

# Proposed Low-Impact, Micro RV Park on Lime Creek Road

Prepared by: Blake Campbell 1/28/2020



Photo mock-up of the Proposed Development On the Subject Property

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January 28th, 2020

San Juan County  
Attn: Lisa Adair  
1360 Greene Street  
Silverton, CO 81433

Subject: Lime Creek Proposal

Dear Lisa and Commissioners,

This submittal has been prepared to describe the proposed improvement at 1208 County Road 1 (Lime Creek Rd), Durango, CO 81301, Parcel No. 50910000070001; to be purchased by Blake Campbell from Thomas and Nancy Dooley.

The attached documents have been prepared as a Preliminary Sketch Plan submittal for a San Juan County Improvement Permit and Land Use Permit Application. The applicant requests review of this project by the San Juan County Planning Commission at their meeting in 21 days, on Tuesday February 18th, 2020.

The proposal consists of developing the roughly 5.76 acre parcel into a low-impact, micro RV area with associated access and utility improvements. The campground is small, having only 10 spaces and is located within the "Economic Development Corridor," as defined in the San Juan County Master Plan.

We feel the proposal is an innovative and unique addition to San Juan County and look forward to bringing the project to life.


Please contact me if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Blake Campbell", written in a cursive style.

Blake Campbell  
808-492-0008  
usablake@gmail.com



San Joan County, Colorado									
Application for Improvement Permit									
Applicant	Name	Blake Campbell			APPROVAL CHECKLIST		Initial	Date	
	Address	1208 County Rd 1			Land Use Administrator				
		Durango, CO 81301	808-492-0008	Phone	Ownership of Surface				
Owner	Name				Ownership of Minerals				
	Address				Vicinity Map				
				Phone	Certified Survey Plat				
Contractor	Name				Monumentation				
	Address				Basic Plan Map				
				Phone	Plans and Drawings				
Legal Description of Property:					Road System Relationship				
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 NMP LYING BOTH SOUTHERLY AND WESTERLY OF THE OLD DURANGO SILVERTON ROAD, WHICH WAS FORMERLY KNOWN AS HIGHWAY 550, AND WHICH IS PART OF THE CASCADE TO LIME CREEK SECTION OF THE OLD DURANGO-SILVERTON ROAD CONTAINING APPROXIMATELY 4 ACRES MORE OR LESS  Township 39 N, Range8W, Section7					Zoning Compatibility				
					State Mining Permit				
					Owner Notification				
					Avalanche Hazard				
					Geologic Hazard				
					Floodplain Hazard				
					Wildfire Hazard				
					Mineral Resource Impact				
					Nature of Improvement Planned:	Wildlife Impact			
The projects consists of developing 5.76 acres into a small RV park with 10 sites for self-contained RVs, providing full hook-ups for electricity, water, and septic.	Historic Site Impact								
	Watershed Gearance								
	County Building Inspector								
	Building Permit								
	State Electrical Inspector								
	Electrical Permit								
Land Use Zone: Rural Residential									
Applicant Signature					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				
Receipt	FEE PAYMENT	Amount	Date	Driveway Permit					
	Application								
	Building Permit								
	Subdivision/PUD			Subdivision Variance					
	Hearing Notice			Subdivision Approval					
					PUD Approval				



## LAND USE PERMIT

San Juan County, Colorado

<b>Applicant:</b> Blake Campbell	<b>Permit No.</b>
<b>Address:</b> 1208 County Rd 1	USABlake@gmail.com
<b>City and State:</b> Durango, CO 81301	<b>Telephone:</b> 808-492-0008

\*\*\*\*\*

<b>Description of Use:</b> The projects consists of developing 5.76 acres into a small RV park with 10 sites for self contained RVs, providing full hook-ups for electricity, water, and septic.
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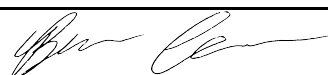
\*\*\*\*\*

<b>Dates and Times of Use:</b> Year-round.
<b>Location of Use:</b> 1208 County Road 1, Durango, CO 81301

