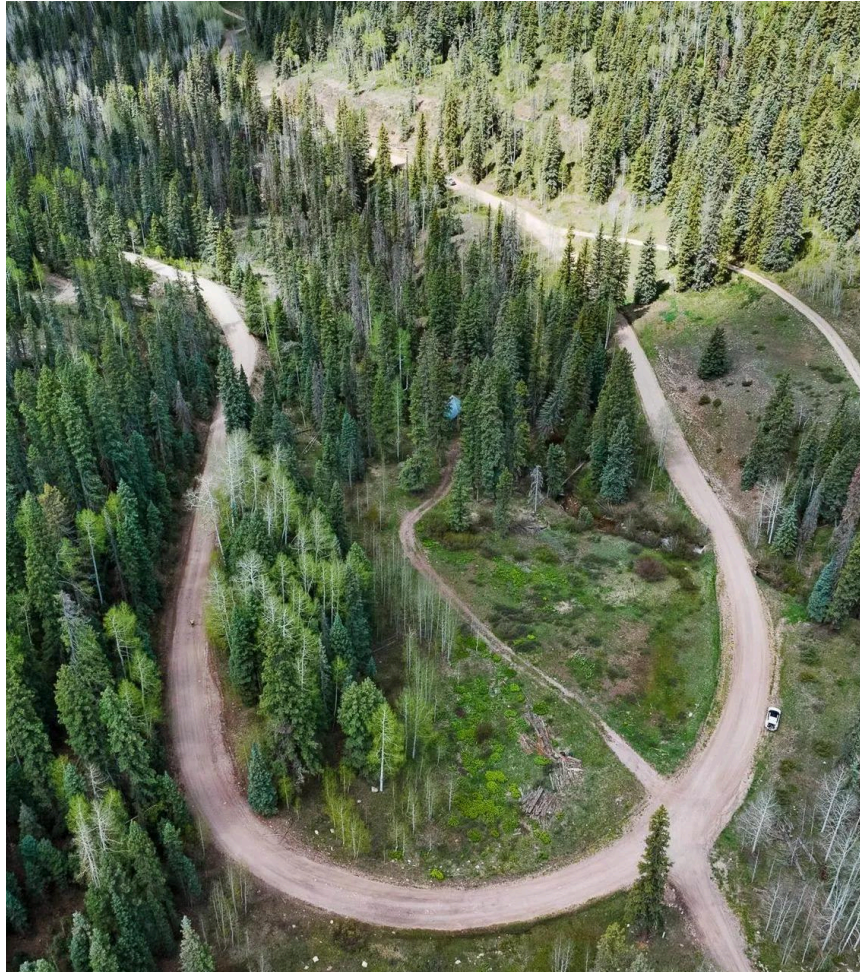


COUNTY IMPROVEMENT PERMIT
Preliminary-Final Plan
Proposed Langford Campsites
1208 Lime Creek Road
San Juan County, Colorado



Prepared by Applicant:
Christopher Langford

Property Owner:
Mill Creek Trust - Revocable Living Trust
Attn. Christopher Langford
6515 Brittney Lane,
Cumming, GA 30040
808-492-0009

Submitted:
July 29, 2025



*SOILS *RETAINING WALLS
*SEPTICS *FOUNDATIONS
*GRADING AND DRAINAGE
*SITE DEVELOPMENT

May 26, 2025

San Juan County
Attn: Willy Tookey
1557 Greene Street
Silverton, Colorado 81433

Subject: County Improvement Permit Application, Proposed Langford Campsites,
1208 Lime Creek Road, San Juan County, Colorado.

Dear Willy and Commissioners:

This letter is regarding the Proposed Langford Campsites, located at 1208 Lime Creek Road, in southern San Juan County, Colorado.

I did not prepare this application, but I have been providing suggestions to the Applicant on what documents to submit, and advising on potential impacts to address, during the past few months. I also recently reviewed the draft of the application, and made some suggestions to the Applicant, regarding additional documents to consider including, and parts of the proposal to consider describing in more detail.

It is my understanding that there seems to be a significant amount of unregulated camping nearby, on US Forest Service Public Land, without any septic services available. Therefore, the relatively modest proposal of three proposed designated primitive campsites, with up-to-code proposed water and sewer services to be made available in a proposed on-site "bath house," could be expected to be an overall benefit to the Lime Creek area surface water quality. The location of the project site appears to be designated as one of the County's Economic Corridors. I believe it has year round County Road plowed access, and it is located relatively close to adequate paved access via Highway 550.

Although I did not prepare the application, I have been providing behind the scenes suggestions to the Applicant, and I am available to assist the County and/or the Applicant, if additional studies, documents, or information is needed.

Please feel free to contact me, if I can be of assistance to the County staff, the Applicant, or the Commissioners.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lisa M. Adair", written over a horizontal line.

Lisa M. Adair, PE
Engineer Mountain, Inc.

Cc: Project Applicant via Email

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Proposed Langford Campsites

Prepared by Applicant

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 - a. Vicinity Maps
 - b. Site Plan
 - c. Campsite Layout
 - d. Bathhouse Details
6. Project Narrative
7. Campground Management Plan
8. Campground Rules
9. Septic System Documents
10. Hazards: Wetlands, Avalanche, Geological
11. Application for Surface Water Rights
12. Driveway Permit & Relationship to County Road & State Highway
13. Scenic Quality Report
14. Wildfire Mitigation Plan
15. Historical Review
16. Cumulative Impacts
17. Taxes Paid

Application for Improvement Permit

		APPROVAL CHECKLIST		Initial	Date
Applicant	Name	Christopher Langford			
	Address	6515 Brittney Ln Cumming GA 30040			
Owner	Name	808-492-0009			
	Address				
	Phone				
Contractor	Name				
	Address				
	Phone				
Legal Description of Property:		Road System Relationship			
NE 1/4 SW 1/4 T39N R8W NMP (Line Creek Rd) All that part of the NE 1/4 of the SW 1/4 of Section 7 T40N R8W NMP lying both southerly and westerly of the old Durango Silverton Rd. 00 Except Know Your Neighbor tracts 1-13 00 less and Except Line Creek Rd (CR1) Township 39 N, Range 8 W, Section 7		Zoning Compatibility			
		State Mining Permit			
		Owner Notification			
		Avalanche Hazard			
		Geologic Hazard			
		Floodplain Hazard			
		Wildfire Hazard			
		Mineral Resource Impact			
		Wildlife Impact			
		Nature of Improvement Planned:		Historic Site Impact	
Development of Campsites. Associated utilities and Improvements.		Watershed Gearance			
		County Building Inspector			
		Building Permit			
		State Electrical Inspector			
		Electrical Permit			
		San Juan Basin Health Unit			
Sewage Disposal: Test					
Design					
Date Application Requested				Central Sewage Collection	
Date Submitted for Permit				State Division of Water Resources	
Date Permit Issued				Adequate Water Source	
Date Permit Denied				Well Permit	
Reason for Denial		Central Water Distribution			
		U.S. Forest Service/BLM			
		Access Approval			
		State Division of Highways			
		Driveway Permit			
Receipt	FEE PAYMENT	Amount	Date		
	Application				
	Building Permit				
	Subdivision/PL D			Subdivision Variance	
	Hearing Notice			Subdivision Approval	
				PUD Approval	

RECEIPT

San Juan County

5/27/2025

County Treasurer: Deanna Jaramillo

Date: 5/27/2025

Station: 1

Description: IMPROVEMENT PERMIT

Cashier: 1

System: Cash Receipting

Receipt: 5158

Reference: IMPROVEMENT PERMIT

Payment Method:

Cash: \$0.00

Checks: \$840.00

Credit Card: \$0.00

Wire: \$0.00

Wire No.:

Amount Tendered: \$840.00

Card Type:

Account Number:

Change Returned: \$0.00

Expiration Date:

Total Paid: \$840.00

Check No.	Name	Amount
1047		\$840.00

Receipt	Trans. Code	Fund	Ledger	Description	Operator	Amount
5158	GenRct	(010)COUNTY GENERAL FUND	0100010000	CASH ACCOUNT	D	\$840.00
5158	GenRct	(010)COUNTY GENERAL FUND	0100041804	LAND USE FEES - IMPROVEM	C	\$840.00

Signature

ID:

155751

County:

San Juan

Date:

1.15.25

Time:

11:25 AM

SPECIAL WARRANTY DEED

THIS DEED, is dated this 15th day of January, 2025, and is made between (whether one, or more than one),

John W. Hankla and Catherine C. Hankla

the "Grantor", of the County of La Plata and State of Colorado and Mill Creek Trust

(whether one, or more than one), the "Grantee",

whose legal address is 6515 Brittney Lane, Cumming, GA 30040 of the said County of Forsyth and State of Georgia

State Doc Fee: \$65.40

Recording Fee: \$13.00

WITNESS, that the Grantor, for and in consideration of the sum of (\$654,000.00) Six Hundred Fifty Four Thousand Dollars and No Cents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property together with any improvements thereon located in the County of San Juan and State of Colorado described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: 1208 CR 1, Durango, CO 81301

TOGETHER with all and singular the hereditaments and appurtenances there unto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever, The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a)

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

John W. Hankla

Catherine C. Hankla

State of Colorado
County of La Plata

The foregoing instrument was acknowledged before me this 10 day of January, 2025 by John W. Hankla and Catherine C. Hankla.

Witness my hand and official seal.

Notary Public:

My commission expires:

6/2/26

MELISSA BARTHEL
Notary Public
State of Colorado
Notary ID # 20144021368
My Commission Expires 06-02-2026

EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the NE1/4SW1/4 of Section 7, Township 39 North, Range 8 West, N.M.P.M., County of San Juan, State of Colorado.

LESS AND EXCEPT Know You Neighbor Tracts 1 thru 13 as described on the recorded survey plat of Lime Creek Area filed October 2, 1970 as Reception No. 109539.

ALSO LESS AND EXCEPT the Old Durango-Silverton Road which was formerly known as Highway 550 and which is a part of the Cascade to Lime Creek Road section of the Old Durango-Silverton Road also known as Lime Creek Road also known as County Road 1.

LIST OF ADJACENT LAND OWNERS

Proposed Langford Campsites
1208 Lime Creek Rd
San Juan County, Colorado

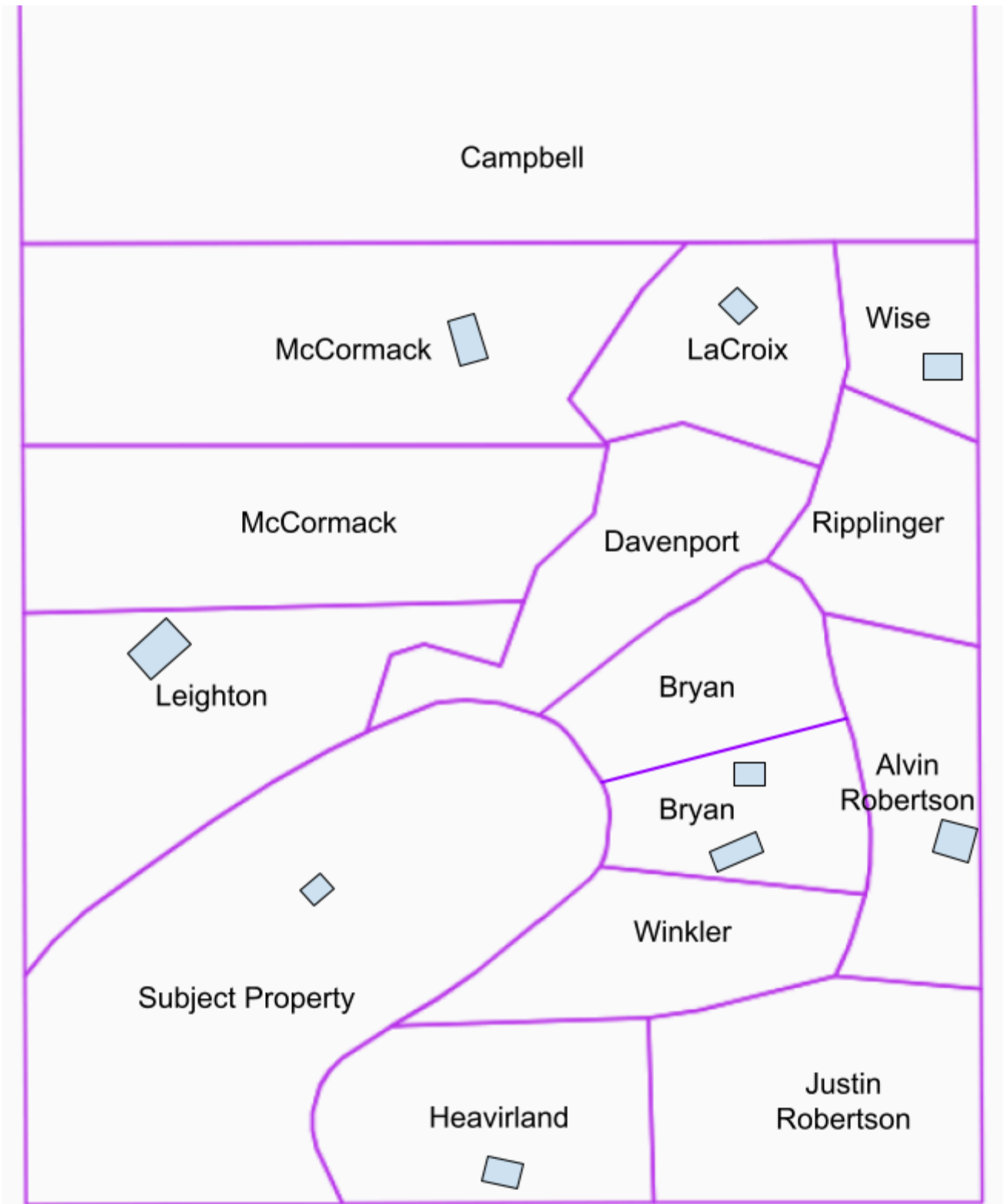
Adjacent Land Owner

(Addresses omitted for privacy)

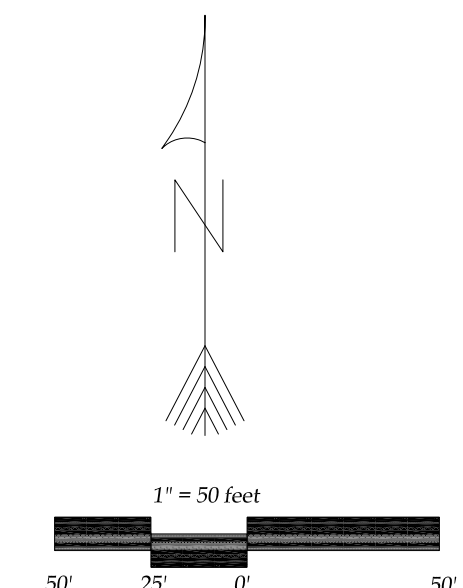
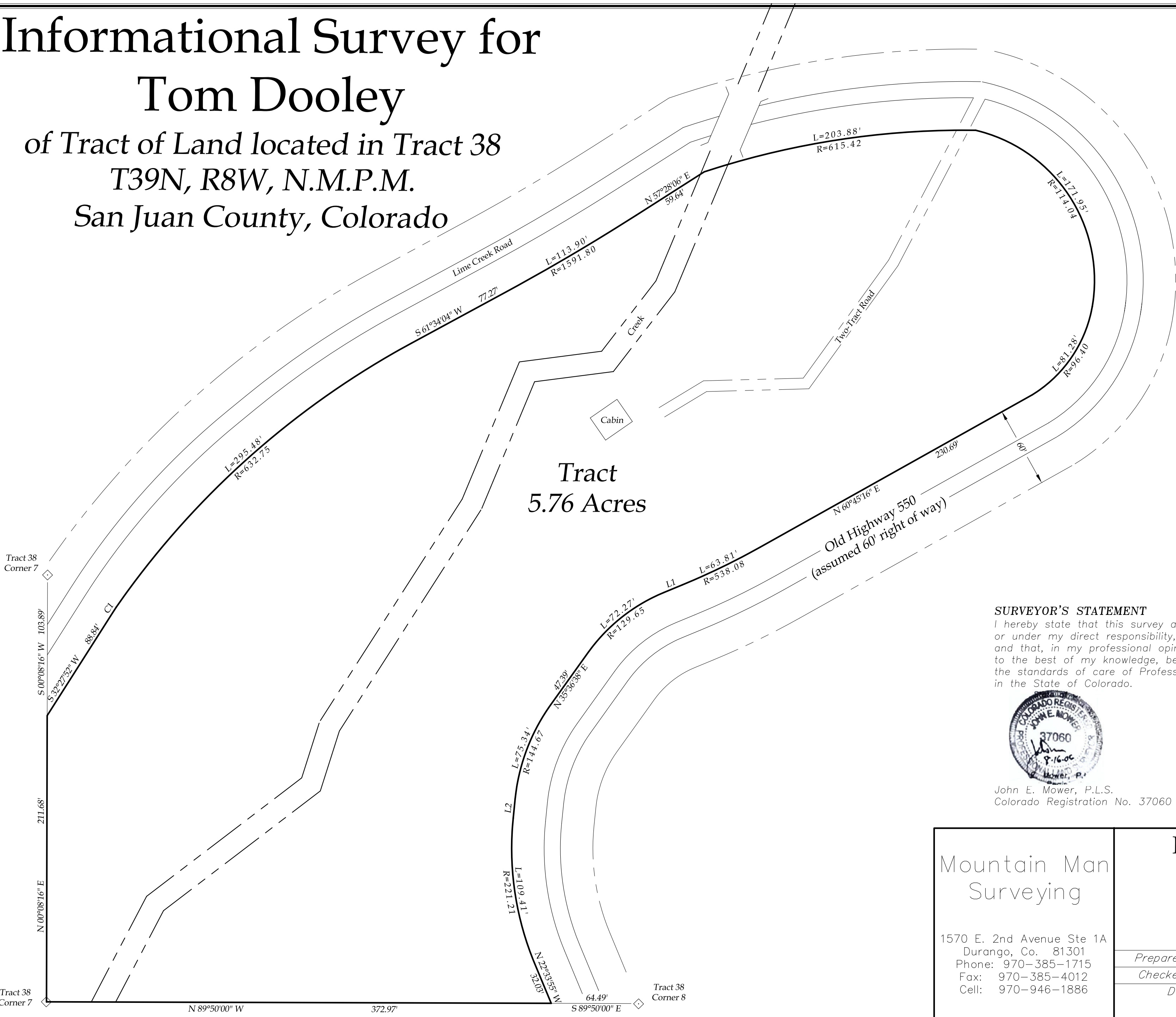
Property

McCormack Robert & Chrystal	Know Your Neighbor Lot #1 & #2
152 Macfire Tree Lane, LLC	Know Your Neighbor Tract #3
Boris C Wise And Eva M Molin Westerholm	Know Your Neighbor Tract #4
Robert Chase Lacroix	Know Your Neighbor Tract #5
Christopher R.	Know Your Neighbor Tract #6
Davenport Cole Walker	Know Your Neighbor Tract #7
Robertson Alvin	Know Your Neighbor Tract #8
Bryan Gary K & Kelley D	Know Your Neighbor Tract #9 & #10
John W Hankla & Catherine C Hankla	Know Your Neighbor Tract #11
Douglas & Denise Winkler Fam Rev Liv Trst	Know Your Neighbor Tract #12
Robertson Justin	Know Your Neighbor Tract #13
Limecreek Properties LLC	Parcel R5953
Master Plan Ministries Inc	Parcel R5969

MAP OF ADJACENT LAND OWNERS



Informational Survey for
Tom Dooley
of Tract of Land located in Tract 38
T39N, R8W, N.M.P.M.
San Juan County, Colorado



Bearings based on the South line of Tract 38, monumented as shown hereon.
Reference Bearing: N 89°50'00"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.84	S67°32'55"W
L2	14.37	S05°46'25"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	5.99	517.91

SURVEYOR'S STATEMENT
I hereby state that this survey and plat was prepared by me or under my direct responsibility, supervision and checking, and that, in my professional opinion, it is true and correct to the best of my knowledge, belief and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado.



