREVENT CORROSION.
- THE INNER WALLS OF THE CONDUITS SHALL BE FREE AND CLEAR OF OBSTRUCTIONS TO PREVENT DAMAGE TO CONDUITS DURING INSTALLATION. INSTALL PLUGS ON BOTH ENDS OF CONDUITS TO PREVENT DIRT AND DEBRIS FROM ENTERING THE CONDUITS PRIOR TO CONDUIT INSTALLATION.
- NON-FERROUS TIE WIRES TO BE IMBEDDED IN CONCRETE.

D SECONDARY DUCT BANK SECTION
N.T.S.



NOTES:

- DO NOT CAST GROUND CONDUCTOR IN CONCRETE BASE W/O RACEWAY.
- LEVELING NUTS SHALL BE USED. POLE BEARING PLATE SHALL NOT BE SHIMMED AGAINST PIER CONCRETE.

A SITE PLAN
1" = 20'-0"

B POLE BASE DETAIL
N.T.S.

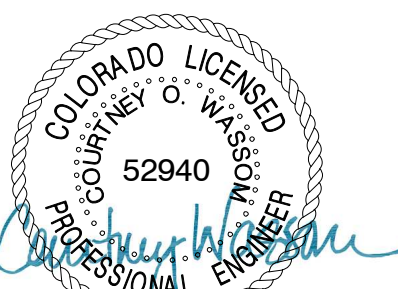
PRINTS ISSUED

DATE	PURPOSE	NO.
07/12/24	60% DESIGN DEVT	
11/01/24	95% PRELIM. BID PKG	
11/14/24	100% FINAL BID PKG	
12/13/24	ADDENDUM 01	1
08/27/25	ADDENDUM 05	5



LK ARCHITECTURE

345 Riverview, Suite 2100, Wichita, KS 67203
T 316.268.0230 F 316.268.0205



12/13/2024

CONTACT: ROBERT METYOUR
DRAWN: ME
CHECKED: CW
PROJECT NUMBER:
23304
SHEET TITLE:
SITE ELECTRICAL PLAN

SHEET NUMBER:
SE1.00

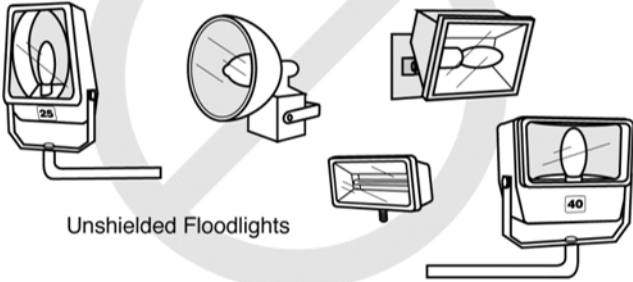
DARK SKY ASSESSMENT GUIDE

ACCEPTABLE LIGHTING TYPES

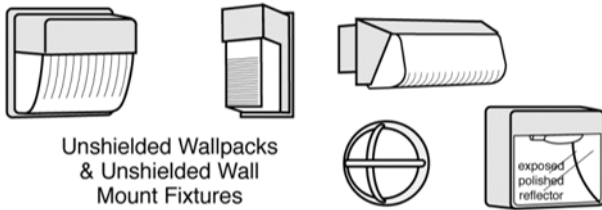
The images below illustrate various acceptable lighting forms. For more informations, visit <http://www.darksky.org/fsa/fsa-products/>.

Unacceptable / Discouraged

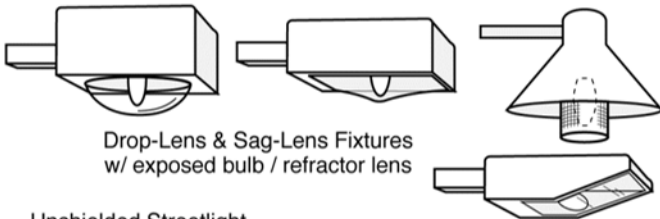
Fixtures that produce glare and light trespass



Unshielded Floodlights



Unshielded Wallpacks & Unshielded Wall Mount Fixtures

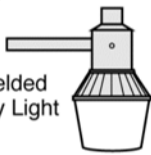


Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / refractor lens

Unshielded Streetlight



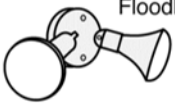
Unshielded Security Light



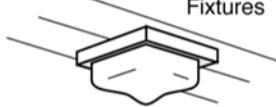
Unshielded 'Period' Style Fixtures



Unshielded PAR Floodlights

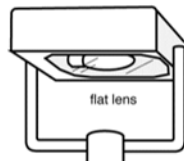


Drop-Lens Canopy Fixtures



Acceptable

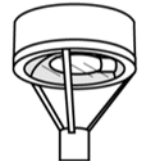
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



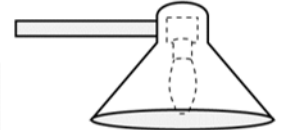
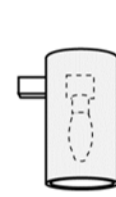
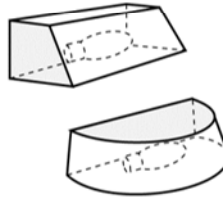
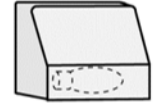
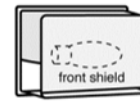
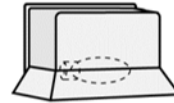
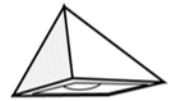
flat lens



Full Cutoff Fixtures



Fully Shielded Wallpack & Wall Mount Fixtures

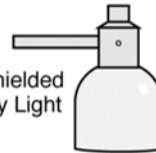


Fully Shielded Fixtures

Full Cutoff Streetlight



Fully Shielded Security Light



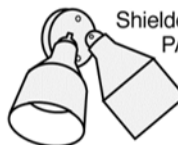
Fully Shielded 'Period' Style Fixtures



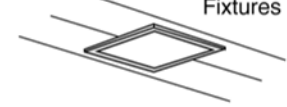
bulb shielded in opaque top



Shielded / Properly-aimed PAR Floodlights



Flush Mounted Canopy Fixtures



ILLUSTRATIONS BY BOB CRELIN©. RENDERED FOR THE TOWN OF SOUTHAMPTON, NY. COURTESY OF INTERNATIONAL DARK-SKY ASSOCIATION.