\*\*\*\*\*

Areas of Concern:      Applicant should provide attachments for each relevant area  
Land Use Administrator will initial approval if appropriate

Property Ownership _____	Permission of Property Owner _____
Vicinity Map _____	Plans and Drawings _____
Natural Hazards _____	Zoning Compatibility _____
Sanitation _____	Environmental Impacts _____
Building Permit _____	Federal and /or State Permits _____
Security _____	Emergency Services _____
Parking _____	insurance Coverage _____
Clean Up _____	County Road Impact _____
Other _____	Other _____

<b>Date Application Submitted:</b>	<b>By (signature):</b> 
<b>Date Permit Issued:</b>	<b>By (signature):</b>
<b>Conditions</b>	
<b>Acceptance of Conditions:</b>	<b>By (signature):</b>

# 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. JBD, 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 feet 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 year round basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately 650' direct or 5400' by road 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 27 day of January, 2020.

ATTEST:

  
\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Position:

SAN JUAN COUNTY, COLORADO  
DRIVEWAY AND ROAD ACCESS PERMIT

Improvement  
Permit No. \_\_\_\_\_

Applicant: Blake Campbell  
1208 County Road 1 (Lime Creek Rd)  
Durango, CO 81301  
808-492-0008

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

Current access is at the end of the plowed section of Lime Creek Rd, opposite the Spud  
Circle driveways. This access will remain and be upgraded to any standards required by  
Durango Fire. Additional access is proposed across from Mcfire Tree Ln in order to  
access the remainder of the property on the other side of the river.

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

Some road base may need to be added to the existing driveway to better match the County  
Rd. No changes will be made to the county road. The secondary access will be matched  
to the county rd as well. Road base connecting at the same elevation as the existing 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: \_\_\_\_\_



Recorded at 1:01 o'clock P.M. this 9<sup>th</sup> day of March 2005, at Reception No. 144035  
Donna A. Zamora Recorder.

### QUIT CLAIM DEED

THIS DEED, Made this 4<sup>th</sup> day of March, 2005, between:

**GRANTOR:**

ASSEMBLIES OF GOD FOUNDATION, AS TRUSTEE OF THE JAMES A. ELDER, JR.,  
CHARITABLE REMAINDER UNITRUST  
1661 NORTH BOONVILLE AVENUE  
SPRINGFIELD, MO 65803

**GRANTEE:**

THOMAS W. DOOLEY AND NANCY J. DOOLEY  
P.O. BOX 1480  
BLANCO, TX 78606

STATE DOCUMENTARY FEE  
3/9/05  
C. M. J. J.

**CONSIDERATION: TEN DOLLARS**

**WITNESS**, That the GRANTOR, for and in consideration of the sum of Ten Dollars, the receipt of which is hereby acknowledged, do hereby remise, release, sell, convey and **QUIT CLAIM** unto the GRANTEE, not as Tenants in Common but as Joint Tenants with the right of survivorship, their heirs and assigns forever, all the right, title, interest, claim and demand which the GRANTORS have in and to the following real property, together with improvements, if any, to wit:

ALL THAT PART OF THE NE1/4 SW1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 8 WEST, N.M.P.M., COUNTY OF SAN JUAN, STATE OF COLORADO.

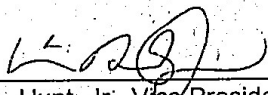
LESS AND EXCEPT KNOW YOUR NEIGHBOR TRACTS 1 THRU 13 AS DESCRIBED ON THE RECORDED SURVEY PLAT OF LIME CREEK AREA FILED 10-02-1970 AT RECEPTION NO. 109539.

Recorded to correct legal description in Trustee's Special Warranty Deed recorded at Reception No. 143980 in the San Juan County Public records.

**TO HAVE AND TO HOLD**, the same, together with all appurtenances and privileges thereunto belonging, and all the estate, right, title, interest and claim whatsoever of the GRANTOR, either in law or equity, to the GRANTEE, their heirs and assigns forever.