John E. Mower, P.L.S.
Colorado Registration No. 37060

Mountain Man
Surveying

1570 E. 2nd Avenue Ste 1A
Durango, Co. 81301
Phone: 970-385-1715
Fax: 970-385-4012
Cell: 970-946-1886

Informational Survey for
Tom Dooley
of Tract of Land located in Tract 38
T39N, R8W, N.M.P.M.
San Juan County, Colorado

Prepared By: J.E.M.

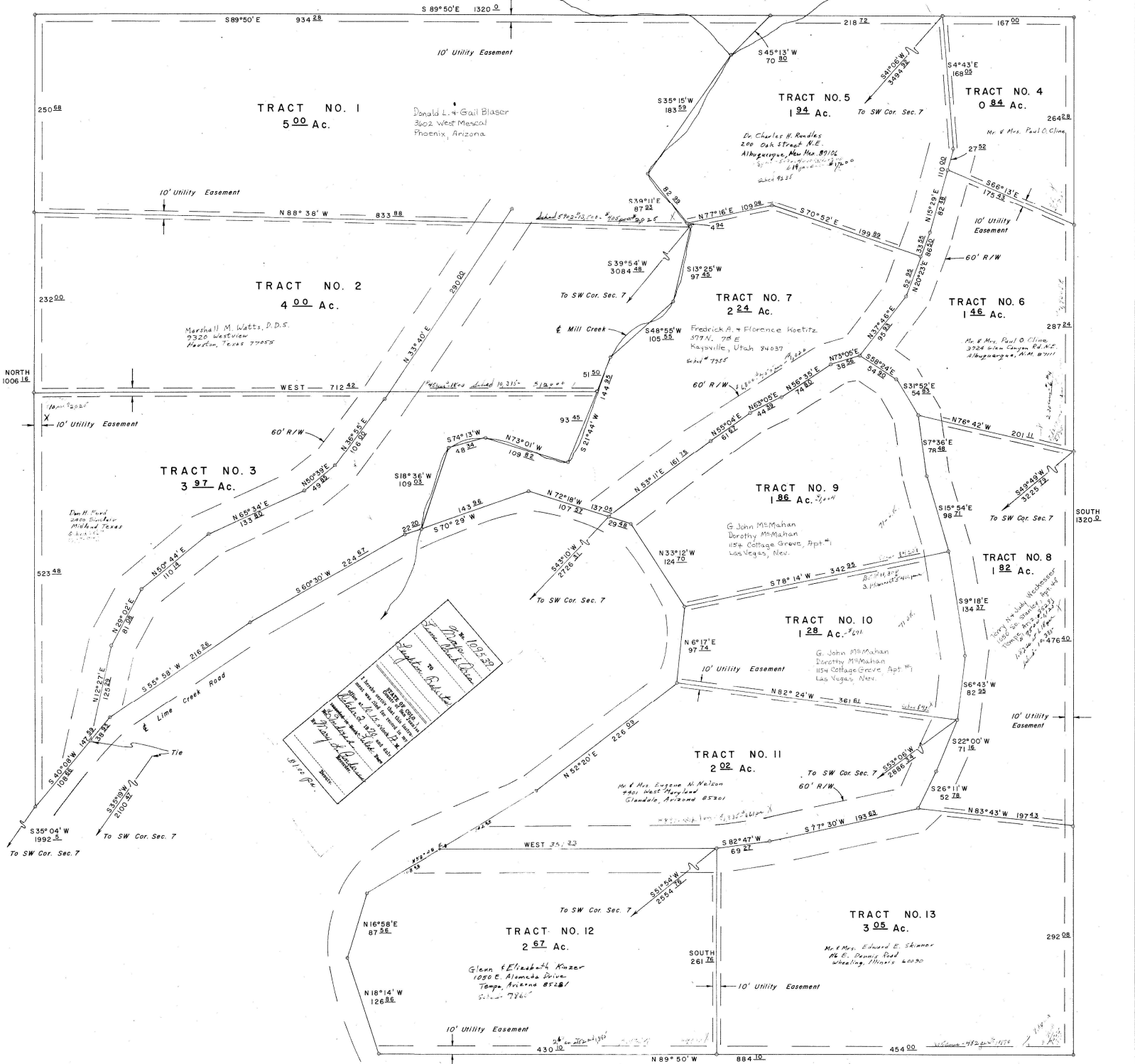
Scale: 1"=50'

Checked By: J.E.M.

Project No. 061591INFO

Date: 8-16-06

KNOW YOUR NEIGHBOR



I hereby certify the above plat represents a survey made under my supervision and that it is accurate to the best of my knowledge and belief.

Frederick H. Reed
FREDERICK H. REED
Registered Land Surveyor
State of Colorado #4431

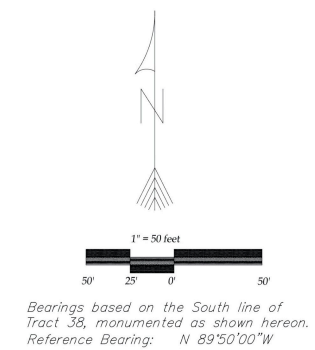
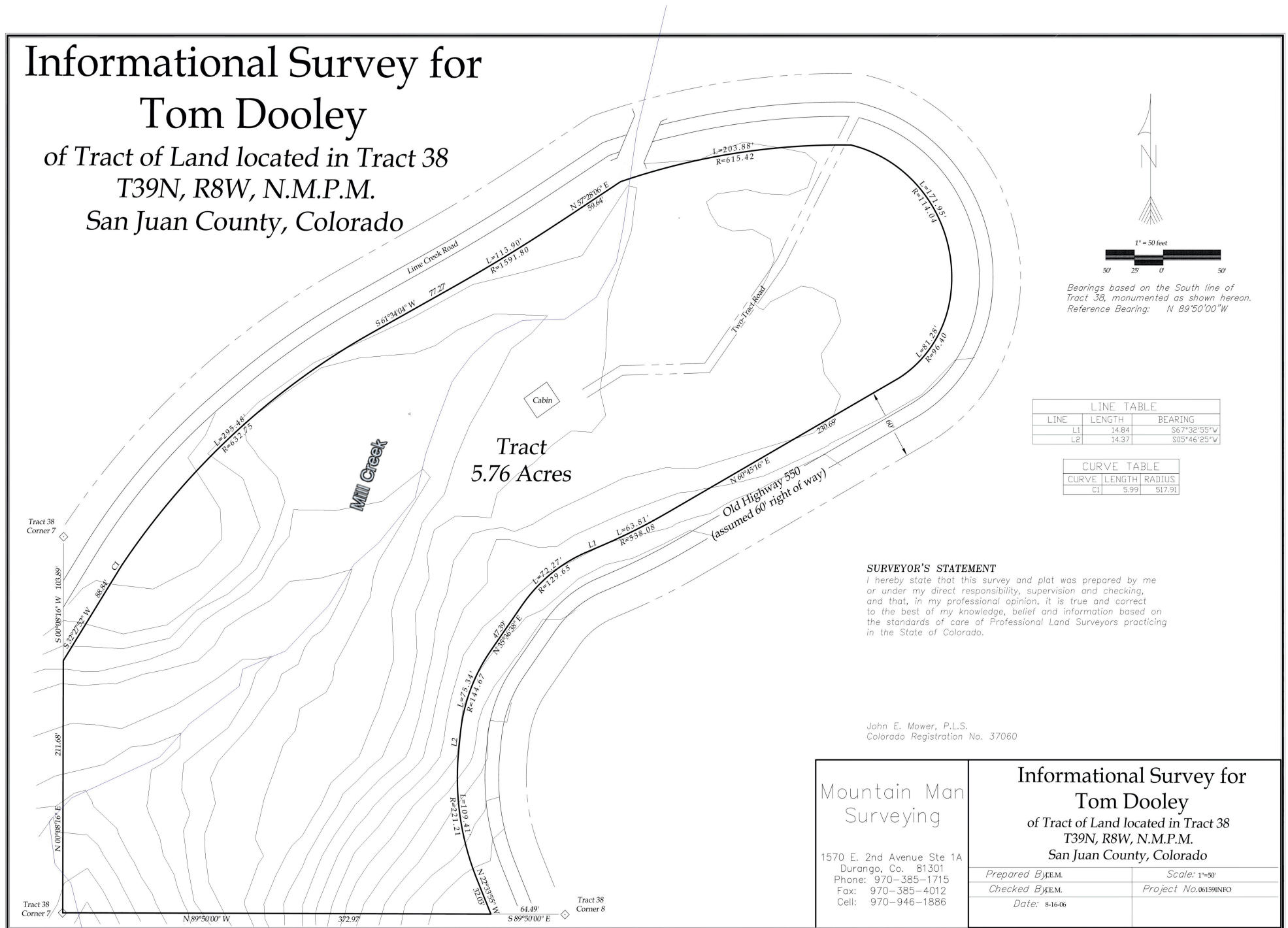


Scale: 1" = 50'
Bearings by Sator

Rev. 8-4-69	
LEIGHTON ROBERTS Durango, Colorado	
SURVEY PLAT LIME CREEK AREA NE 1/4 SW 1/4 SEC. 7, T.39N, R.6W. San Juan Co., Colorado	
CLARK - REED ASSOC. Durango, Colorado	DATE: June 23, 1969 FILE NO: 65037

Informational Survey for Tom Dooley

of Tract of Land located in Tract 38
T39N, R8W, N.M.P.M.
San Juan County, Colorado



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.84	S 67°32'55" W
L2	14.37	S 05°46'25" W

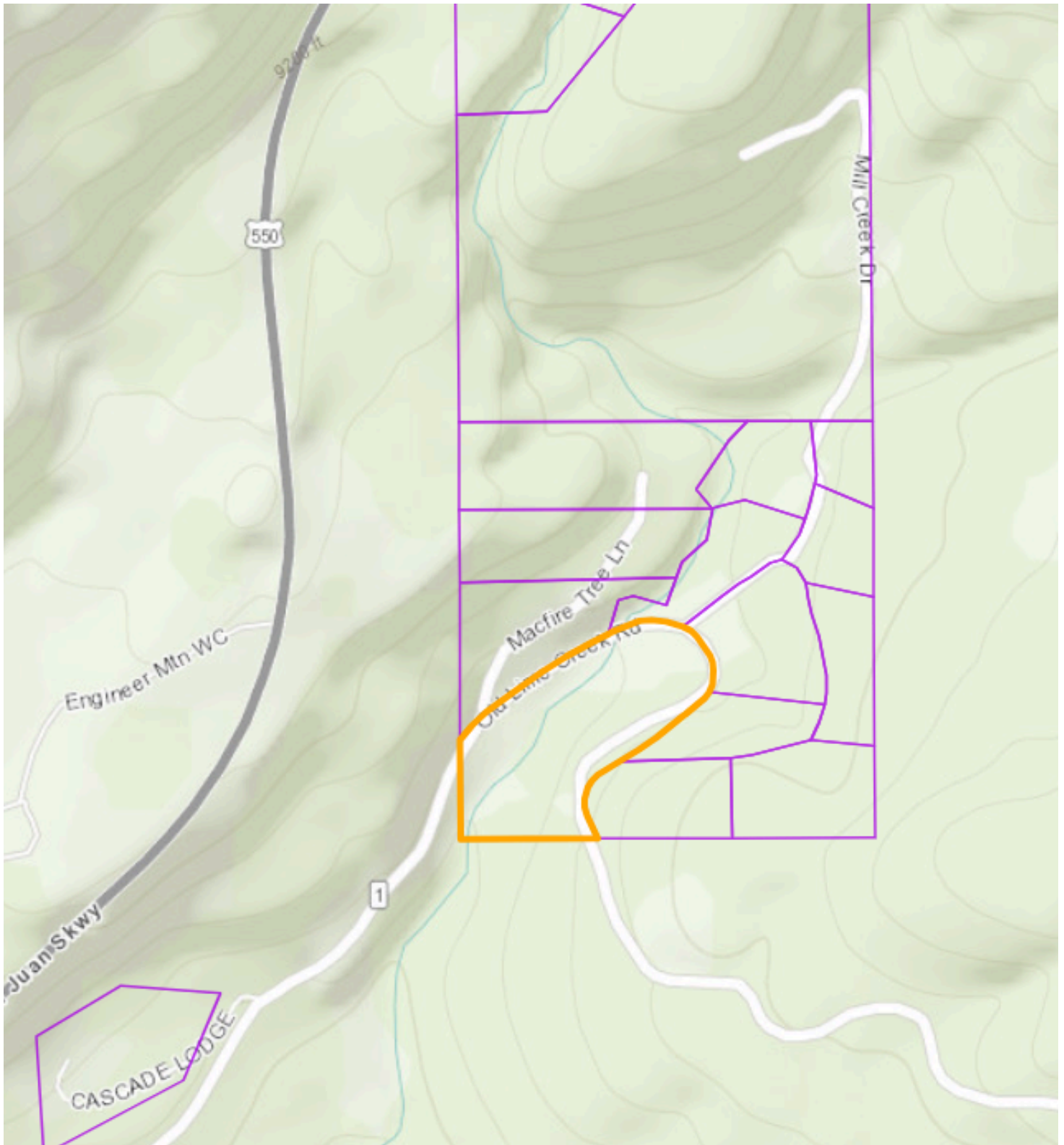
CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	5.99	517.91

SURVEYOR'S STATEMENT
I hereby state that this survey and plot was prepared by me or under my direct responsibility, supervision and checking, and that, in my professional opinion, it is true and correct to the best of my knowledge, belief and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado.

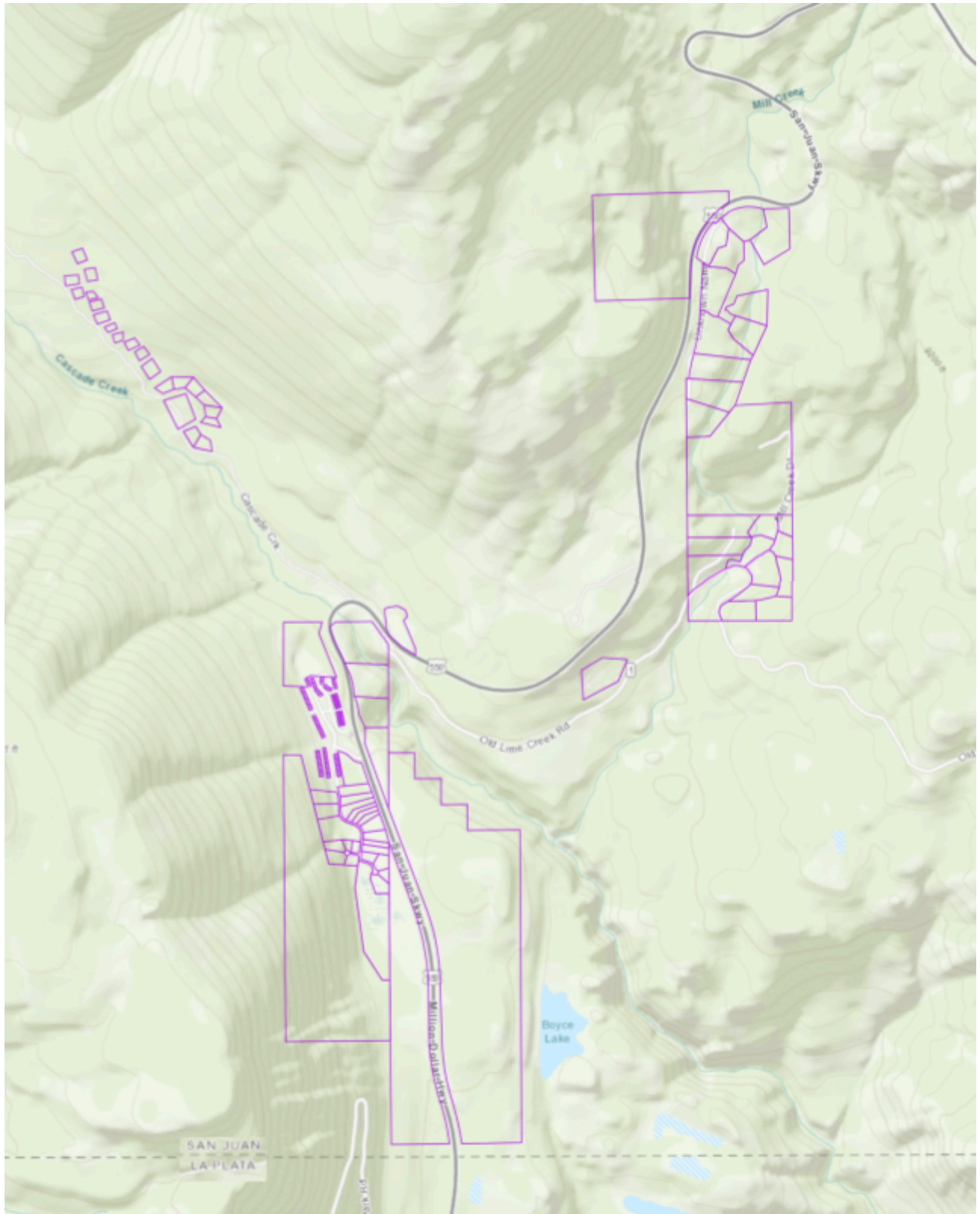
John E. Mower, P.L.S.
Colorado Registration No. 37060

Mountain Man Surveying 1570 E. 2nd Avenue Ste 1A Durango, Co. 81301 Phone: 970-385-1715 Fax: 970-385-4012 Cell: 970-946-1886	Informational Survey for Tom Dooley of Tract of Land located in Tract 38 T39N, R8W, N.M.P.M. San Juan County, Colorado	
	Prepared By: JEM.	Scale: 1"=50'
	Checked By: JEM.	Project No. 06159INFO
	Date: 8-16-06	

VICINITY MAPS
Proposed Langford Campsites
1208 Lime Creek Rd
San Juan County, Colorado