**IN WITNESS WHEREOF**, The GRANTORS execute this **QUIT CLAIM DEED** the date first set forth above.

ASSEMBLIES OF GOD FOUNDATION, AS TRUSTEE OF THE JAMES A. ELDER, JR.,  
CHARITABLE REMAINDER UNITRUST



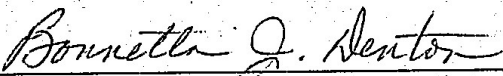
William A. Hunt, Jr., Vice President

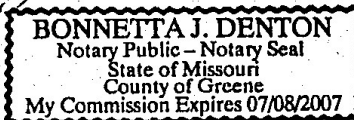


STATE OF MISSOURI )  
 ) ss.  
COUNTY OF GREENE )

**ACKNOWLEDGED** before me this 4<sup>th</sup> day of March, 2005, by William A. Hunt, Jr., Vice President, ASSEMBLIES OF GOD FOUNDATION, AS TRUSTEE OF THE JAMES A. ELDER, JR., CHARITABLE REMAINDER UNITRUST.

Witness my hand and official seal.  
My commission expires:

  
Notary Public



*Deborah A. Zamora, Recorder*

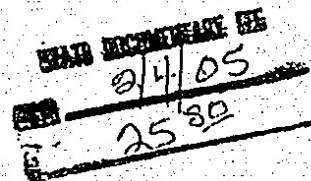
## TRUSTEE'S SPECIAL WARRANTY DEED

**ASSEMBLIES OF GOD FOUNDATION**, a Missouri nonprofit corporation with principal offices located at 1661 North Boonville Avenue, Springfield, Missouri 65803, as Trustee of the **JAMES A. ELDER, JR., CHARITABLE REMAINDER UNITRUST**, dated October 4, 2004, for the consideration of Ten Dollars (\$10.00) and other valuable considerations, in hand paid, hereby sells and conveys to **THOMAS W. DOOLEY** and **NANCY J. DOOLEY**, husband and wife, as joint tenants, whose address is \_\_\_\_\_, the following real property in the county of San Juan and State of Colorado, to-wit:

All that part of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section Seven (7), Township Thirty-Nine (39) North, Range Eight (8) West, N.M.P.M., lying both southerly and westerly of 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, containing approximately four (4) acres, more or less, together with all improvements thereon situate.

with all its appurtenances.

Signed this 24th day of January, 2005.



ASSEMBLIES OF GOD FOUNDATION, Trustee

By: *William A. Hunt, Jr.*  
William A. Hunt, Jr., Vice President

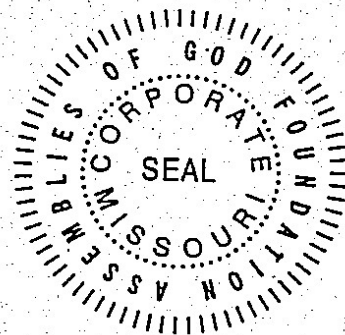
ATTEST:

*Kerrie Jackson*  
Kerrie Jackson, Secretary

STATE OF MISSOURI }

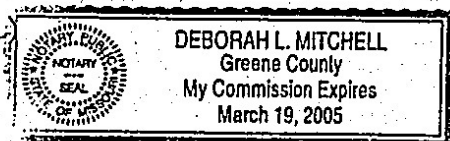
} SS.

COUNTY OF GREENE }



On this 24th day of January, 2005, before me appeared William A. Hunt, Jr., to me personally known, who, being by me duly sworn, did say that he is the Vice President of Assemblies of God Foundation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said William A. Hunt, Jr., acknowledged said instrument to be the free act and deed of said corporation.