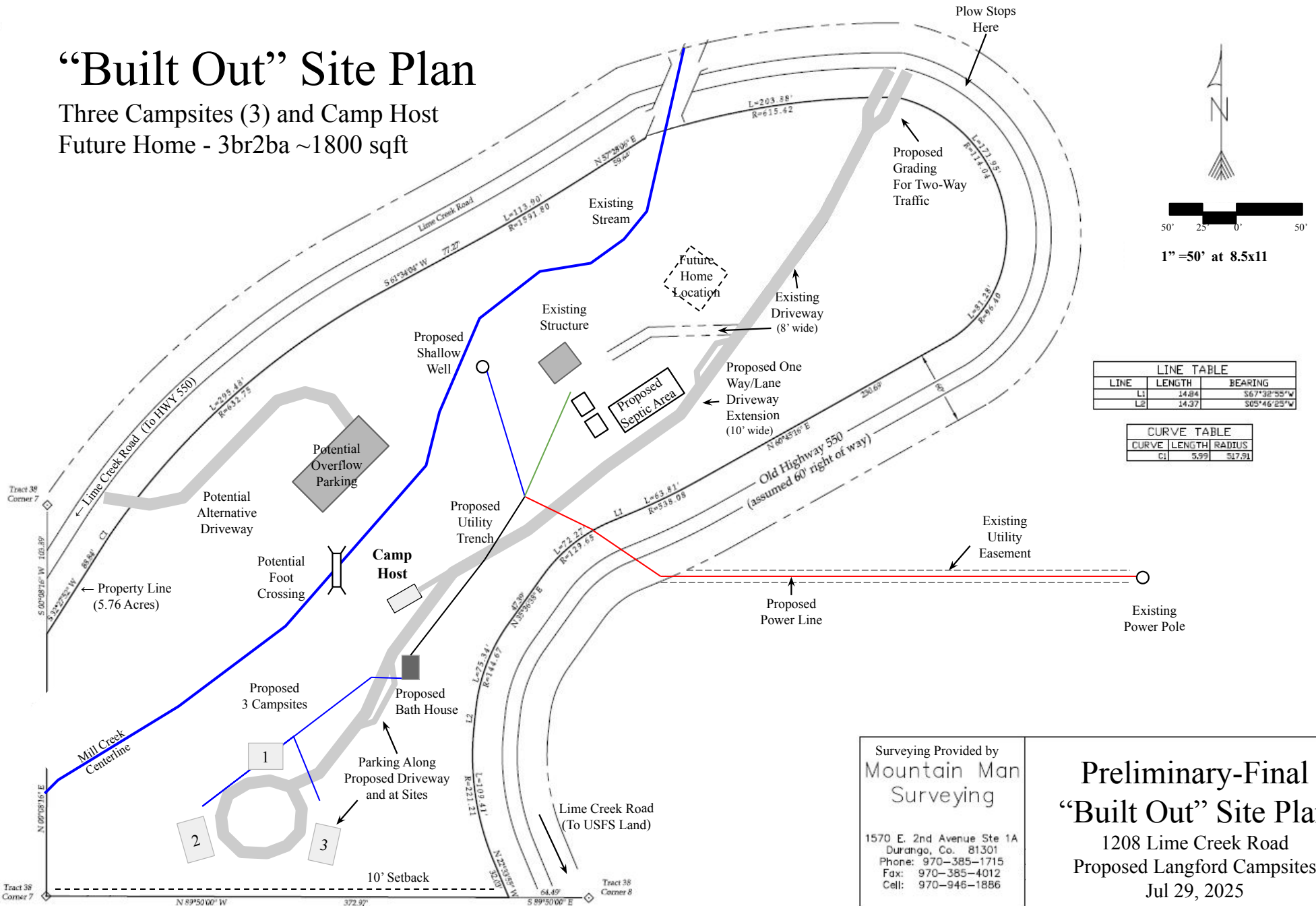


VICINITY MAPS
Proposed Langford Campsites
1208 Lime Creek Rd
San Juan County, Colorado



“Built Out” Site Plan

Three Campsites (3) and Camp Host
Future Home - 3br2ba ~1800 sqft



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.84	S67°32'55"W
L2	14.37	S05°46'25"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	5.99	117.91

Surveying Provided by
**Mountain Man
Surveying**

1570 E. 2nd Avenue Ste 1A
Durango, Co. 81301
Phone: 970-385-1715
Fax: 970-385-4012
Cell: 970-946-1886

**Preliminary-Final
“Built Out” Site Plan**

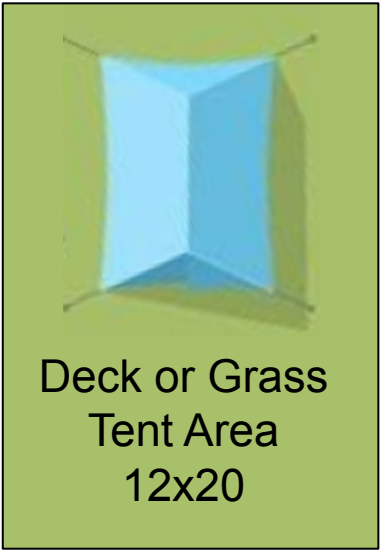
1208 Lime Creek Road
Proposed Langford Campsites
Jul 29, 2025

Final Campsite Layout

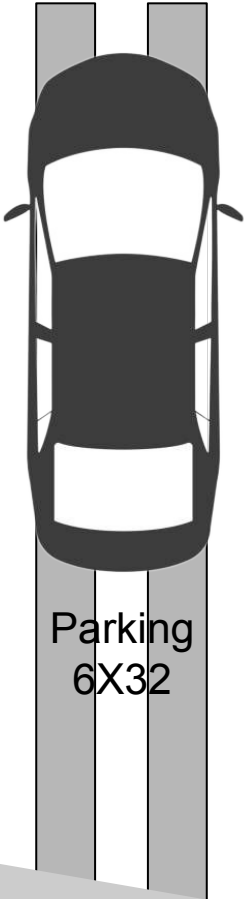
45x30



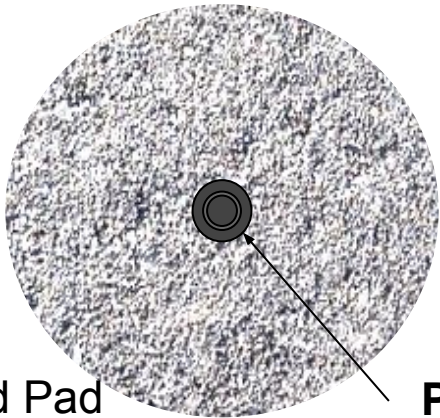
Picnic Table



Deck or Grass
Tent Area
12x20



Parking
6X32



Cleared Pad
15x15

Propane Fire Pit
(No Wood Fires Allowed)

Driveway

Revised Campsite Detail

Proposed Langford Campsites
1208 Lime Creek Rd

Updates:
Propane Fire Pit Instead of Campfire
(No Wood Fires Allowed)

- Deck or Grass Tent area
- Parking Area off Driveway
- Picnic Table
- Gravel Pad for [Propane] Fire Pits



Modern
Model

2 Room Shower Houses

Modern, Coastal, Conestoga

Features Include:

- ⊗ *New Solar Power Option!*
- ⊗ Full Metal Framing
- ⊗ ANSI Code Compliant
- ⊗ RV Hookups
- ⊗ Style and Sizing Options
- ⊗ Available With 2 or 3 Bathrooms
- ⊗ Easily Transported By Forklift

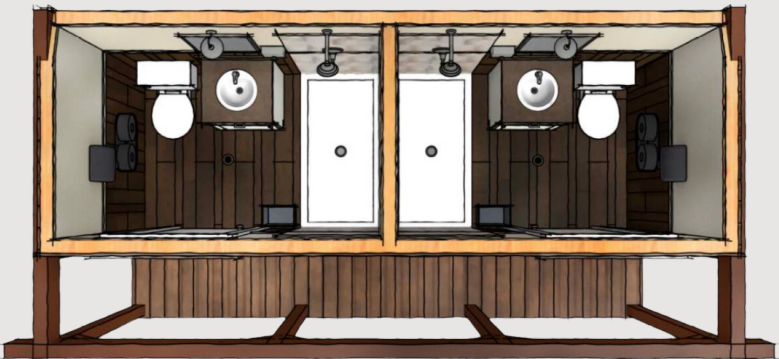


Camp Fimfo, New Braunfels, TX

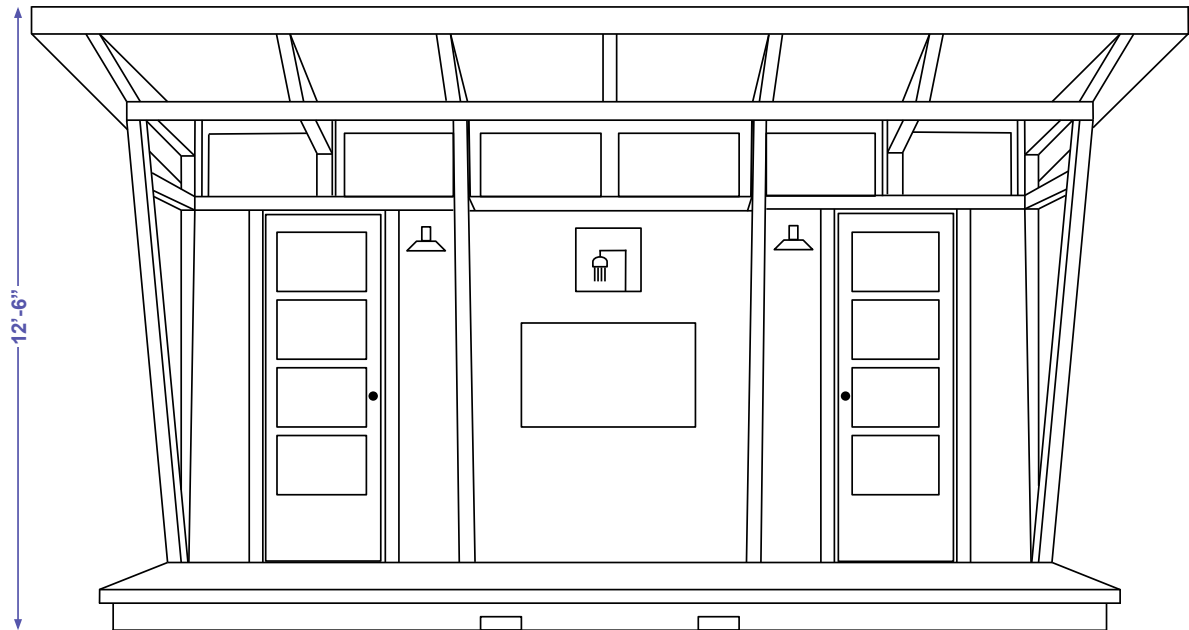
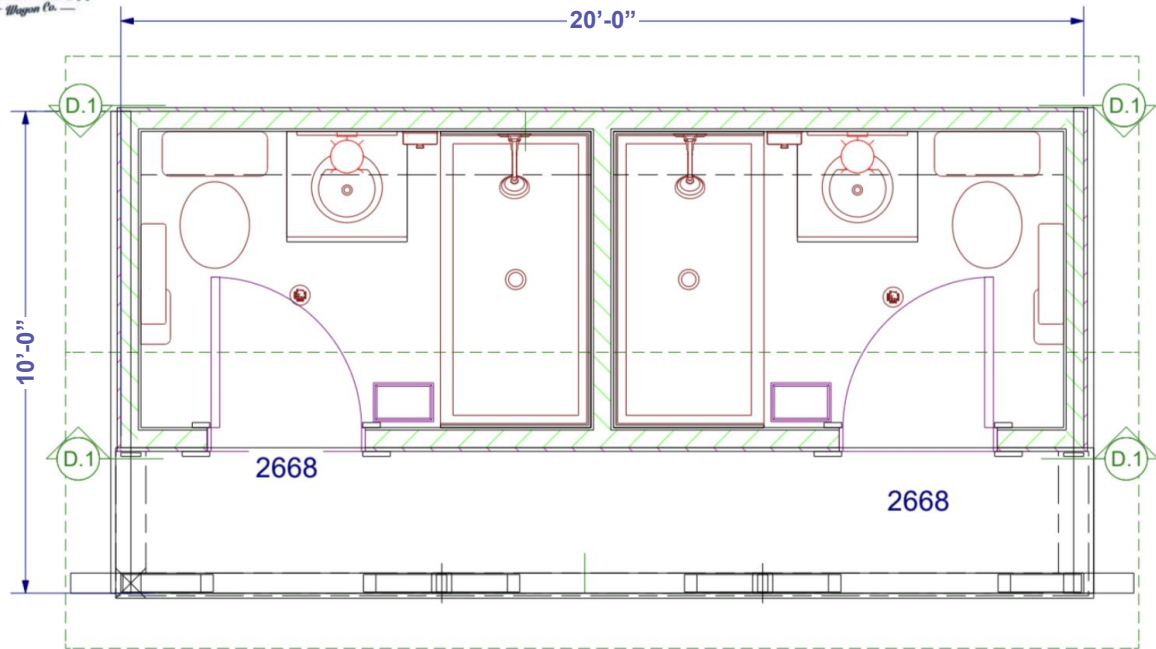
Conestoga



Coastal



Floor Plan



2 Room Shower Houses

<https://ConestogaWagonCo.com>

Langford Campsites
Bathhouse

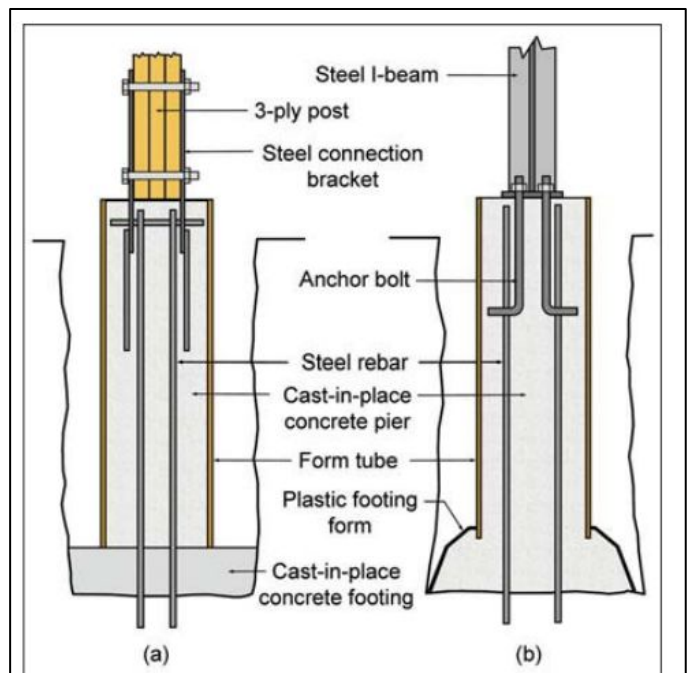
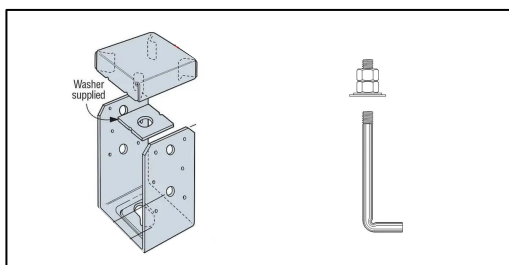
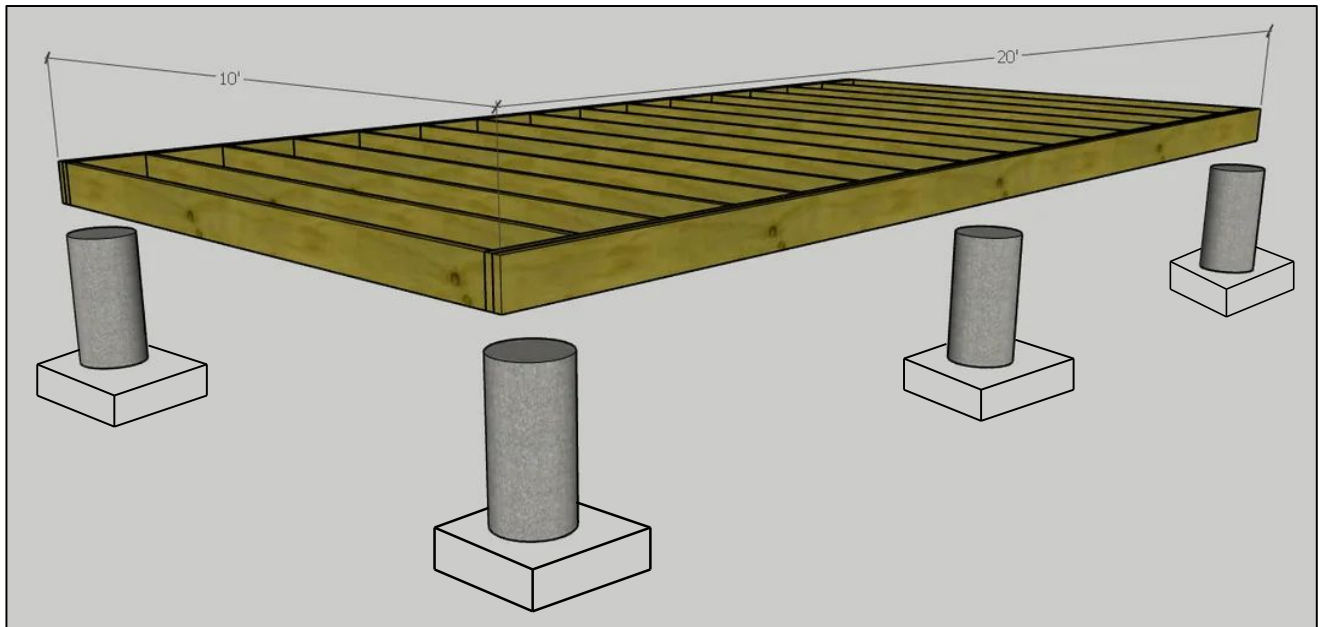
1208 Lime Creek Rd

Layout Detail and Elevation

Date: 7/9/2025

Scale: @ 8.5x11 1"=4'

A-001, A-002



Front cross-sectional views of cast-in-place reinforced concrete piers. (a) Footing cast separately from column, and (b) footing cast simultaneously with pier using plastic footing form. Piers are formed using concrete forming tubes.



2 Room Shower Houses

<https://ConestogaWagonCo.com>

Langford Campsites
Bathhouse

1208 Lime Creek Rd

Foundation Detail

Date: 7/9/2025

Scale:

S-003

PROJECT NARRATIVE

Proposed Langford Campsites

1208 Lime Creek Rd

Proposed Campsites (3 sites + Camp Host)

Project Summary

This project proposes setting up three campsites, a bath house, and a spot for a camp host. The intent is to offer a simple, nature-oriented overnight experience with minimal infrastructure. A new permanent bathhouse and septic system will be installed to support basic guest needs.

It should be noted that there is existing dispersed camping directly adjacent to the property on USFS Land which is often crowded in summer and lacks adequate bathroom facilities or a septic system. As an option with proper sanitation, this project is expected to benefit the local water quality.

Campsite Layout and Features

Each of the three sites will include:

- A level tent pad
- A designated parking space
- A fire ring and picnic table

The campsites will only have water for drinking and fire safety. There will be no permanent lighting at the campsites. There will be electricity and potable water at the bath house.

Camp Host

The applicant intends to designate a Camp Host to assist with daily operations, guest support, and ongoing maintenance. The Camp Host will be responsible for monitoring check-ins, maintaining the bathhouse and waste areas, managing fire safety compliance, and ensuring that site rules are followed.

The presence of a Camp Host ensures that the site remains well-managed, safe, and responsive to guest and community needs while maintaining a light operational footprint.

Bathhouse and Utilities

A centrally located permanent bathhouse will include:

- Two shower/toilet combo units.

PROJECT NARRATIVE

Proposed Langford Campsites

1208 Lime Creek Rd

- Basic hand washing facilities

The bathhouse will be connected to a new septic system, which will be sized up for any possible future home. Water will be supplied to the bathhouse only; campsites will remain without direct service. Electric service will be run to the bathhouse for lighting and water heating. The only permanent lighting will be Dark-Sky compliant, downward facing lights around the bathhouse. They will be oriented away from neighbor viewsheds.

Fire Safety and Wood Campfires

To minimize wildfire risk, wood-burning campfires will not be allowed at any of the campsites. Instead, each site may include a propane-powered fire pit, provided and maintained by the property owner/camp host.

This fire policy aligns with best practices for low-impact camping in forested areas and is consistent with regional fire mitigation standards.

Access

The existing dirt/gravel drive will be extended to the camping area and will connect to each of the primitive campsites, with parking located directly at each unit. The access road will be designed for low-speed traffic and minimal grading. It will be 10' wide in most places, and 20' wide at the entrance to accommodate 2-way traffic. No central parking area is proposed, however a possible entrance before the neighborhood could be used, to alleviate the already low amounts of traffic.

Site Impact and Management

The proposed design minimizes grading and preserves existing vegetation. Drainage will be managed using natural contours to prevent erosion. No known or suspected wetlands are proposed to be impacted.

Trash will be collected in bear-safe containers and removed regularly. It will be shared with the neighborhood and located for collection in a place deemed safe and convenient by neighbors and the Republic Services. The location being tested currently is away from the neighborhood, near HWY 550 for easy access by the service truck and for minimized impacts from possible bear activity.

PROJECT NARRATIVE

Proposed Langford Campsites

1208 Lime Creek Rd

Staffing and guest services will be handled by the Camp Host property owner or designated local operator. A full-time caretaker is not planned, but may be considered for management and safety.

Campground Rules

Campground rules will be established and visitors will be made aware of them. They will address policies that should minimize impacts to the neighborhood, such as Wood Fires, Fire Arms, Fire Works, Quiet Hours, Trash Disposal, Wildlife, Pets, Speed Limit, Music.

Seasonality

The project will begin primarily as a Summer and shoulder season offering, but could be expanded to allow winter camping. Snow will be cleared from roads, parking areas, and bathhouse access paths as needed. Infrastructure is being selected to support long-term durability in all seasons.

The maximum allowable stays will be 14 days.

Emergency Communication

Cell Phone service is available on the property. Although signal strength can be limited, it should work well for contacting emergency services. Starlink provided WiFi internet will be available at the campsites and bathhouse to augment emergency communication (Wifi calling and emergency services texting). Additionally, excellent cell reception can be found both directions up the road, and guests will be made aware.

Existing Structures

Existing structures on the property could be used for storage, or other common space.

Lime Creek Campsites – Campground Management Plan

1. Overview

Lime Creek Campsites is a small, rustic campground with 3 designated campsites located in a quiet residential neighborhood near Lime Creek Road. Our goal is to offer a peaceful, low-impact camping experience for responsible campers who respect the land, neighbors, and fire-prone environment.

2. Campground Objectives

- Maintain a clean, safe, and quiet space for campers and neighbors.
 - Minimize fire and environmental risks.
 - Provide reliable, friendly communication and oversight via our on-site Camp Host.
 - Foster low-impact tourism that supports local values and natural beauty.
-

3. Campsite Layout

- **Number of sites:** 3
 - **Camp Host Site:** Another spot is reserved for the designated Camp Host.
 - **Site Features:** Gravel pads, picnic tables, fire-safe zones (propane only), signage.
 - **Trash Location:** Dumpster is located at the end of Lime Creek Road. A lock code will be provided at check-in.
-

4. Camp Host Duties

The Camp Host plays a vital role in maintaining the campground's operations, safety, and hospitality.

Daily Responsibilities

- Greet and check in guests (when possible)
- Remind guests of the rules and provide printed materials
- Monitor quiet hours and site compliance
- Ensure sites are clean and trash-free after each checkout
- Answer basic questions and assist with minor issues
- Keep emergency contact info visible and up to date

Weekly Responsibilities

- Walk through the campground to check for maintenance needs
- Report any unusual behavior or damage
- Inspect camera footage as needed to confirm compliance
- Communicate with management about supply needs, concerns, or incident reports

5. Check-In and Check-Out Procedures

- **Check-in time:** 2:00 PM
- **Check-out time:** 11:00 AM

Campers will receive:

- **Digital welcome email or text** with directions and lock codes
- **Printed packet** at the site or from the Camp Host with:
 - Campground rules
 - Emergency contact numbers

- Local information
 - Trash disposal instructions
-

6. Campground Rules (Provided at Check-In)

- Quiet Hours: 10 PM – 7 AM
 - No wood fires; propane fire pits and grills only
 - No firearms, fireworks, or explosives
 - Pack out all trash or use dumpster at Lime Creek (code provided)
 - Pets on leash; clean up after them
 - One Vehicle per Site
 - Be respectful of neighbors and nature
 - Camp only in designated sites
-

7. Trash Management

- A **secure, locked dumpster** is located at the end of Lime Creek Road.
 - Campers are primarily responsible for hauling and disposing of their own trash.
 - Dumpster code changes periodically and will be provided at check-in.
 - Camp Host will verify that sites are trash-free between stays.
-

8. Fire Safety & Emergency Procedures

General Fire Policy

- **No open flames or wood-burning fires.**
Campers may use **propane fire pits or propane grills** only.
- **No smoking outside vehicles.**

Emergency Response Plan

- In the event of a fire, accident, or suspicious behavior:
 - **Call 911 immediately.**
 - Notify Camp Host and other campers if evacuation appears necessary.
- The Camp Host will:
 - Keep a charged phone and printed contact list accessible
 - Guide emergency responders to the location
 - Help coordinate safe evacuations if needed

Emergency Contacts (Posted On-Site)

- **Emergency Services:** 911
- **Sheriff's Non-Emergency Line:** (970)-387-5531
- **Campground Management:** 808-492-0009
- **Camp Host On-Site:**

9. Surveillance and Security

To ensure safety and discourage misuse:

- **Cameras are installed in public areas** (entrances, roads, and common areas).
- Cameras **do not record inside individual campsites** to maintain privacy.

- Footage will be used only for safety, cleanup verification, or in case of rule violations.
 - Signage will clearly indicate that surveillance is in use.
-

10. Communication & Management Oversight

- The Camp Host acts as the daily point of contact.
 - The property owner or designated manager will:
 - Handle bookings, payments, and code distribution
 - Coordinate with the Camp Host weekly or as needed
 - Monitor camera footage and incident reports
 - Maintain the website or listing platform
-

11. Maintenance and Site Cleanliness

- Camp Host inspects each site after checkout and before the next guest arrives.
 - Site must be cleared of trash, personal items, and debris.
 - Any damage or excessive cleanup will be reported to management.
-

12. Seasonal Considerations









- **Wildfire risk is highest May–October.**
Extra signs and patrols may be required during Red Flag Warnings.
 - **Snow removal or winterization** may be needed if operating during cold months.
-

13. Camper Behavior and Conflict Resolution

- Campers who violate major rules (e.g., fire bans, firearms, harassment) may be asked to leave without refund.
- Conflicts between campers should be referred to the Camp Host.
- Escalated issues will be handled by campground management or local law enforcement.

Lime Creek Campsites – Campground Rules

Welcome to our peaceful little corner of nature! To help keep Lime Creek enjoyable for everyone, please follow these rules:

1.  **Quiet Hours: 10:00 PM – 7:00 AM**
Please keep voices, music, and lights low during these hours. We share this space with neighbors and wildlife.
2.  **No Wood Fires**
Due to fire risk, **wood fires are not permitted.**
Propane fire pits and propane grills are provided—please use them safely and responsibly.
3.  **No Firearms or Fireworks**
This is a quiet family-friendly space. **No guns, hunting, or fireworks** are allowed at any time.
4.  **Leave No Trace**
Pack out all trash. Keep your site clean for the next camper. We love this place—help us take care of it!
5.  **Pets Welcome (on Leash)**
Please keep pets on a leash and clean up after them. Be mindful of local wildlife and other campers.
6.  **One Vehicle per Site**
Additional vehicles may park only in designated overflow areas. Please don't block roads or driveways.
7.  **Respect Other Guests**
Keep music and generator use minimal and courteous. No loud parties or disruptive behavior at any time.
8.  **Camp Only in Designated Sites**
Help us protect the land and privacy of neighbors—no off-site camping or wandering through private property.

Thank you!

On-Site Wastewater Treatment System (OWTS) Permit Application

Owner: Christopher Langford Phone: (808) 492-0009

Project Address (street, town/city, zip): 1208 County Road 1 Durango, Colorado 81301

Assessor's Parcel #: 5952 Subdivision: N/A Lot#: _____

Lot Size: 4.00 (acres) # of Dwellings: 2 # of Bedrooms: 1 Water Supply: Spring/ Well

List Commercial Uses (e.g., office, factory, event venue): _____

Owner's Mailing Address: 6515 Brittney Ln Cumming, GA 30040

Owner's Email Address: cbretlangford@gmail.com cc: USABLAKE@gmail.com

For detailed parcel information please visit your county assessor's website or see your property tax statement


On-site Wastewater Treatment System (OWTS) Permit Types

Choose the most applicable permit type from the list below and check the box in upper-left corner

<input checked="" type="checkbox"/> New Construction - (\$1123.00) <i>For new OWTS and complete system replacement</i> <ul style="list-style-type: none"> Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions. A design must be submitted to LPCPHD. LPCPHD must have payment and application to review designs for permit issuance. 	<input type="checkbox"/> Alteration - (\$1068.00) <i>For changes/additions to existing permitted OWTS</i> <ul style="list-style-type: none"> Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions. A design must be submitted to LPCPHD. LPCPHD must have payment and application to review designs for permit issuance.
<input type="checkbox"/> Change Of Use - (\$518.00) <i>For expanded use (e.g., bedroom count) of an existing permit without system modifications, OR new service connections (e.g., garages, shops) added to an existing permit</i> <ul style="list-style-type: none"> For expanded use, provide a certification report from a Professional Engineer (PE) or system designer. For new service connections, provide a proposed site plan and describe scope of work below. Change of Use does NOT allow for connection of new uses (e.g., second dwellings, ADUs) unless the system was originally designed for it – use Alteration instead 	<input type="checkbox"/> Minor Repair - (\$408.00) <i>For replacement of OWTS components with no change to permitted use</i> <ul style="list-style-type: none"> Submit application with payment, transfer of title inspection report (if available) and a simple site plan showing location of repairs. List repairs/scope of work below (e.g. tank replacement, aerators, pipe repairs, etc.) A permit is NOT required for repair of components that do not provide treatment (e.g., fencing, tank lids, inspection ports)

Please describe in detail work to be completed: Installation of a new gravity septic system (Tanks & leech field)

I acknowledge: (1) This application does not guarantee that an On-site Wastewater Treatment System ("OWTS") can be installed or a building permit issued; (2) The issuance of the OWTS permit does not imply any warranty by La Plata County Public Health Department as to the operation of the OWTS; (3) The OWTS must be constructed in accordance with the La Plata County Public Health Department On-site Wastewater Treatment System Regulations and any Conditions of Approval set by LPCPHD; and (4) The owner of the property assumes the responsibility and liability for the proper maintenance of the OWTS.

Owner's Signature:  Date: _____

Submit completed application to eh@lpcgov.org or at our office.

This is NOT a permit; this application does not authorize construction or repairs.
All OWTS construction/repair work must be performed by an installer licensed by LPCPHD.

**Soil Analysis Performed by Debbi Michal -
Tri State Consulting, LLC - 970-317-7111**

Visual and Tactile Evaluation of 1208 Lime Creek Rd:

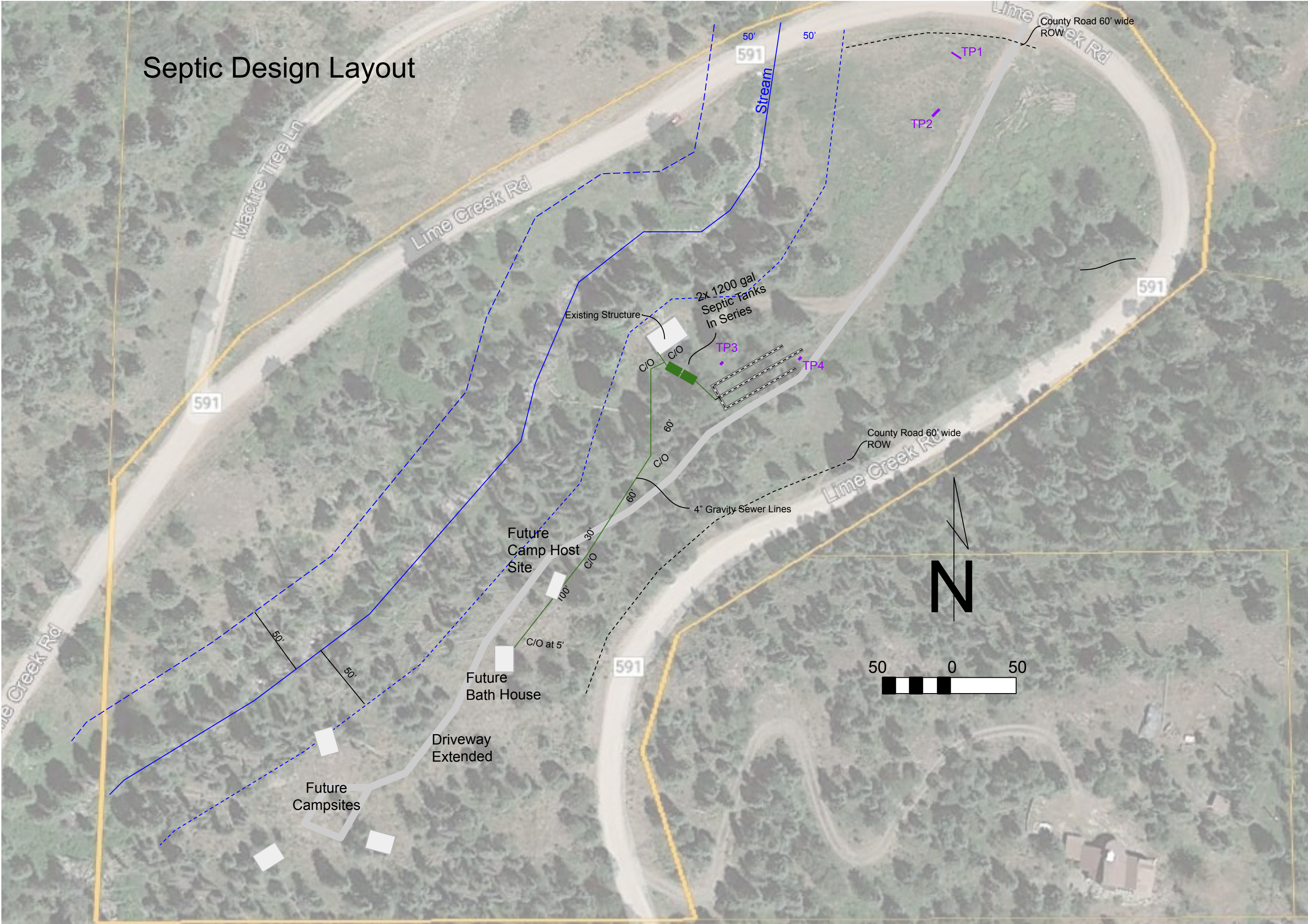
I arrived on site about 9:40am March 18th 2020. It was overcast and a snowflake or two were falling on the already snow-covered ground. Test pit one (TP1) was already dug with a sample from the 3' deep area and set aside for me to take. This pit is NE of the assumed bed area and in a relatively low part of the field. Ground water had risen in TP1 to about 3' below the ground level. Test Pit 2 (TP2) was about 2.5' higher in elevation and SW of the assumed bed area. I watched TP2 being dug and grabbed my sample from dirt about 3' deep. Ground water started to enter the pit at about 6' below ground surface but after about 5 minutes it had risen to 5.5'.

Both pits appeared to have clay near the ground level as evidenced in the pictures. However, in the tactile tests very little clay was noticed.

With the dirt from **TP 1** I was able to make a ball but the ribbon would break at less than one inch. The dirt was noticeably gritty but did leave a silty residue on my hand. The structure was moderate when pinched. I placed the soil as a Type 2 Sandy Loam. LTAR of 0.60 I was barely able to make a ball from **TP 2** dirt. As I tried to push and mold a ribbon the ball failed. I was not able to make a ribbon. As I watch the dirt being removed from the pit it visually has a single grain fall from the bucket. It felt very gritty in my hand. I placed the soil as a Type 1 Loamy Sand. LTAR of 0.80

With the groundwater being the limiting barrier the bed will need to be raised from existing ground. The NE corner will need to be raised 4' and the SW corner will need to be raised 1.5' to keep a 4' thick soil layer between the bottom of the chambers and the groundwater. Using the more restrictive of the two LTARs I would recommend using a LTAR of 0.60 but a case could be made of averaging them.