(SEAL)



*Deborah L. Mitchell*  
Notary Public

My commissions expires: March 19, 2005

January 28, 2020

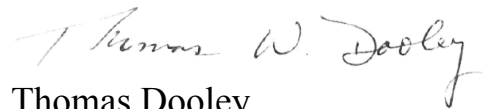
San Juan County Planner  
P.O. Box 250  
Silverton, CO 81433

San Juan County,

I am fully aware that Blake Campbell will be starting a land use application as a part of due diligence on the purchase of my property at 1208 County Road 1, Durango, CO. He has my cooperation and permission to do so. I own the roughly 5.76 acres with my wife Nancy Dooley and intent to sell it to him upon favorable terms for the both of us..

Please reach out to me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Thomas W. Dooley". The signature is written in dark ink and is positioned above the printed name.

Thomas Dooley  
(830) 385-1718



# The Official Website of San Juan County Colorado



- Home
- Assessor
- Clerk & Recorder
- Commissioners
- Public Health
- Planning
- Social Services
- Treasurer
- Sheriff

Show 10 entries  
Search:

Tax History for Parcel 50910000070001.								
Type	Due/Pay Date	Due/Paid Code	Tax District	Gross Tax Amount*	Interest Due Amount*	Due/(Paid) Amount	Balance	Paid By
2019								
Due		REAL	103	2,524.78	0.00	2,524.78	2,524.78	
2018								
Due		REAL	103	2,488.72	0.00	2,488.72	2,488.72	
Payment	04/15/19	REAL	103			( 2,488.72)	0.00	
2017								
Due		REAL	103	2,475.02	0.00	2,475.02	2,475.02	
Payment	03/16/18	REAL	103			( 2,475.02)	0.00	
2016								
Due		REAL	103	641.56	0.00	641.56	641.56	
Payment	02/08/17	REAL	103			( 641.56)	0.00	
2015								
Due		REAL	103	630.70	0.00	630.70	630.70	
Payment	02/04/16	REAL	103			( 630.70)	0.00	
2014								
Due		REAL	103	780.10	0.00	780.10	780.10	

Showing 1 to 10 of 41 entries  
FirstPrevious12345NextLast

\* Gross Tax Amount indicates total taxes due prior to the application of Homestead Exemption Tax relief if applicable.

For additional details on tax history information, please call (970) 387-5488.

Web Hosting by StartLogic

**LIST OF ADJACENT LAND OWNERS**  
**Proposed Low-Impact, Micro RV Park on Lime Creek Road**

**Adjacent Lot, Owner, and Address**

Know Your Neighbor Tract #1 And #2  
McCormack Robert & Chrystal  
156 Macfiretree Lane  
Durango, CO 81301

Know Your Neighbor Tract #3  
Macfire Tree Lane, LLC Et. Al.  
440 E Harrison St.  
Corona, CA 92879-1314

Know Your Neighbor Tract #4  
Boris C Wise And Eva M Molin Westerholm  
47 Quarry Ct.  
Durango, CO 81301-7941

Know Your Neighbor Tract #5  
Murray Timothy  
1275 Riverside Dr.  
Aspen, CO 81611-2230

Know Your Neighbor Tract #6  
Paul O & Ruth H Cline Trust  
39 Lake Purgatory Dr.  
Durango, CO 81301-9102

Know Your Neighbor Tract #7  
Davenport Cole  
50827 Hwy. 550 N.  
Durango, CO 81301-9602

Know Your Neighbor Tract #8  
Robertson Alvin  
55 Lazy Ln.  
Kemah, TX 77565-2638

Know Your Neighbor Tract #9 And #10  
Emery Martin & Mindy K  
4527 N. White Chapel Blvd.  
Southlake, TX 76092-2072

Know Your Neighbor Tract #11  
Williams Trust Craig C &  
Valenta-williams Trust Carol K  
9426 Alto Dr.  
La Mesa, Ca 91941-4227