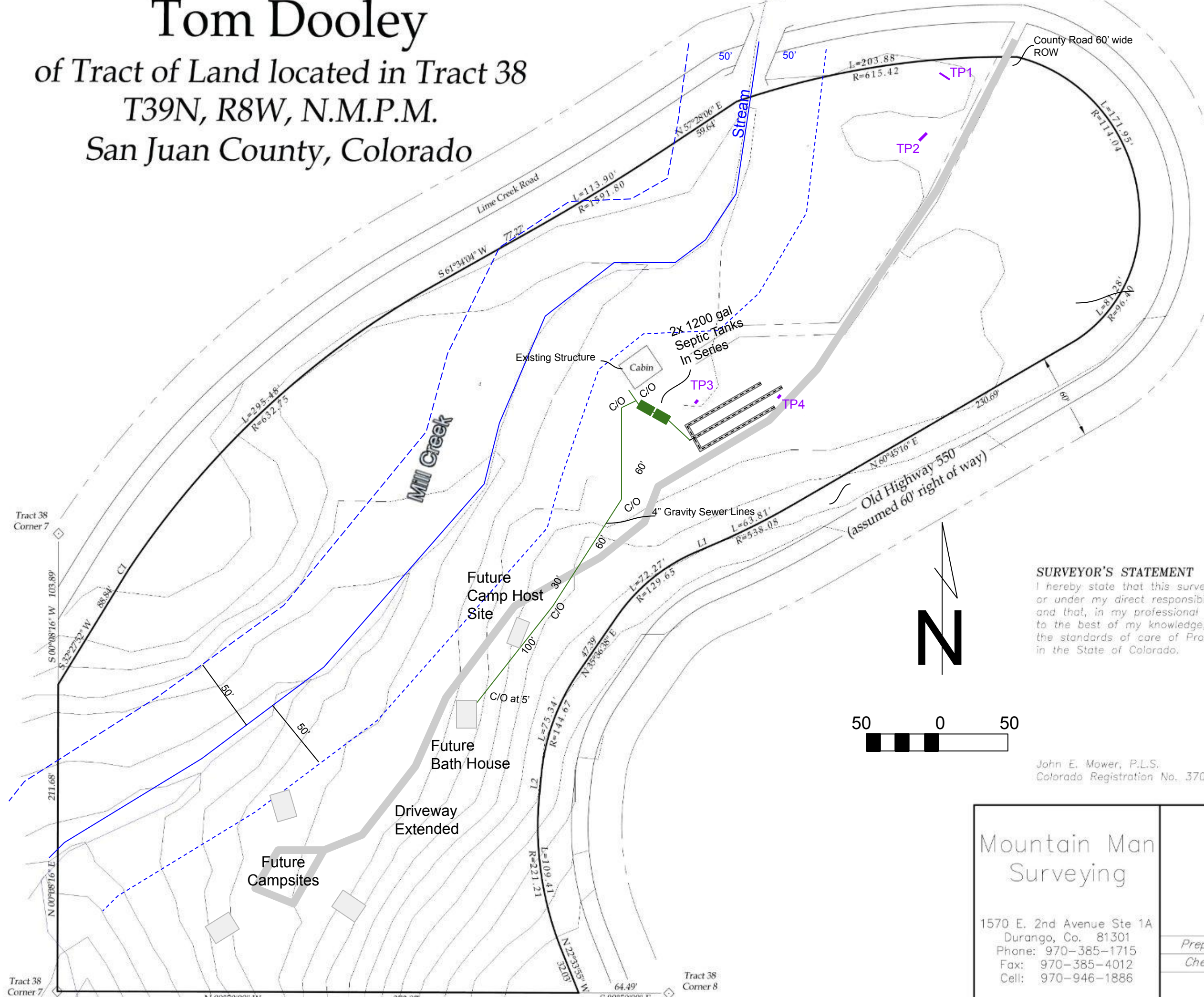
Septic Design Layout



Informational Survey for Tom Dooley

of Tract of Land located in Tract 38
T39N, R8W, N.M.P.M.
San Juan County, Colorado

Septic Design Layout



Bearings based on the South line of
Tract 38, monumented as shown hereon.
Reference Bearing: N 89°50'00"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.84	S 67°32'55"W
L2	14.37	S 05°46'25"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	5.99	517.91

SURVEYOR'S STATEMENT
I hereby state that this survey and plot was prepared by me
or under my direct responsibility, supervision and checking,
and that, in my professional opinion, it is true and correct
to the best of my knowledge, belief and information based on
the standards of care of Professional Land Surveyors practicing
in the State of Colorado.

John E. Mower, P.L.S.
Colorado Registration No. 37060

Mountain Man Surveying 1570 E. 2nd Avenue Ste 1A Durango, Co. 81301 Phone: 970-385-1715 Fax: 970-385-4012 Cell: 970-946-1886	Informational Survey for Tom Dooley of Tract of Land located in Tract 38 T39N, R8W, N.M.P.M. San Juan County, Colorado	
	Prepared By: J.E.M.	Scale: 1"=50'
	Checked By: J.E.M.	Project No. 061591INFO
	Date: 8-16-06	

OSWTS Design Calculations

Design Flow

Campsites 3 + Camp Host	200 gpd
Potential future Home (3beds) + Auxiliary Building	450 gpd
Future Unknown Uses	150 gpd

Total **800 gpd**

Total Septic Tank Size

800 gpd x 48hr detention time = 1600 gal
2x 1000 gal tanks in series

Absorption Field

Total Qd= 800 gal/day
LTAR: Structureless, Granular Type 1 Loamy Sand. 0.80 g

Sizing Factors

Trench (gravity) 1

$$A=Q/(LTAR) = 800/(.8) = 1000 \text{ sqft}$$

Trench area 1000 sqft

Trench width 3'

Trenches 4

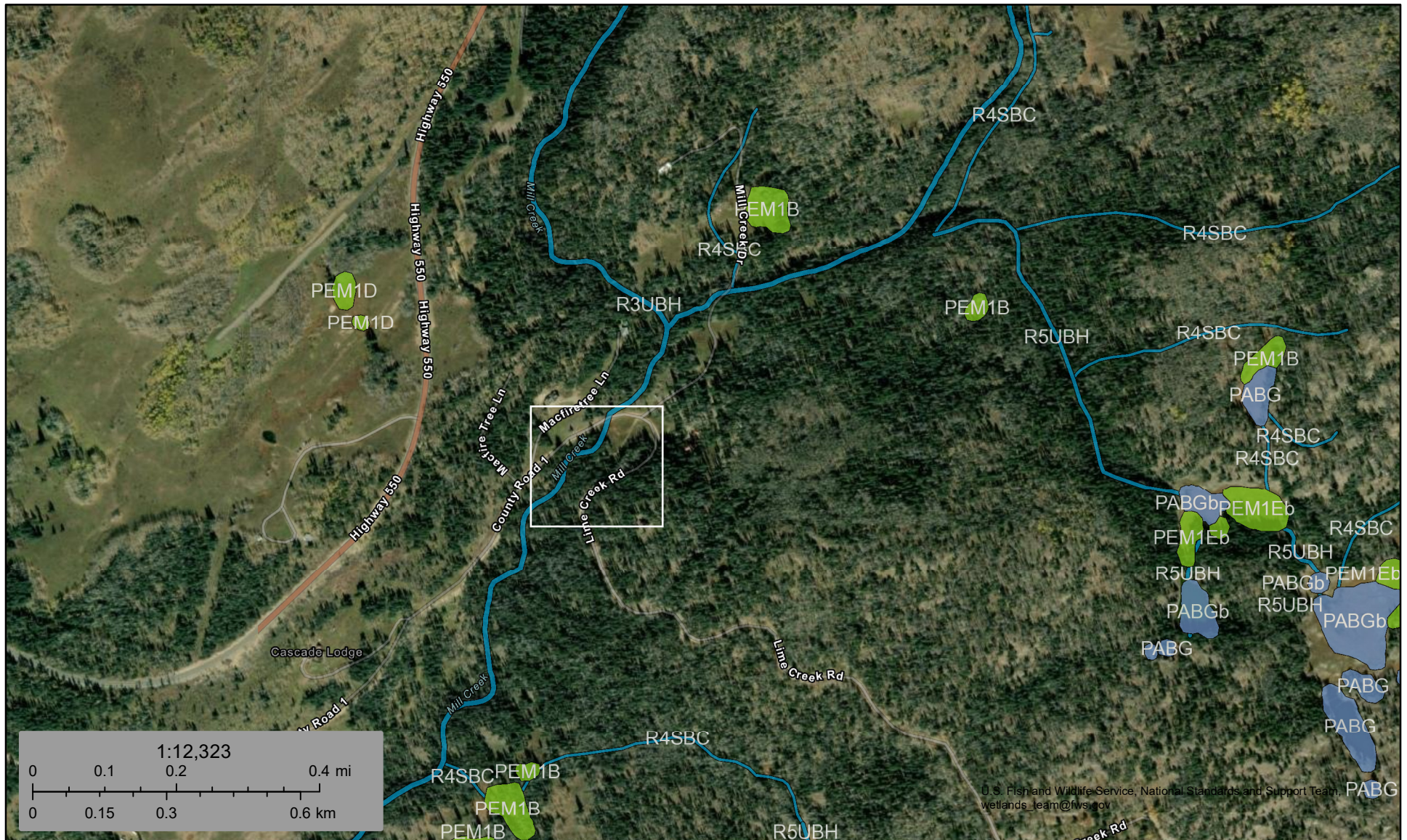
Length per trench 83'



U.S. Fish and Wildlife Service


National Wetlands Inventory

Wetlands on Lime Creek Rd

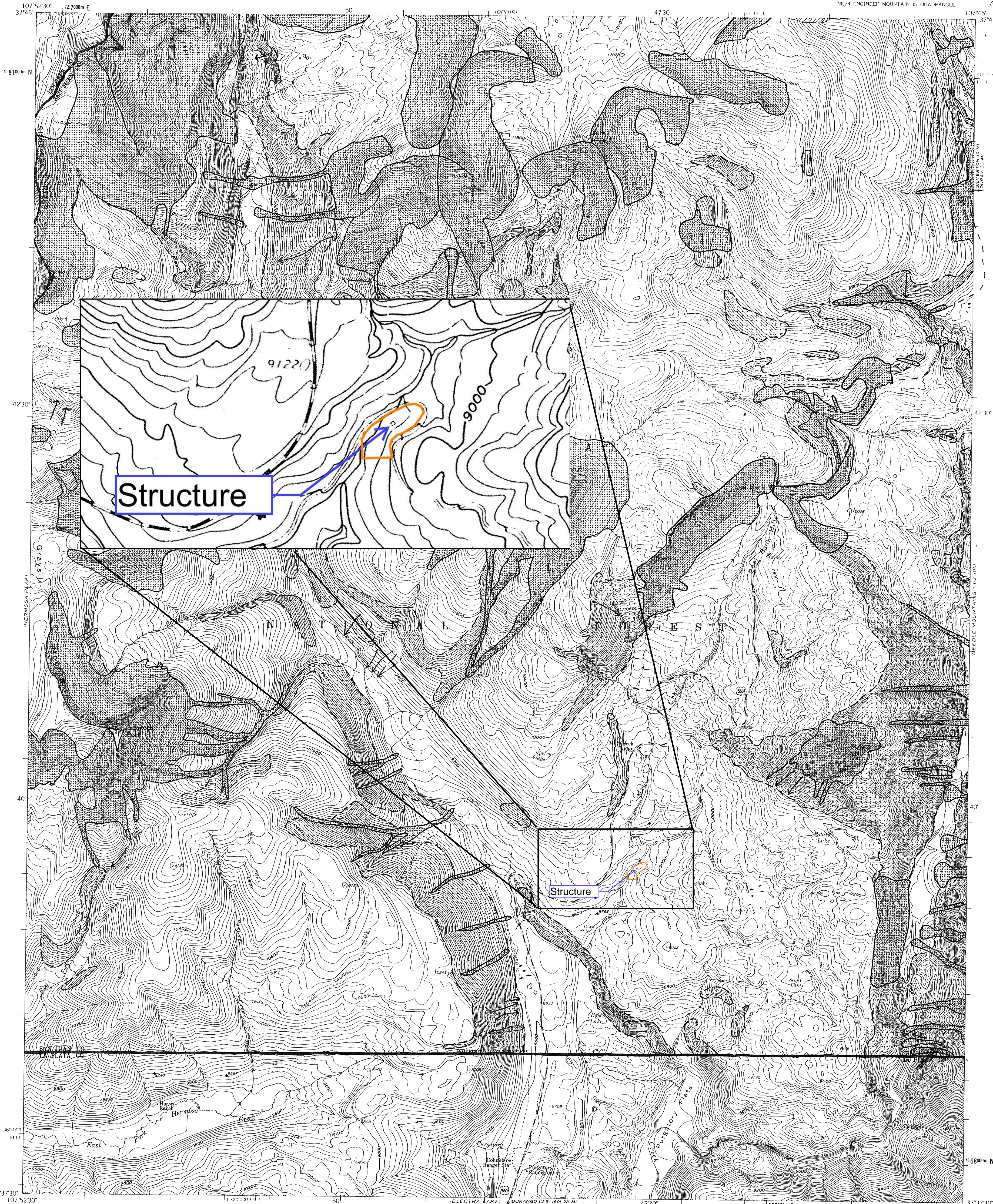


May 10, 2025

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1956. Field checked 1960
Polyconic projection. 1927 North American datum
10 000 foot grid based on Colorado coordinate system,
south zone
1000 meter Universal Transverse Mercator grid ticks,
zone 13, shown in blue
Land lines omitted because of insufficient data
All recovered corners are shown

TRUE NORTH
MAGNETIC NORTH
APPROXIMATE MEAN
DECLINATION, 1960

CONTOUR INTERVAL 40 FEET
DATUM: P. MEAN SEA LEVEL

THIS MAP COMPILES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER 25, COLORADO OR WASHINGTON 25, D.C.
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

AVAILANCHE HAZARD
INSTAAR

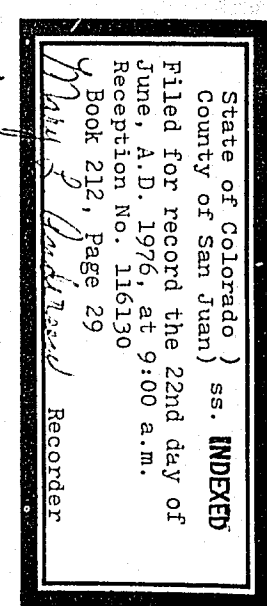
Final

Approved: 6/2/76

ROAD CLASSIFICATION
Medium duty — Light duty
Unimproved dirt —
U.S. Route

ENGINEER MOUNTAIN, COLO.
NE 1/4 ENGINEER MOUNTAIN 15 QUADRANGLE
N3737 5 - W10745/7 5

1960



1960




formerly
(Eng. Mtn. NE, Colo.)
FM EH
C O

THE GEOMORPHIC MAPS

The categories in this legend (Table 2) are not, strictly speaking, hazard categories, since this concept cannot be divorced from considerations of the potential for interaction with features of human occupancy. However, the categories do specify various levels of geo-

morphic instability and are genetic, in that the origin of features and the predominant processes involved are implied. It should also be understood that most of the categories refer to readily identifiable features in the landscape, such as rock glaciers, talus slopes,

TABLE 2
Geomorphic hazard legend

Category and map abbreviation	Description of category
Rockfall (<i>rf</i>)	Source areas for falling rock. Includes potential rockfall areas.
Rock glacier (<i>rg</i>)	Area affected by the slow downslope creep of talus, generally due to the presence of an ice core.
Talus slope (<i>ts</i>)	An area of active deposition of material from rockfall and debris flow. Mass failure may occur as talus slides or debris flows.
Subcategory	Talus slide (<i>tss</i>)  Active or recently active debris flow tracks.
Debris fan (<i>df</i>)	A flattened, cone-shaped deposit which accumulates from repeated deposition of stream flood and debris flow material at the exit point of a tributary stream into a larger valley.
Subcategory	 Active or recently active debris flow tracks.
Landslide (<i>ls</i>)	A large-scale failure of slope material involving surficial and/or rock. Failure may involve rotational slumping, shallow faulting, flow, and translation of material along inclined shear planes.
Subcategory	 Active or recently active slip faces.
Expansive soil and rock (<i>es</i>)	Areas of clay-rich, cohesive soils, derived mainly from clay and shale formations. Significant volume changes occur during cycles of wetting and drying. Due to the scale of mapping, areas so defined may include rock outcrops which are not expansive (e.g., sandstone).
Colluvial slopes	
Subcategories	
<i>cst</i>	Areas of thick colluvial or glacial accumulations, generally thicker than 2 m. Potential mass failure areas.
<i>csa</i>	Areas of accelerated colluvial activity on slopes where deposits are less than 2 m thick.
<i>csm</i>	Areas of moderate colluvial activity on slopes where colluvial deposits are less than 2 m thick.
<i>csi</i>	"Inactive" colluvial slopes, having slight colluvial activity on slopes less than 15%, having deposits less than 2 m thick.
Physiographic floodplain (<i>pf</i>)	An area experiencing frequent erosion and deposition from streamflow. Areas defined probably encompass most of the 100-yr floodplain but mapping is not based on stream discharge records.
Swamp (<i>sw</i>)	Areas subjected to seasonal or longer-term inundation from high water-table conditions.
Subsidence (<i>sb</i>)	Areas subject to collapse of surficial material and/or bedrock due to removal of subsurface fluids, or removal of subsurface rock by solution or mineral extraction.
Tailings (<i>tail</i>)	Large deposits of rock waste from a milling operation which occur either as large pond deposits or as steep cones on slopes.



Christopher Langford

Quick question

Titus - DNR, Jeff <jeff.titus@state.co.us>

Thu, Jul 24, 2025 at 3:20 PM

To: Christopher Langford

1. Not overappropriated
2. Shouldn't be a problem.
3. No applications have been denied in that area. shouldn't be a problem.

Let me know when you are ready and I can help you through the process.

Jeff Titus
Lead Water Commissioner/Well Commissioner
Division 7



COLORADO
Division of Water Resources
Department of Natural Resources

P 970-247-1845 | C 970-739-6520
160 Rock Point Drive, Suite E, Durango, CO 81301
jeff.titus@state.co.us | www.dwr.colorado.gov

On Thu, Jul 24, 2025 at 3:30 PM Christopher Langford wrote:

Jeff,

I had a few questions: We will be applying for surface water right shortly for a small campground. It's a bit early, but we wanted to get a feeling for how things are going in general. Looking to see if there are any major issues currently.

#1. Is our area (Lime Creek Rd near Cascade Village) still not over-appropriated?

#2. I am assuming there are no blanket or general reasons why a water right application would have trouble in the area?

#3. Applications in the area are not being denied en masse, I assume? Conditions are relatively favorable for obtaining water rights for houses?

The specific address is 1208 County Rd 1 Durango, CO

Thanks for the help.

District Court, Water Division <u>Seven</u> , Colorado Court Address: <u>1060 E 2nd Ave #106</u> <u>Durango CO 81301</u>		▲ COURT USE ONLY ▲
CONCERNING THE APPLICATION FOR WATER RIGHTS OF Applicant: <u>Christopher Langford</u>		
In the <u>Animas</u> River or its Tributaries In <u>San Juan</u> COUNTY		
Attorney or Party Without Attorney (Name and Address): <div style="text-align: center; font-size: 1.2em; margin-top: 10px;"> <u>Christopher Langford</u> </div> <div style="display: flex; justify-content: space-between; font-size: 0.9em;"> <div> Phone Number: <u>808-492-0009</u> FAX Number: _____ </div> <div> E-mail: <u>cbretlangford@gmail.com</u> Atty. Reg. #: _____ </div> </div>		
Case Number: _____ Division: _____ Courtroom: _____		
APPLICATION FOR <input type="checkbox"/> CONDITIONAL <input checked="" type="checkbox"/> ABSOLUTE WATER RIGHTS (SURFACE)		
Instructions: All lines and boxes should be filled in or shown as not applicable (N/A) with the exception of section 3.B where only 3.B.1 or 3.B.2 should be completed. Attach additional sheets as needed. Attach all maps as required. It is the applicant's responsibility to provide the location for each structure in this application. For structures that are already decreed, use, verbatim, the location from the most recent decree that adjudicated the location. For new structures, provide a PLSS location (quarter-quarter, section, township and range) and a single point location description using either UTM coordinates (for example from a GPS device) (preferred) or measured distances from known section lines.		

1. Name, mailing address, email address and telephone number of applicant(s) (if there are multiple applicants and the space provided is not adequate, provide additional sheets as needed):

Name of Applicant	Mailing Address	Email address	Telephone Number
<u>Christopher Langford</u>	<u>6515 Brittney Ln</u> <u>Cumming GA 30040</u>	<u>cbretlangford@gmail.com</u>	<u>808-492-0009</u>

2. Name of structure: Lime Creek Diversion ☐ ditch ☐ spring ☒ other stream

3. Location of Structure

A. Public Land Survey System (PLSS) (Required):

Include the source of PLSS information, for example: GIS system such as CDSS MapViewer (<http://water.state.co.us/DATAMAPS/GISANDMAPS/MAPVIEWER/Pages/FAQ.aspx>); field survey; scaled from USGS topographic map; or other source:

Legal Description: County _____	<u>NE</u> 1/4 of the _____	<u>SW</u> 1/4 of the _____	Section <div style="font-size: 1.5em; text-align: center;">7</div>	Township <div style="text-align: center;">39</div> N or S <input checked="" type="checkbox"/> N <input type="checkbox"/> S	Range <div style="text-align: center;">8</div> E or W <input type="checkbox"/> E <input checked="" type="checkbox"/> W	Principal Meridian <div style="font-size: 1.5em; text-align: center;">NMP</div>
---	-------------------------------	-------------------------------	---	--	--	--

B. Point of diversion (Required) (Complete either 1 or 2 below)

1. Location information in UTM format (Preferred):

UTM Zone must be 12 or 13; Units must be Meters; Datum must be NAD83; and Units must be set to true North. Include the source of the UTM coordinates, for example: GPS device; GIS System such as CDSS MapViewer (<http://water.state.co.us/DATAMAPS/GISANDMAPS/MAPVIEWER/Pages/FAQ.aspx>); scaled

from USGS topographic map; or other source. In areas having generally recognized street addresses, also include street address, and if applicable, the lot, block, and subdivision. Attach a legible 8 ½ x 11 inch map to this application illustrating the location of the structure.

UTM coordinates		
Easting	<u>253480.43</u>	Northing <u>4171765.64</u>
<input type="checkbox"/> Zone 12 <input checked="" type="checkbox"/> Zone 13		
Street Address: <u>1208 County RD 1, Durango CO 81301</u>		
Subdivision:	Lot	Block
<u>NA</u>	<u>NA</u>	<u>NA</u>
Source of UTM's (for example, hand-held Garmin GPS or located from aerial map, etc): <u>Google Earth</u>		
Accuracy of location displayed on GPS device (for example, accurate to within 200 feet): <u>15m</u>		

2. Distance from Section Lines (if not providing a UTM coordinate above):
Include perpendicular distances from section lines to the structure location. Include the source of PLSS information, for example: GIS system such as CDSS MapViewer (<http://water.state.co.us/DATAMAPS/GISANDMAPS/MAPVIEWER/Pages/FAQ.aspx>); field survey; scaled from USGS topographic map; or other source. In areas having generally recognized street addresses, also include street address, and if applicable, the lot, block, and subdivision. Attach a legible 8 ½ x 11 inch map to this application illustrating the location of the structure.

Distance from Section Lines (not from property lines)		
_____ Feet from <input type="checkbox"/> N <input type="checkbox"/> S and _____ Feet from <input type="checkbox"/> E <input type="checkbox"/> W		
Source of PLSS information:		
Street Address:		
Subdivision:	Lot	Block

4. Source: (for example, unnamed tributary to North Clear Creek, tributary to Clear Creek, tributary to the South Platte River) Mill Creek
5. A. Date of appropriation: TBD 2025
 B. How appropriation was initiated: Place Pump and pipe at Point of Diversion
 C. Date water applied to beneficial use: TBD 2025
6. Amount claimed in cubic feet per second (cfs) or gallons per minute (gpm) (1 cfs = 448.8 gpm).
 Conditional _____ (☐ cfs ☐ gpm) Absolute .05 (☐ cfs ☐ gpm)

If claiming an absolute water right, application shall include supporting evidence that applicant diverted water in-priority and applied such water to the beneficial uses claimed in the amounts claimed.

7. List All Uses or Proposed Uses: Campsites, ~~and~~ Cabin house, bathhouse.

A. If irrigation, complete the following:

Number of acres historically irrigated _____; proposed to be irrigated _____.

Does the Applicant intend to use this water right to supplement irrigation on an area of land already irrigated under another water right? ☐ yes ☐ no

Legal description of irrigated acreage. Mark the location of the irrigated acreage on a USGS topographic map and attach to this application a legible 8 1/2 x 11 inch copy of the applicable portion of the map.

B. If non-irrigation, describe purpose fully. Mark location of use on a USGS topographic map and attach to this application a legible 8 1/2 x 11 inch copy of the applicable portion of the map.

We would be using water for Campsites and a related bathhouse. Water would also be used for the Cabin. Water will be pumped to uses.

8. Name(s) and address(es) of owner(s) or reputed owner(s) of the land upon which any new or existing diversion or storage structure, or modification to any existing diversion or storage structure is or will be constructed or upon which water is or will be stored, including any modification to the existing storage pool. The applicant must notify these persons that the applicant is applying for this water right, and certify to the Court that the applicant has done so by no later than 14 days after filing this application. The certification form is on page 4 of this form.

Name of Owner	Mailing Address
<u>NA</u>	

9. Remarks or any other pertinent information:

☒ By checking this box, I am acknowledging I am filling in the blanks and not changing anything else on the form.

☐ By checking this box, I am acknowledging that I have made a change to the original content of this form.

Signature of Attorney (if any)

Date

VERIFICATION

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.

Executed on the 25 day of May, 2025, at Cumming, GA
(date) (month) (year) (city or other location, and state OR country)

Christopher Langford
Printed Name

Signature

Christopher Langford
Signature

The person signing this verification is: ☒ Applicant ☐ Engineer ☐ Other (describe) _____

Verifications of other persons having knowledge of the facts may be attached to this Application.

SAN JUAN COUNTY, COLORADO
DRIVEWAY AND ROAD ACCESS PERMIT

Improvement
Permit No. _____

Applicant: Christopher Langford
6515 Brittany Lane
Cumming GA 30046
808-492-0009

Location of Proposed Driveway or Access on County Road No. 1 :

1208 County Road 1 (Lime Creek Road)
The current driveway is at the end of the
plowed section of Lime Creek Road, at the northeastern
most part of the property.

Description of Proposed Driveway or Access, including materials to be used:

Existing access is to be widened to permit
two-way traffic and safe turning. Gravel/road-
base will be used in place of natural soils.

No changes will be made to the County Road.

Comment and Recommendations of County Road Supervisor:

Terms and Conditions of Issuance of Permit (or reason for denial):

Permit Approved _____ or Denied _____.

Date: _____

Land Use Administrator: _____

BOARD OF COUNTY COMMISSIONERS

San Juan County

P.O. Box 466

Silverton, Colorado 81433

970-387-5671

RELATIONSHIP OF PROPERTY TO COUNTY ROAD AND STATE HIGHWAY SYSTEMS

I, the undersigned, applicant engaged in the processing of Application for Improvement Permit No. TBD, San Juan County, Colorado, do hereby acknowledge the following facts:

1. The real property' which is the subject of said application is on this date located approximately 0 ft from County Road No. 1, the nearest designated and publicly maintained county road.
2. Said County Road No. 1 is on this date maintained on an Annual basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately 1.3 mi from Colorado State Highway No. 550, the nearest designated state or federal highway.
4. Said Colorado State Highway No. 550 is on this date maintained on a year-round basis by either San Juan County or the Colorado Division of Highways.
5. A Driveway Permit will be necessary for any private access or egress relating to said real property which intersects any designated Colorado State Highway or Federal Highway.

Signed and dated this 20 day of May, 2025.
day month year


Applicant

ATTEST:

Position:

SCENIC QUALITY REPORT

Proposed Langford Campsites

1. INTRODUCTION AND SITE LOCATION

San Juan County regulations state the following:

All development proposals... *shall be required to include a Scenic Quality Report as part of the sketch plan submittal.*

This is a Scenic Quality Report for the Langford Campsites on Lime Creek Road, located in the South County area, at 1208 County Road 1 (Lime Creek Rd.)

The Proposal is located off County Road 1 or Lime Creek Rd, with existing driveway access. The access is within the County's current plowed snow routes. The proposed campsites will use this same access.

The site is located within the County's Master Plan "Economic Development Corridor," where development is to be concentrated and encouraged, when compared to development on more remote and less accessible backcountry sites. (See Vicinity Maps)

SCENIC QUALITY REPORT

Proposed Langford Campsites

2. PROJECT SITE AND PROPOSED LOCATION

County regulations require that this Scenic Quality Report include the following information:

Designations of scenic views of natural and historic features both from and toward the site and descriptions of how these vistas shall be preserved. Graphic depictions of the proposed structure's impact on these views shall be submitted to allow staff, the Planning Commission, and the Board of County Commissioners to assess the impacts of the project and the effectiveness of proposed mitigation measures.

Below are views from the county road and neighborhood from the North into the property. No sites will be visible from here. You must continue on Lime Creek Rd to be able to see the sites.



An elevated view of the property from the North and from the South, marking location of the campsites.



SCENIC QUALITY REPORT

Proposed Langford Campsites

3. VISIBILITY FROM HIGHWAY 550

Highway 550 provides year round access between Durango and Silverton. Highway 550 does not pass close enough for any visibility.

4. VISIBILITY FROM LIME CREEK ROAD

Lime Creek Road passes around the project site, between the site and the Know Your Neighbor parcels. Most of the property is obscured by the thick forest except for the meadow.

A view from Lime Creek Rd past the neighborhood, on your way to the Spud Lake Trailhead, looking over the edge of the road down into the area where the campsites will be. There are many dispersed campsites past this area. There will be visibility, but all but lot 12 will be unaffected.



SCENIC QUALITY REPORT

Proposed Langford Campsites

A view from the same spot on Lime Creek looking North.



5. VIEWS FROM THE PROPOSAL

In the County Scenic Quality Report regulations, it is requested that we provide information about the view FROM the site.

Most views from the site are obscured by forest. From the open section you can see Lime Creek Rd. as it bends around the property.

This is a view from the property driveway intersection with Lime Creek Road looking up Spud Circle.



SCENIC QUALITY REPORT

Proposed Langford Campsites

A view looking from the Campsite area up toward the road. The bathhouse would be on the left if built.



6. VISIBILITY FROM PUBLIC LANDS AND EXISTING TRAILS

The County Scenic Quality regulations require the following information:

Evidence that the location of the structure is designed to minimize the visual impacts and to not detract from the scenic quality of adjacent public lands or existing trails.

The campsites are placed in an area that has little impact on the scenic quality as people drive on Lime Creek Rd. Further up the road drivers encounter vehicles and camping on the side of the road. The project site borders Forest Service public lands on the South. The public lands adjacent are likely never used because of the terrain and steepness coming from Lime Creek Rd. Our campsites will actually open up this area of public land to be seen and enjoyed.

There are no significant trails in the viewing vicinity of the project site.

7. SITE DESIGN WORKS WITH NATURAL TOPOGRAPHY

County regulations require that the Scenic Quality Report includes information regarding the following:

Evidence that the designs orient improvements in ways that allow them to blend in with and utilize the natural topography. The submittal shall include, but not be limited to, elevations at a scale suitable for a determination that all standards in this section. have been. met, Three-Dimensional Modeling, etc.

SCENIC QUALITY REPORT

Proposed Langford Campsites

The proposed sites have been designed to work with the existing topography on the property as best as possible. Little to no cutting and filling will be necessary because of the relatively flat areas being used.

The required building plans are included in this application for your review.

8. TOPSOIL, UTILITIES, LIGHTING, AND DRIVEWAYS

This section of the Scenic Report describes design features associated with topsoil, location of utilities, exterior lighting, and any proposed driveway(s).

A. TOPSOIL

County regulations require that the project should include the following:

Plans to remove and save topsoil, prior to any grading or excavation and replacement, for reuse during re-vegetation.

Any topsoil removed during construction of the proposed improvements will be separately stockpiled on-site, to be used for landscaping and re-vegetation.

B. UTILITIES

County regulations require that the project should include the following:

Location. and installation of utilities in ways that will cause the least damage to the natural environment.

The project includes the following proposed utilities: a proposed underground septic system with leach field, associated underground sewer piping, and proposed water supply equipment and lines. The septic system leach field location was selected based on San Juan Basin Health Department regulations and setbacks.

The applicant plans to tie in to the existing power line that crosses through Know Your Neighbor Subdivision and terminates in the forest to the East between lot 12 and 13, where there is an easement. The utility construction will occur with the least amount of disturbance necessary, in order to limit any damage to the natural environment. The power lines cross the road towards the end of the neighborhood, obscured by trees. Most neighbors won't normally see the lines nor should they be easily noticeable.

C. EXTERIOR LIGHTING

County regulations require that the project should include the following:

Provisions requiring shielding of exterior lighting to prevent direct visibility of light bulbs from off-site, directing of all exterior lighting toward either the ground or the surface of a building and prohibiting high-intensity sodium vapor or similar lighting.

The proposed exterior lighting for this project is a minimum amount of downward facing lighting, just enough for safety purposes. No sodium vapor lights are proposed or will be used. All exterior lighting will be in conformance with the requirements of San Juan County regulations. We as well want to preserve the night sky for our visitors.

SCENIC QUALITY REPORT

Proposed Langford Campsites

D. DRIVEWAYS

County regulations require that the project should include the following:

Design and construction plans for roads and associated structures that bear a logical relationship to existing topography to minimize the need for cuts and fills.

There is an existing driveway for the original structure, off Lime Creek Rd. which will serve as the access for the proposal. It sits on natural grade and can remain that way. The applicant plans to extend the road and make only necessary adjustments. The construction will be conducted to minimize excavation and disturbance of the surrounding grade.

9. BUILDING MATERIALS

County regulations require that the building design should include the following:

Utilization of colors and textures found naturally in the landscape and prohibition of reflective materials, such as highly reflective glass or metals.

The bathhouse will utilize natural colors and textures for the exterior sides and roof. No highly reflective materials will be used.

10. DESIGN AND ORIENTATION

County regulations require that the Scenic Quality Report includes information regarding the following:

Include evidence to demonstrate that the site improvements are designed and/or oriented in ways that allow them to blend in with and utilize the natural topography and vegetation.

The Campsites are placed in an area that is tucked away and will not be visible from most of the neighborhood and will be minimally impactful to visitors to Lime Creek Rd. The road and the areas were chosen so that they work with the natural topography, minimizing cuts and fills.

11. CONCLUSION

In conclusion, this project appears to be in strong conformance with the County Scenic Quality regulations in the following ways:


- The applicant's proposal is in an area that has zero visibility from highways/established trails, etc. and minimal visibility from neighborhoods and county roads. The area will have minimal visibility from adjacent public lands.
- The proposed access bears a logical relationship to the surrounding topography and will minimize excavation/fill.
- All utilities will be as low of a visual impact as possible.
- All design decisions are meant to have the least impact on the natural topography and environment.

Thank you for your consideration and review of the proposal. If you would like additional information, please contact applicant Christopher Langford at 808-492-0009



Search Result

Select the bills you want to pay and click continue to pay



Modify search

Continue to Pay

Installment	Account Number	Tax Payer Name	Tax Year	Installment Balance
1st	R5972	M&M DRITLEIN FA... 2023		\$0.00 Bill Detail ▾
2nd	R5972	M&M DRITLEIN FA... 2023		\$0.00 Bill Detail ▾
Full Due	R5972	M&M DRITLEIN FA... 2023		\$0.00 Bill Detail ▾
1st	R5972	M&M DRITLEIN FA... 2024		\$0.00 Bill Detail ▾
2nd	R5972	M&M DRITLEIN FA... 2024		\$0.00 Bill Detail ▾
Full Due	R5972	M&M DRITLEIN FA... 2024		\$0.00 Bill Detail ▾

Installment: Full Due

Tax Year: 2024

Property Street Address: 54 MILL CREEK DR

Tax District: 103

Installment Balance: \$0.00

Account Number: R5972

Tax Type: Real Estate

City, State, Zip: DURANGO, CO 81301

Installment Paid:

Full Due with Interest: \$0.00

Parcel Number: R5972

Tax Payer Name: M&M DRITLEIN FAMILY TRUST

Statement Number: 276

Installment Balance: \$0.00

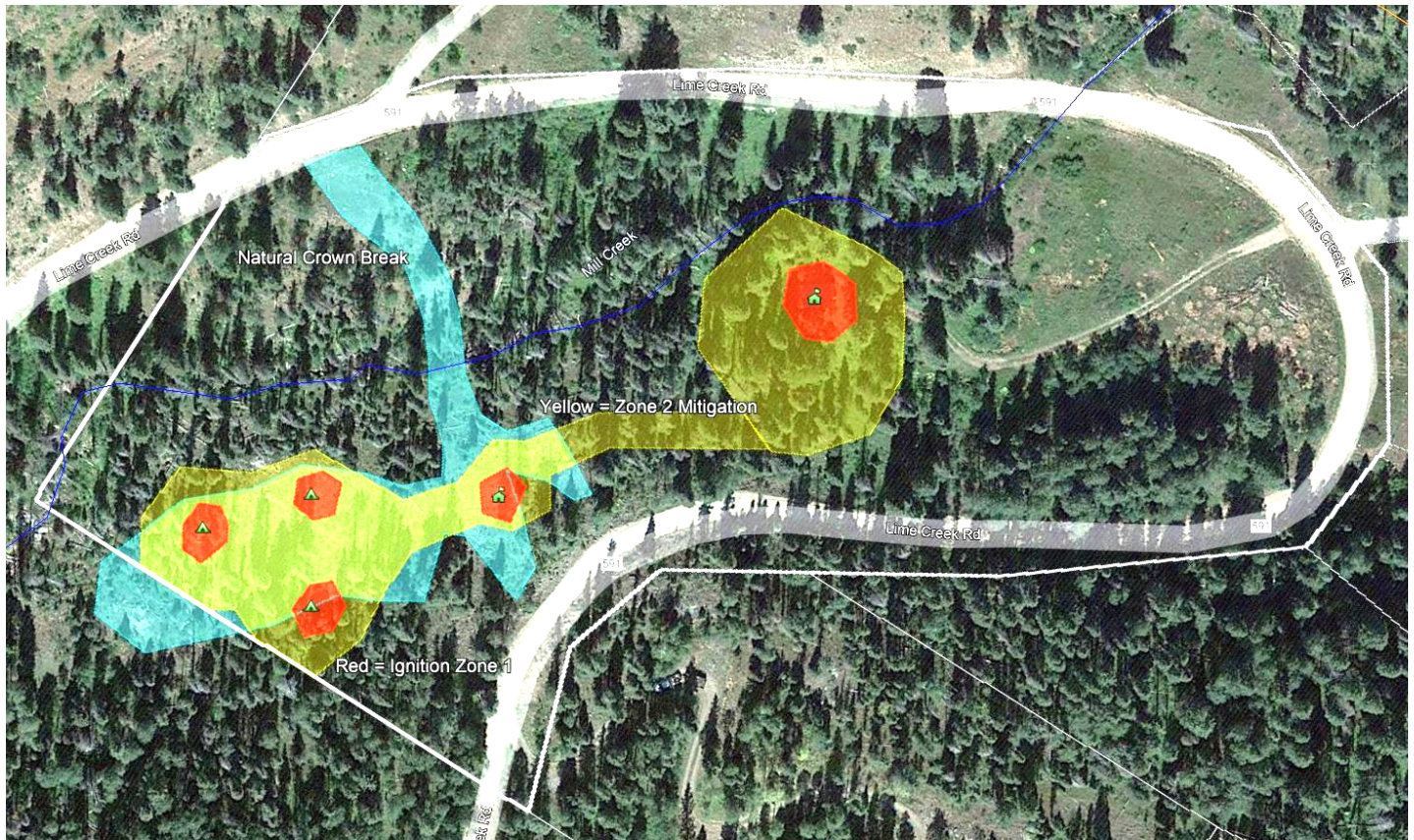
Wildfire Mitigation Plan

Preliminary-Final Plan
Proposed Langford Campsites
1208 Lime Creek Road
San Juan County, Colorado

Project Overview

Lime Creek Campsites is a small-scale campground consisting of **three individual campsites** located in a forested residential area of San Juan County. Given the wildfire-prone nature of the region, we have developed a comprehensive **Wildfire Mitigation Plan** in collaboration with a wildfire mitigation professional and in alignment with the **San Juan County Community Wildfire Protection Plan (CWPP)**.