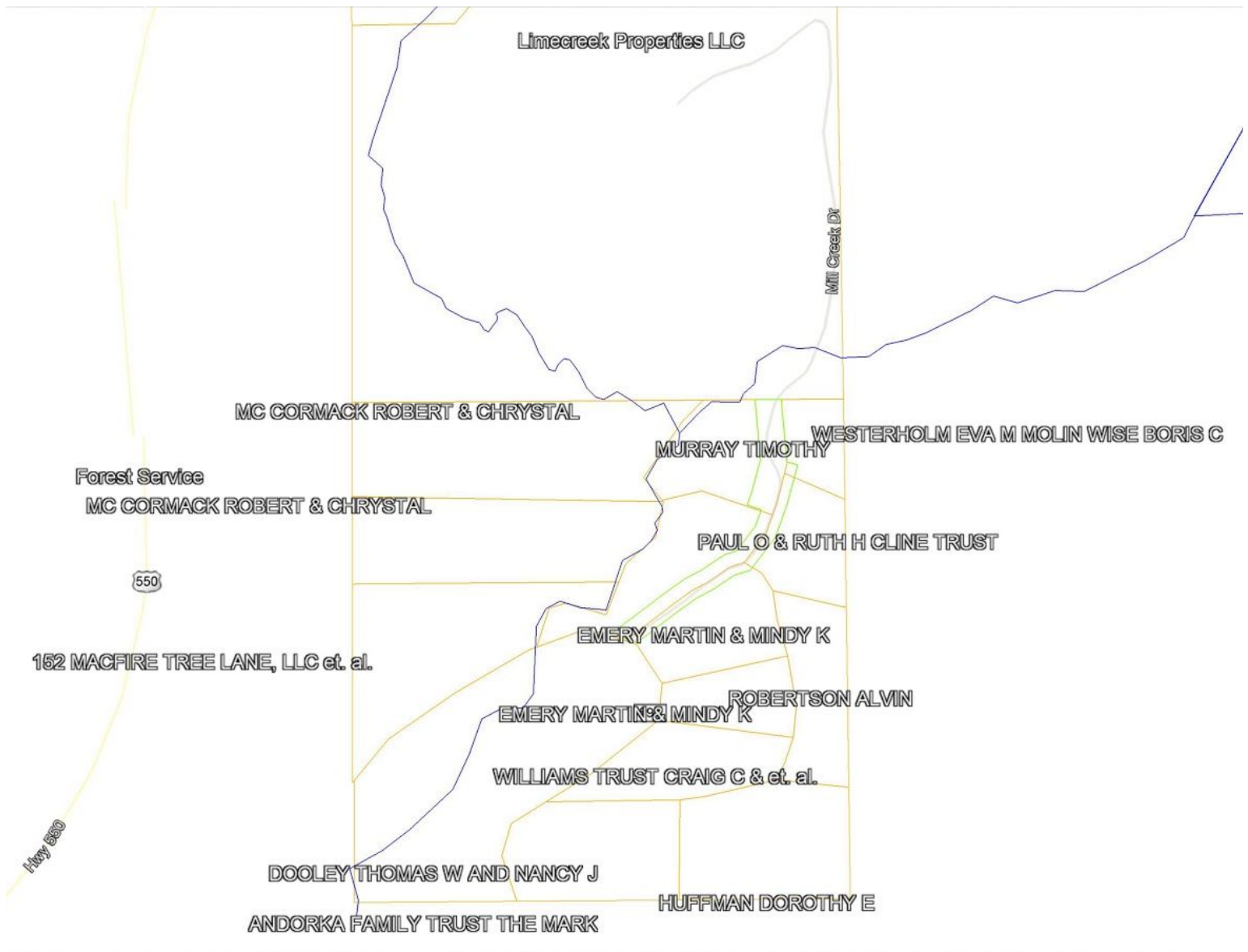
Know Your Neighbor Tract #12  
Andorka Family Trust The Mark  
139 S Brewer Dr.  
Pueblo West, CO 81007-3640

Know Your Neighbor Tract #13  
Huffman Dorothy E  
5940 N Sherman Dr.  
Indianapolis, IN 46220-5169