This plan applies mitigation practices across three ignition zones, follows defensible space guidelines, incorporates camper behavior rules, and includes staff protocols and physical infrastructure planning to minimize wildfire risk.



Fire Wise Zones and Site Design

● Zone 1: Immediate Zone (0–5 feet from structures)

- Applies to **any structures, tents, and immediate camp area footprints**.
- Construction materials for tents and any semi-permanent structures will be **ember-resistant**.
- Sites will be **graded and cleared** to prevent accumulation of pine needles, leaves, and forest debris.
- Firewood is **not allowed** on-site to reduce potential ember ignition sources.
- Design prioritizes **open space, non-combustible surface treatments** (gravel), and **ease of regular debris removal** by the camp host.

● Zone 2: Intermediate Zone (5–30 feet from campsites and access routes)

- Focus is on **reducing vertical and horizontal fuel continuity** to slow potential fire spread.
- Trees near roads and campsites have been assessed. We will:
 - Remove trees within falling range that are structurally compromised.
 - Remove trees expected to suffer root damage due to site or road construction.
 - Thin crowns to increase spacing and reduce ladder fuels.
 - Conduct **understory thinning** where needed.
- **Pruning/removal of spruce/fir trees** will be timed to avoid bark beetle activity (outside their flight window; ideally late summer or fall).
- Campers are **prohibited from modifying vegetation**, and tree maintenance is performed only by professionals.

● Zone 3: Extended Zone (remainder of property)

- This zone provides a buffer from adjacent wildland fuels, particularly on the **south side of the property**, which connects to heavy fuels on Forest Service land.
- Mitigation efforts in this zone include:
 - Ongoing fuel load assessment
 - Strategic thinning
 - Monitoring of firebreaks or defensible lines as needed

- Future plans may include installation of additional **natural firebreaks or barriers** to further separate the site from external ignition sources.
-

Fire Prevention Rules and On-Site Behavior Policies

To reduce human-caused ignition risk, the following **strict fire-related policies** are enforced and provided to every camper upon check-in:

1. **No wood or open fires are allowed** at any time.
 2. **Only propane-fueled fire pits and grills** are permitted. These must be used on gravel surfaces and attended at all times.
 3. **No fireworks or explosives** of any kind.
 4. **No smoking** outside of vehicles or designated gravel areas.
 5. **Campers receive printed rules** at check-in, which include fire safety procedures and emergency contacts.
 6. The **Camp Host monitors all guest activity** and enforces fire regulations on-site.
-

Emergency Procedures and Response Plan

Fire Response Protocol

- If fire or smoke is observed:
 - **Call 911 immediately**
 - Camp Host and management will alert all campers and initiate evacuation if necessary
- An **emergency contact board** is posted at the host site and each campsite with:
 - 911
 - San Juan County Sheriff's Office
 - Campground Management contact
- **Evacuation route** signage and verbal instructions are provided to campers as part of their check-in packet.

Fire Suppression Readiness

- **Fire extinguishers** are available at each campsite and checked regularly.
- Host maintains a **charged phone and emergency kit** at all times.

- In future development, **on-site water tanks or backup suppression measures** may be installed to supplement county fire response.
-

Surveillance and Enforcement

- **Security cameras are installed** at strategic points (entrance, dumpster, access lanes).
 - Cameras serve as a deterrent to rule-breaking, including illegal fires or smoking, and help document any incidents.
 - The Camp Host reviews footage as needed and provides reports to management and authorities if fire rules are violated.
-

Ongoing Maintenance and Review

- Fire mitigation practices are **re-evaluated annually** and after any significant weather or wind events.
 - The Fire Wise work plan is implemented in **stages**, starting with Zones 1 and 2.
-

Conclusion

Lime Creek Campsites is committed to being a **Fire Wise, low-risk campground** that prioritizes safety, sustainability, and community responsibility. Our wildfire mitigation approach integrates:

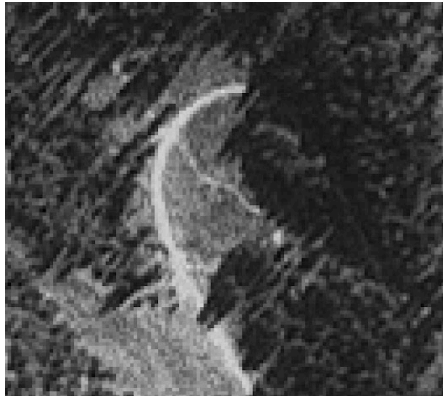
- Proven defensible space strategies
- Strict camper rules and enforcement
- On-site monitoring and staffing
- Ongoing vegetation and fuel load management

We welcome additional recommendations from San Juan County and are committed to full compliance with the CWPP and other local wildfire safety standards.

Historic Review

Langford Campsites

1208 Lime Creek Road

Introduction:	<p>We have conducted quite a bit of research on the property and suggest that the existing cabin on the property likely has little historical value. However, our proposal will have no adverse effects on the cabin.</p>
Construction Date:	<p>According to some reports, the cabin was built as a cattle-ranching, summer cabin. Cattle were grazed in the area up until the late 90s.</p> <p>We found the original land patent signed by Theodore Roosevelt in 1903. A quit-claim deed in 1945 mentions the right to “construct and maintain a cabin on said premise.” It could be assumed that the mentioned cabin was not there prior to that date but was built thereafter, consistent with county records stating 1950 as the construction.</p> <p>The next deed in 1962 mentions the land “together with all improvements thereon situate,” indicating a possible structure. The 1975 aerial image at right shows the driveway path established, indicating use. Based on our research, the build date of 1950 is likely correct, but could technically be anywhere between 1945-1962.</p> 
Historical Outhouse:	<p>Previous owners report there was an outhouse located about 30 or so feet east of the cabin’s stone chimney. It was in poor shape and was hauled off when the property was cleaned by a previous owner.</p>
Historic Relics:	<p>It is very unlikely that there will be any historical relics found by any ordinary means, due to vegetation growth, a history of rental tenants, and the extensive clean-up efforts of previous owners.</p>
Construction:	<p>The cabin was most likely built as minimal shelter for summer use. It seems that no bathroom or water systems were built in the structure. The cabin was likely to be built with dead trees felled, by hand, in the surrounding area. It is on a slab foundation made of concrete. The chimney was likely to have been built with stones from the property and adjacent creek. The concrete floor is mostly covered by linoleum tiles (also consistent with the build date), and could be the original covering, based on the history of linoleum coinciding with the build date. The roof has 5-6” log rafters under the milled boards used as roof decking. It also has asphalt shingles and that could have been the original roofing material, as asphalt shingles were widely used by the early 1910s. A metal roof was later added on top of the shingles.</p>

Historic Review

Langford Campsites

1208 Lime Creek Road

Upkeep and Renovations: Upkeep appears to be minimal at best, especially on the exterior. The entire inside is bare, especially the floor where it appears there may have been minimal cabinets. The linoleum is in an extremely poor state. It seems no original furniture or fixtures remain. Under previous ownership (prior to 2005) the premise was rented out for storage and winter use. Many sub-standard changes were attempted, to insulate and air-seal. There is modern fiberglass insulation and drywall in the attic area. Much clutter and trash needed to be removed from the property; including tires, batteries, gas-cans, etc. outside, and all sorts of stored items inside.

Historical Significance: For an understanding of what criteria to consider for a historic building, we consulted “How to Apply the National Register Criteria for Evaluation.” Based on those criteria, this cabin has some mild historical significance, however, it seems to be lacking in “**historic integrity**.” Compared to other historical buildings, such as the Mill Creek Lodge or Cascade Lodge, this structure has very little “historical,” “social,” or “architectural significance.” It is only slightly **historically** significant, being built in 1950, and being situated along the Old Durango-Silverton Road, now Lime Creek Road. However it was built after this section was no longer used. It was not **socially** significant, as it appears to have only been used privately. It is only somewhat **architecturally** significant, but not particularly unique in style. It realistically does not have enough historical criteria to be listed.



Cumulative Impacts Report

Proposed Langford Campsites

Introduction

This is a Cumulative Impacts Report for the proposed Langford Campsites, located at 1208 Lime Creek Rd, (County Road 1), in San Juan County, Colorado.

We have prepared this report in accordance with the County Zoning and Land Use Regulations Section 4-103. Cascade Village and the Forest Service leased cabins on County Rd 27 were not included in this report.

County Zoning and Land Use Regulations Section 4-103, regarding cumulative impacts, for review:

4 – 103 STANDARDS FOR REVIEW

In conducting a review under Chapter 4 of the Code, the County shall consider all proposals in the context of all existing or potential uses of other properties in the relevant vicinity of the proposed use. Relevant vicinity of the proposed use shall be determined by the Land Use Administrator considering all relevant information including but not limited to existing or proposed roads, topography, view sheds, and geographic, geologic or other natural characteristics such as avalanche zones, watersheds, and the like.

1. The County recognizes that development or use of individual properties may have impacts on other properties, including County roads. Further, the County recognizes that the cumulative impact of individual development or use of properties within an area may create impacts and service demands different from or greater than the impacts and service demands of an individual development proposal. Finally, the County recognizes that unless the potential cumulative effects of development are considered in connection with each development or use proposal, future development and use of properties may be adversely affected or precluded because of effects caused by development or uses that are approved without consideration of cumulative impacts. For these reasons, the review process described herein requires the consideration of cumulative impacts of all potential development and uses within an area in connection with any proposal being reviewed under this Chapter.
2. In conducting a review under Chapter 4 of the Code, the County shall consider all proposals in the context of all existing or potential uses of other properties in the vicinity of the proposed use. This shall require consideration of each of the factors listed herein not just for the proposed use in isolation but rather in conjunction with all existing and potential uses of other properties in the vicinity so as to

Cumulative Impacts Report

Proposed Langford Campsites

permit the County to assess the overall impacts of development in the general area of the proposed use.

3. All applications for review under this Chapter will be examined initially to determine whether the proposal is consistent with the County's Master Plan. If consistent with the Master Plan, all applications will be reviewed to determine whether, based upon the objective facts contained within the record before the reviewing body:
 - (a) The proposal will have any adverse impact on public health, safety, morals or welfare.
 - (b) Adequate potable water is available or can be developed to safely support the proposed use, including fire control and suppression.
 - (c) Adequate sewage disposal can be provided to support the proposed use.
 - (d) The proposed use will have any adverse effect on public or private property in the vicinity of the development.
 - (e) The proposed use will have any adverse effect on scenic values, historic sites or structures, air or water or environmental quality, wildlife (including habitat, food sources, migration routes, hunting, etc.), erosion or other geological condition.
 - (f) Adequate road access exists or can be developed to ensure access appropriate to the use, including access for emergency services. "Adequate access" shall require proof that any access is either a public San Juan County road or state highway or else a private road or other access which meets the following minimum standards:
 - (i) have adequate water bars, bar ditches, culverts and other drainage improvements to prevent erosion of the road which might interfere with access; and
 - (ii) be subject either to (a) deed(s) granting access across all private property the access traverses from the parcel being improved to the nearest public San Juan County road or state highway (in which event the applicant also shall demonstrate the existence of a perpetual agreement governing the use and maintenance of such private road across private property) or (b) one or more valid road permits across any federal or state property lying between

Cumulative Impacts Report

Proposed Langford Campsites

the parcel being improved and the nearest public San Juan County road or state highway. If access is via a private road, the applicant also shall either prove that an existing access permit exists for the road issued by San Juan County (if the private road intersects a County road) or by CDOT (if the private road intersects a state highway) or by another county (if the private road intersects a county road lying in another county) or else shall apply for and obtain an access permit for the private road from the relevant agency.

- (g) Adequate road access exists or can be developed to ensure access appropriate to the use, including access for emergency services.
 - (h) Adequate utilities are or can be made available for the proposed use, unless deemed unnecessary or not practical.
 - (i) Adequate emergency services exist to serve the proposed use, unless deemed unnecessary or not practical.
 - (j) There are natural hazards which may adversely affect the site or the proposed use of the site. (see Chapters 8 – 11 of this Code).
4. In addition to all other powers which the County may have with regard to review under this Chapter, the County shall have the authority to:
- (a) Require the applicant to provide evaluations, studies, reports, designs or opinions from qualified experts, approved by the County, with regard to any of the factors listed above or with regard to the design or siting of any proposed development or use.
 - (b) Require the proponent to provide additional information with regard to any factor listed above to permit the County to make an informed decision regarding the application.
 - (c) Condition approval of a proposal on the elimination of any hazard, condition or effect identified by the review process or in Sections 1 – 113 through Section 1 – 116 of this Code.
 - (d) Require as a condition of approval the mitigation (either on the property where the use is proposed or on public or private property, with the consent of the owner) of any hazard, condition

Cumulative Impacts Report

Proposed Langford Campsites

or effect identified by the review process or in Sections 1 – 113 through Section 1 – 116 of this Code.

(e) Reject the application because of hazards, conditions or effects identified in the review process or in Sections 1 – 113 through Section 1 – 116 of this Code. In the event the County denies approval after review, the denial of an application pursuant to this provision shall identify the hazard, condition or effect on which the denial is based.

5. A Land Use or Improvement Permit must be issued by the County when the County finds that the applicant has sustained the burden of proof that the proposed development, activity or use, including best management practices, if any, does not present or create an adverse effect to the resources sought to be protected or utilized within the overlay district, or districts. Such a permit will be denied when the County determines that the applicant has not sustained such burden of proof.

Cumulative Impacts Report

Proposed Langford Campsites

Scope of Report

The County regulations above (section 4-103) requires:

... the County shall consider all proposals in the context of all existing or potential uses of other properties in the vicinity of the proposed use. Unless a greater or lesser distance is required by the unique characteristics of a particular area, the vicinity of a proposed use shall be defined to be within a two mile radius of the proposed use or development. ...

The “proposal” currently being reviewed by the County is Campsites and a Bathhouse on the 5.75 acres.

This report contains information on the existing and potential development in the “relevant area” in the vicinity of the proposal. The relevant area for individual projects could vary depending on nearby ridgelines, watersheds, drainage basins, and County Roads.

For this report we have selected all properties within 1500 feet (approximately 1/3 of a mile) from the exterior boundaries of the project site. This property is located near the intersection of County Road 1 (Lime Creek Rd) and Spud Circle, a shared driveway in the Know Your Neighbor subdivision. The “relevant area” selected of 1500 feet includes all properties on Lime Creek Road, does NOT include properties in the Mill Creek Estates subdivision, but does include the 40 acre property between the two subdivisions. The “relevant area” selected for this project includes 15 properties at and in the vicinity of the project site.

For the purposes of this report we first have an overview of the “proposal.” Then we have attempted to evaluate existing, proposed, and potential development of the properties in the “relevant area” vicinity of the project site. Then the criteria listed in the County regulations were used to evaluate the proposal and potential impacts.

The scope of this report is to allow the County to review this proposal ... *in the context of all existing or potential uses of other properties in the vicinity of the proposed use.*

The “Proposal”

The “Proposal,” as described in County regulations section 4-103 above, is the proposed Langford Campsites, located 1208 Lime Creek Rd, County Road 1, near Cascade Village, San Juan County, Colorado

The proposal consists of developing 3 campsites and a bathhouse onto the 5.75 acre parcel (legally designated as a campground) with associated utility improvements. 3 Sites are proposed and will only be for tent camping. RV’s will not be allowed on the property except for a camp host and in association with the owner, in accordance with San Juan County regulations.

The “Vicinity”

The “relevant area” we have selected for the “Vicinity,” in order to evaluate development potential surrounding the project site, includes the properties located within 1500 feet of the exterior boundaries

Cumulative Impacts Report

Proposed Langford Campsites

of the project site. The properties we have included for evaluation in this report are located within about 1/3 of a mile of the project site. The “relevant area” selected for this project includes 15 properties in the vicinity of the project site.

As an overview of the properties in the vicinity of the project site, we have included some maps and plans at the end of this report and at other places in this application. Maps and plans for your reference include the following:

- Adjacent Land Owner Map
- Avalanche Hazard Map
- Geohazards Map

The plans and maps can be used to evaluate the existing uses and potential development of properties in the “relevant area” vicinity of the project site.

Existing and Potential Development of “Vicinity” Properties

The County regulations require that we include within this report a description of the existing and potential development in the vicinity of the project site.

Criteria Used to Evaluate Development Potential of Vacant Properties

We have prepared a table listing in alphabetical order the 15 properties in the “relevant area” vicinity of the project site. The table includes the following property information and criteria used to provide a cursory evaluation of the existing and potential development of the properties.

- Property Name
- Owners (with last names when known)
- Acreage
- Existing Use
- Tundra

Cursory evaluation if property appears to be entirely located on “tundra” (development is now prohibited by San Juan County on property above treeline, which is defined as “tundra” in the San Juan County regulations.)

- Access

Cursory evaluation if property appears to have a County Road pass through its property boundaries, indicating the property currently appears to have legal written access.

- Avalanche

Cursory evaluation if the property appears to be located within a potential avalanche zone on the San Juan County avalanche hazard map, indicating that the property may or may not be developable, but needs a full site-specific avalanche study by an avalanche expert.

- Geohazard

Cursory evaluation if the property appears to be located within a potential geohazard zone on the San

Cumulative Impacts Report

Proposed Langford Campsites

Juan County geological hazard map, thereby indicating that the property may or may not be developable, but needs a site-specific geological hazard study by a geology expert.

- **Developability**

Cursory determination - based on acreage, access, avalanche and geological hazards conditions
- of whether or not the property is likely to be developed in the future.

- **Reason(s) a Property is not Likely to be Developed**

A list of factor(s) limiting future potential development of a property, such as the following: no current legal County Road access, very limited acreage (indicating lack of buildable area for setbacks, structures, and leach field), property appears to be entirely located above treeline and therefore on tundra where development is now prohibited by the County, and also likely high hazard avalanche zone.

- **Development Potential**

Likely overall outcome for use and development on each property, after considering the cursory evaluation of avalanche, access, geological hazards, acreage, etc. for the property.

Table of Vicinity Properties Development Potential Cursory Evaluation

The table at the end of this report summarizes the existing and potential likely future development in the “vicinity” of the project site. Here is a summary of the cursory evaluation of the existing and potential development. There doesn’t appear to be any vacant lots that are not developable.

Existing Cabins

The following 8 properties have existing residential cabin structures on them:

- Know Your Neighbor Tract #1, McCormack Cabin, 156 Macfiretree Lane
- Know Your Neighbor Tract #3 Leighton Cabin
- Know Your Neighbor Tract #5, Lacroix Cabin
- Know Your Neighbor Tract #4 Wise Cabin
- Know Your Neighbor Tract #8, Robertson Cabin
- Know Your Neighbor Tract #10, Bryan Cabin (further development not likely)
- Know Your Neighbor Tract #12, Heavirland
- 66 Mill Creek Dr, Campbell Cabin

Existing Lodge

The following property has an existing lodge on it:

- Forest Service Special Use Permit Land, Master Planned Ministries Lodge

Likely to Be Developed

The following 6 properties are vacant, but are in the process of being developed for proposed residential use (likely to be developed):

- Know Your Neighbor Tract #2
- Know Your Neighbor Tract #6
- Know Your Neighbor Tract #7
- Know Your Neighbor Tract #9
- Know Your Neighbor Tract #11
- Know Your Neighbor Tract #13

Cumulative Impacts Report

Proposed Langford Campsites

Summary of Development Potential of Vicinity Properties

In summary, the vicinity has the following development potential:

8	Existing Cabins
1	Existing Lodge
6	Likely Future Cabins
0	Probably Not Developable Property
15	Total Vicinity Properties Evaluated.

The County regulations (on page 1 of this report for your reference) state that *“the County shall consider all proposals in the context of all existing or potential uses of other properties in the vicinity of the proposed use.”*

Evaluation of the “Proposal” Using the County Regulation Criteria

The County regulations (included on pages 1 and 2 of this report) require the County to evaluate the “proposal” (the proposed Langford Campsites *“in the context of all existing or potential uses of other properties in the vicinity of the proposed use.”*)

The individual factors listed in the County regulations to be evaluated for the “proposal” (in the context of the existing and potential vicinity development) are the following:

- if *the proposal will have any adverse impact on public health, safety, morals or welfare*
- if *adequate potable water is available or can be developed to safely support the proposed use, including fire control and suppression*
- if *adequate sewage disposal can be provided to support the proposed use*
- if *the proposed use will have any adverse effect on public or private property in the vicinity*
- if *the proposed use will have any adverse effect on scenic values, historic sites or structures, air or water or environmental quality, wildlife (including habitat, food sources, migration routes, hunting, etc.), erosion or other geological condition*
- if *adequate road access exists or can be developed to ensure access appropriate to the use, including access for emergency services*
- if *adequate utilities are or can be made available for the proposed use, unless deemed unnecessary or not practical*
- if *adequate emergency services exist to serve the proposed use, unless deemed unnecessary or not practical*
- if *there are natural hazards which may adversely affect the site or the proposed use of the site*

The County regulations state that

An ...Improvement Permit must be issued by the County when the County finds that the applicant has sustained the burden of proof that the proposed development, activity or use, including best management practices, if any, does not present or create an adverse effect to the resources sought to be protected or utilized...

Cumulative Impacts Report

Proposed Langford Campsites

This section of the report includes evaluation of the above listed criteria.

Impact of the Proposal on Public Health, Safety, Morals, and Welfare

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if the proposal will have any adverse impact on public health, safety, morals or welfare.

The overall impacts to public health, safety, morals and welfare which could be caused by approval of this project are expected to be negligible, if not positive. The septic system for the proposed cabin will be designed in accordance with the State and local regulations, so the overall impact of the septic system on the public health and safety will be negligible. There will be no wood campfires, so the overall impact to public health and safety will be negligible.

There will be some traffic generated by the guests of the proposed project, but the overall impact to public health and safety will be negligible. We do not expect that guests will be doing anything on the proposed development which would negatively affect the morals or welfare of the public. The proposal, if approved, should generate some local jobs, tourism, and an increase in sales tax and County taxes, which would have a small positive effect on public welfare.

The project is modest and reasonable, and the Applicant has taken steps to minimize all impacts which are possible to control. Overall this project is expected to have a negligible or positive impact on public health, safety, morals, and welfare, and the Applicant's proposal includes all available methods to minimize the impacts.

Adequacy of Water

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

... if adequate potable water is available or can be developed to safely support the proposed use, including fire control and suppression

The "proposal" includes using a shallow well or developed spring from known sources on the property. The applicant is in the process of obtaining water rights. District 7 of the Division of Water Resources assures us that water rights are easy to obtain and fairly certainly available. There is an abundance of water, from multiple sources, year round.

There is adequate potable and fire suppression water available.

Adequate Sewage Disposal

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if adequate sewage disposal can be provided to support the proposed use.

Cumulative Impacts Report

Proposed Langford Campsites

The proposal includes a proposed engineered septic system, including a septic leach field.. The leach field will include infiltrators. The subsurface conditions indicate that a septic system will be feasible at the site. The proposed leach field area can meet setbacks from structures, creeks, drainages, etc., and the property should be able to meet the State and Health Department regulations without problem. Overall, it appears that *adequate sewage disposal can be provided to support the proposed use.*

Effect of the Proposal on Public or Private Property in the Vicinity

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if the proposed use will have any adverse effect on public or private property in the vicinity.

This proposal should bring a small amount of traffic, and a bit more use to the surrounding public lands. Overall we believe that the project is modest and the overall impacts are minimal to the nearby public and private lands.

Effect of the Proposal on Scenic Values, Historic Sites and Structures

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if the proposed use will have any adverse effect on scenic values, historic sites or structures, ...

The proposed development will mostly not be visible from Lime Creek Rd because of existing forest and vegetation. We have selected the least visible location for the proposed sites and structures to minimize any visual scenic impact. Overall the impact to scenic values, historic sites and structures is expected to be minimal.

Effect of the Proposal on Air, Water and Environmental Quality

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if the proposed use will have any adverse effect on ... air or water or environmental quality, ...

The proposal includes propane fire pits which wont affect air quality. Mild dust will be produced from extra traffic. The impact to air quality is expected to be minimal. The effects to water quality due to the project water usage are expected to be negligible. The proposed septic system will meet all State and local regulations including setbacks from waterways. Therefore the effects due to the septic system are expected to be negligible. Overall the impacts of the proposal to the air, water, and environmental quality are expected to be minimal.

Cumulative Impacts Report

Proposed Langford Campsites

Effect of the Proposal on Wildlife, Erosion, and Geological Conditions

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if the proposed use will have any adverse effect on ... wildlife (including habitat, food sources, migration routes, hunting, etc.), erosion or other geological condition.

All activities and uses have some sort of impact. The effects of this project, however, on wildlife, hunting, migration routes, habitat, and animal food sources are expected to be minimal. There is minimal tree clearing proposed for this project, only what is needed to place the road on the property and to execute the required fire mitigation plans. Erosion is not expected, as the excavation needed to construct the proposed driveway has been located and designed to avoid cuts and fills to the greatest extent. There is no known geologic condition at or near the site which will negatively affect the project.

Adequate Road Access

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if adequate road access exists or can be developed to ensure access appropriate to the use, including access for emergency services.

The site and driveway is located 1 mile down County Road 1 (Lime Creek Rd) on the right. CR1 surrounds the project site. The site therefore has legal County Road access. A driveway exists and will be used. When compared to most San Juan County driveways, the proposed driveway extension will have a relatively flat grade and short length, with some tree clearing proposed, and will be fairly easy to construct. Access is available year round. The County contracts the road to be plowed all the way to Spud Circle. Emergency service access would typically consist of full sized fire apparatus vehicles from the Durango Fire Protection District. Overall it appears that *adequate road access exists to ensure appropriate access.*

Adequate Utilities

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if adequate utilities are or can be made available for the proposed use, unless deemed unnecessary or not practical.

Utilities at the project site are proposed to consist of the following:

- Propane for fire pits.
- Electric will be extended to this site.
- Water will be sourced from a shallow well or spring.

Cumulative Impacts Report

Proposed Langford Campsites

- Septic service is to consist of a gravity flow septic system and leach field designed by an engineer in accordance with San Juan Basin Health Department regulations.
- Cell phone service is available in the area

Overall it appears that *adequate utilities are available for the proposed use.*

Adequate Emergency Services

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if adequate emergency services exist to serve the proposed use, unless deemed unnecessary or not practical.

Durango Fire and Rescue provides the closest EMS support, meaning a full-sized fire engine needs to be able to access the property. Access to the proposal by emergency vehicles should not be a problem. The Colorado Department of Transportation maintains US 550 and the County currently maintains and plows Lime Creek Rd to the entrance of the property.

The proposal will have internet service available in addition to the cell service on the premises. Local numbers for emergency contact will be provided.

Natural Hazards

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if there are natural hazards which may adversely affect the site or the proposed use of the site.

There are no known natural hazards at the site which would prevent development of the project site.

The site plan for this project has been overlaid onto the County Avalanche Hazard Map. According to general observation and the County Avalanche Hazard Map, no portion of the property is near a potential avalanche area. This seems to be confirmed by the maturity and density of the forest in the area, and by satellite imagery of the surrounding area.

The site plan for this project has been overlaid onto the County Geohazards Map. According to the County Geohazards Map, no portion of the property is near a potential geohazard area. General observation by our engineer and tests of the soil show no indication of geohazards.

Therefore, overall, there are no known natural hazards which when mitigated would be expected to adversely affect the proposed use of the site.

Cumulative Impacts Report

Proposed Langford Campsites

Conclusion

County Zoning and Land Use Regulations Section 4-103 requires that all proposals be reviewed *...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...*

The properties in the vicinity of the project site have been evaluated for development potential. We evaluated 15 properties near the project site. We found that seven properties have existing cabins, six properties are vacant but would be approved for residential use since they are in a subdivision and will likely eventually be developed, and zero properties are not developable.

Development criteria considered included access, avalanche zones, acreage, and tundra. In summary it appears that more than half of the closest 15 parcels near the project site are unlikely to be developed, mostly due to avalanche and tundra issues.

We then evaluated the “proposal” using the factors listed in the County regulations, which are to be considered *...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...* These factors included impacts of the proposal to: public health, safety, morals, and welfare, public and private properties, scenic values, historic sites and structures, air, water, and environmental quality; adequate site access, water, sewer, utilities, and emergency services; and presence of natural hazards - when considered in the context of nearby existing and potential development. Overall, although all uses and activities of any kind cause some impact, it appears that the proposal creates relatively little impact on the private and public health, infrastructure and properties in the area, especially considering the concessions and reductions made.

The County regulations state that

An ...Improvement Permit must be issued by the County when the County finds that the applicant has sustained the burden of proof that the proposed development, activity or use, including best management practices, if any, does not present or create an adverse effect to the resources sought to be protected or utilized...

We believe that the overall impact that could be caused by this project is minimal and that the Applicant *has sustained the burden of proof* that the impacts will be minimal, and that efforts have been taken to limit any impacts to the area resources. We therefore request that the proposal be approved by the County, in accordance with the San Juan County Zoning and Land Use Regulations Section 4- 103.

Please contact Chris Langford at 808-492-0009 if you have any questions.

Cumulative Impact Report

Proposed Langford Campsites

Vicinity Development Potential

#	Parcel #	Property	Owner	Acres	Existing Use	Access	Needs Avalan. Study	Needs Geohaz. Study	Devel- opable	Development Potential
1	50917310000001	Know Your Neighbor Tract #1	Mc Cormack Robert & Chrystal	5	Residence	CR 1	-	-	-	Existing Cabin
2	50917310000002	Know Your Neighbor Tract #2	Mc Cormack Robert M & Chrystal R	4	Vacant	CR 1	No	No	Yes	Possible Future Cabin
3	50917310000015	Know Your Neighbor Tract #3	152 Macfire Tree Lane, Llc Et. Al.	3.97	Residence	CR 1	-	-	-	Existing Cabin
4	50917310000004	Know Your Neighbor Tract #4	Westerholm Eva M Molin Wise Boris C	0.84	Residence	CR 1	No	No	-	Existing Cabin
5	50917310000005	Know Your Neighbor Tract #5	Robert Chase Lacroix	1.94	Residence	CR 1	-	-	-	Existing Cabin
6	50917310000006	Know Your Neighbor Tract #6	Christopher Ripplinger	1.46	Vacant	CR 1	No	No	Yes	Possible Future Cabin
7	50917310000007	Know Your Neighbor Tract #7	Davenport Cole Walker	2.24	Vacant	CR 1	No	No	Yes	Possible Future Cabin
8	50917310000008	Know Your Neighbor Tract #8	Robertson Alvin	1.82	Residence	CR 1	-	-	-	Existing Cabin
9	50917310000010	Know Your Neighbor Tract #9	Bryan Gary K & Kelley D	1.86	Vacant	CR 1	-	-	Yes	Possible Future Cabin
10	50917310000010	Know Your Neighbor Tract #10	Bryan Gary K & Kelley D	1.28	Residence	CR 1				Existing Cabin
11	50917310000011	Know Your Neighbor Tract #11	Douglas&Denise Winkler Fam Liv Trst	2.02	Vacant	CR 1	No	No	Yes	Possible Future Cabin
12	50917310000012	Know Your Neighbor Tract #12	Heavirland Alan P And Alison A	2.67	Residence	CR 1	-	-	-	Existing Cabin
13	50917310000013	Know Your Neighbor Tract #13	Robertson Justin	3.05	Vacant	CR 1	No	No	Yes	Possible Future Cabin
14	50910000070001	1208 County Rd 1	Mill Creek Trust	~4	Vacant	CR 1	No	No	Yes	Proposed Project
15	50910000070008	66 Mill Creek Dr	Lime Creek Properties LLC	38.29	Residence	CR 1	-	-	-	Existing Cabin
16	50917310000003	Forest Service Special Use Permit	Master Plan Ministries Inc	~.34	Group Events	CR 1	No	No	Yes	Existing Event Lodge
17	50910000070010	Mill Creek Lodge Estates Lot 1	Enchanted Estates Llc	4.63	Residence	Hwy550	-	-	-	Existing Cabin
18	50910000070011	Mill Creek Lodge Estates Lot 2	Enchanted Estates Llc	4.18	Vacant	Hwy550	No	No	Yes	Possible Future Cabin
19	50910000070028	Mill Creek Lodge Estates Lot 3	Britain Byron K & Misty D	3.04	Residence	Hwy550	-	-	-	Existing Cabin
20	50910000070013	Mill Creek Lodge Estates Lot 4	Stewart Joseph W & Glenda T	3.29	Vacant	Hwy550	No	No	Yes	Possible Future Cabin
21	50910000070014	Mill Creek Lodge Estates Lot 5	John Cannon Green / Regina Paige Green	4.4	Vacant	Hwy550	No	No	Yes	Possible Future Cabin
22	50910000070015	Mill Creek Lodge Estates Lot 6	Chainsaw Projects Llc	3.06	Vacant	Hwy550	No	No	Yes	Possible Future Cabin
23	50910000070016	Mill Creek Lodge Estates Lot 7	Michael N Oliver And Carrie Anne Oliver	3.05	Residence	Hwy550	-	-	-	Existing Cabin
24	50910000070025	Mill Creek Lodge Estates Lot 8	Hobbs Jason J	5.57	Vacant	Hwy550	No	No	Yes	Possible Future Cabin
25	50910000070018	Mill Creek Lodge Estates Lot 9	Steven And Suzanne Miller	4.89	Residence	Hwy550	-	-	-	Existing Cabin
26	50910000070019	Mill Creek Lodge Estates Lot 10	Jdc And Jdn Trust	4.68	Vacant	Hwy550	No	No	Yes	Possible Future Cabin
27	50910000070020	Mill Creek Lodge Estates Lot 11	Beartree Ltd	3.78	Vacant	Hwy550	No	No	Yes	Possible Future Cabin
28	50910000070009	53001 N Hwy 550	Terrence J & Christine A Zerr	41.34	Residence	Hwy550	-	-	-	Existing Cabin

RECEIPTS
SAN JUAN COUNTY TREASURER
Tax Year / Statement #: 2024 / 258

Date - Time:
5/27/2025 - 11:12:47AM

Tax District: 103 - SOUTH COUNTY

Parcel #: R5952

Land Nbhd: 3

Property Address/Legal: 1208 COUNTY ROAD 1 - DURANGO, CO 81301

JOHN00054

JOHN W HANKLA & CATHERINE C HANKLA

1361 E 3RD AVE

DURANGO, CO 81301-5241

Owner: JOHN W HANKLA & CATHERINE C HANKLA

Legal: N.E. 1/4 S.W. 1/4 T39N R8W N.M.P (LIME CREEK RD). ALL THAT PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 7 TWR 39N R8W N.M.P.M. LYING BOTH SOUTHERLY AND WESTERLY OF

Value: 86,093

Property Type: RL

Lot:

Taxing Authority		Mill Levy	Amount
103	County	19.641000	1,690.95
103	DURANGO FIRE PROTECTION DISTRICT	8.200000	705.96
103	SCHOOL DISTRICT #1	16.508000	1,421.23
103	SOUTHWEST WATER CONS	0.380000	32.72

Taxes Paid							
Receipt #	Payment Date	Tax Descr.	1st Half	2nd Half	Interest / Fees	Total	Comment
2025013	01/27/2025	AdValorem	1,925.43	1,925.43	0.00	3,850.86	
Grand Total Paid						3,850.86	

Tender Collected							
Payment Date	Check Paid	Cash Paid	Card Paid	AAE/Rev. Paid	Change	Operator	Paid By
01/27/2025	3,859.86	0.00	0.00	0.00	9.00	Deanna Jaramil	TITLE DURANGO LLC

Remaining Penalties	Remaining Fees	Remaining 1st Half	Remaining 2nd Half	Remaining Total
0.00	0.00	0.00	0.00	0.00