50910000070001  
Limecreek Properties LLC  
66 Mill Creek Dr  
Durango, CO 81301

# Maps of Adjacent Land Owners

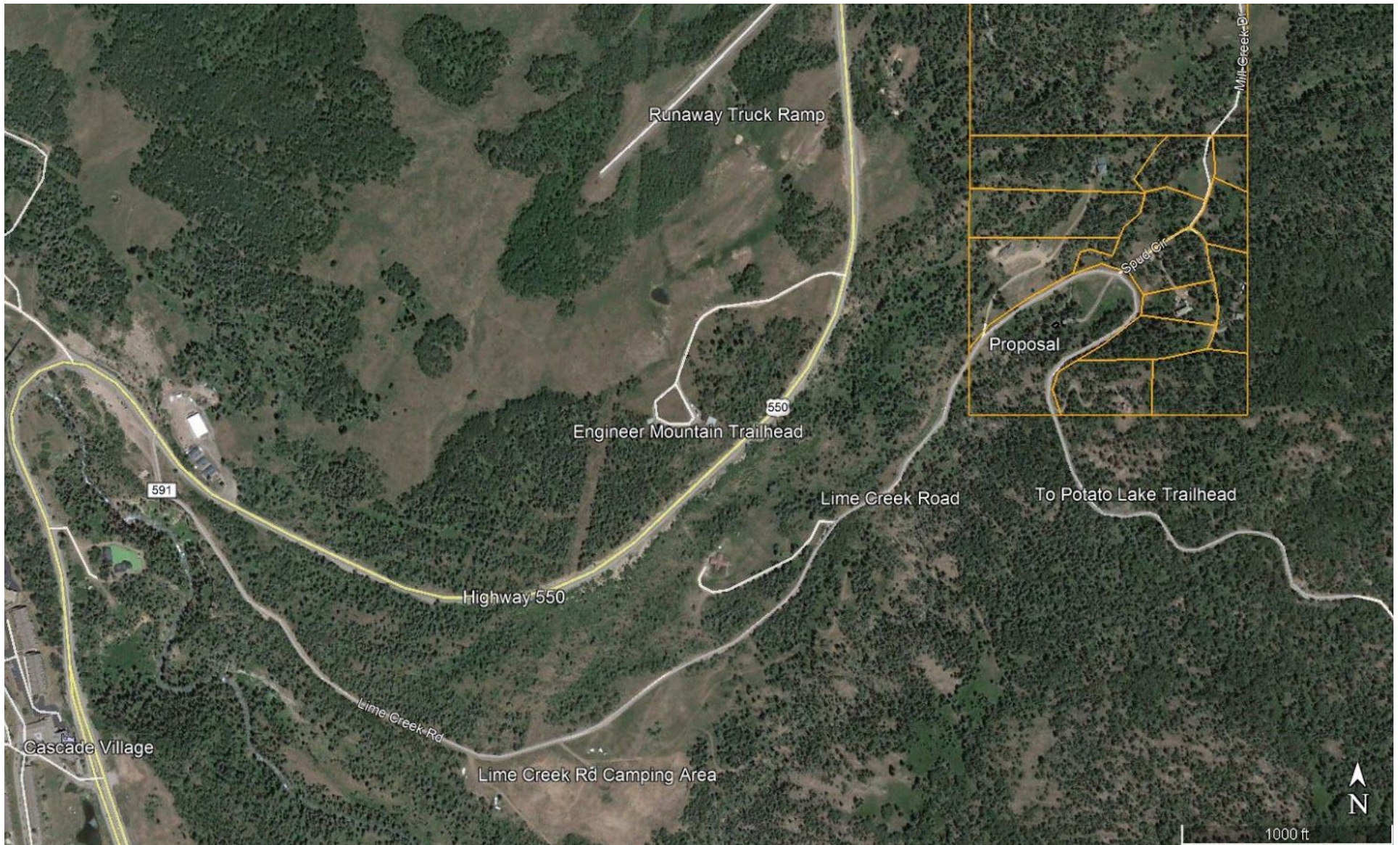
Proposed Low-Impact, Micro RV Park on Lime Creek Road





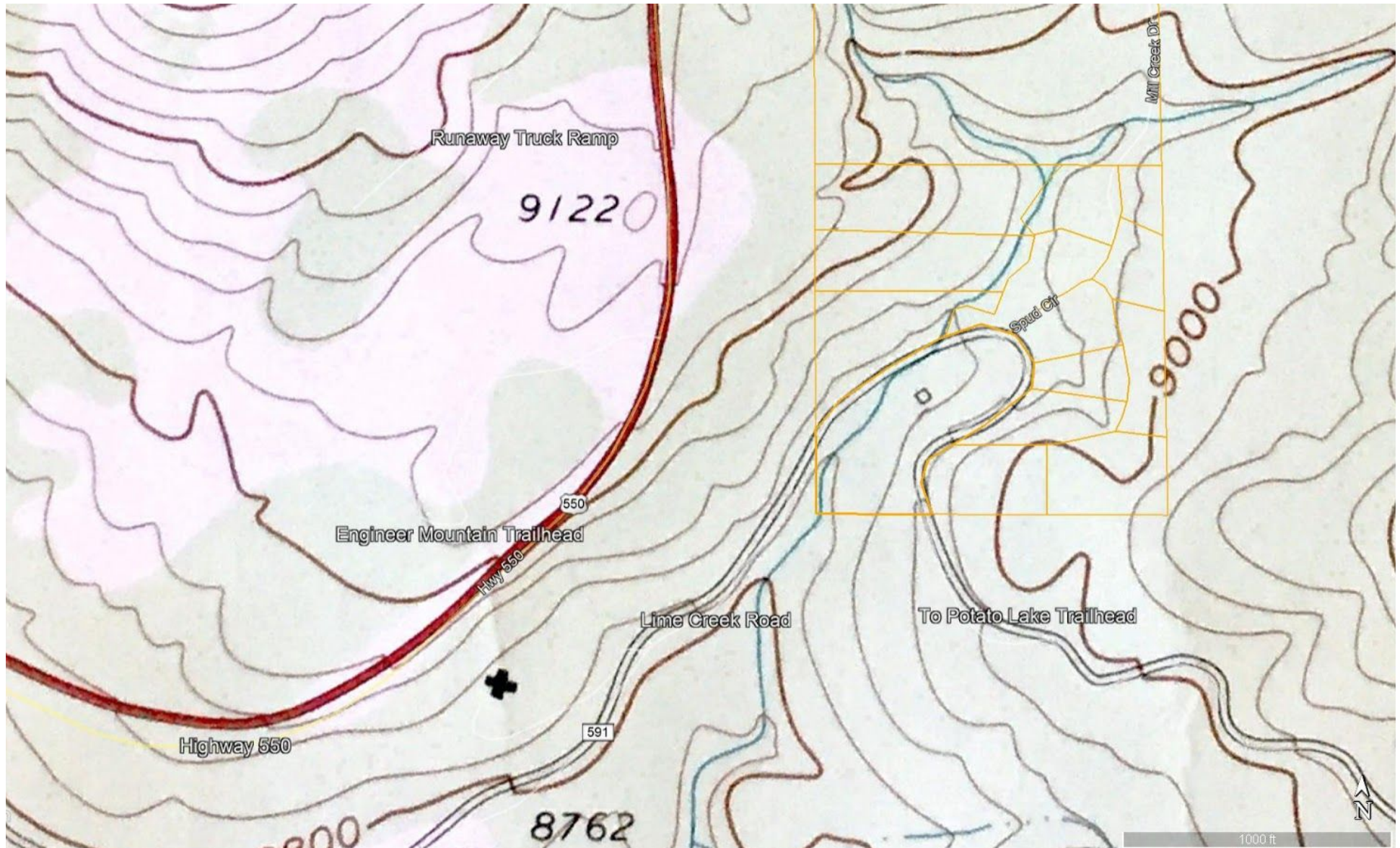
# Vicinity Maps and Site Layout

## Proposed Low-Impact, Micro RV Park on Lime Creek Road



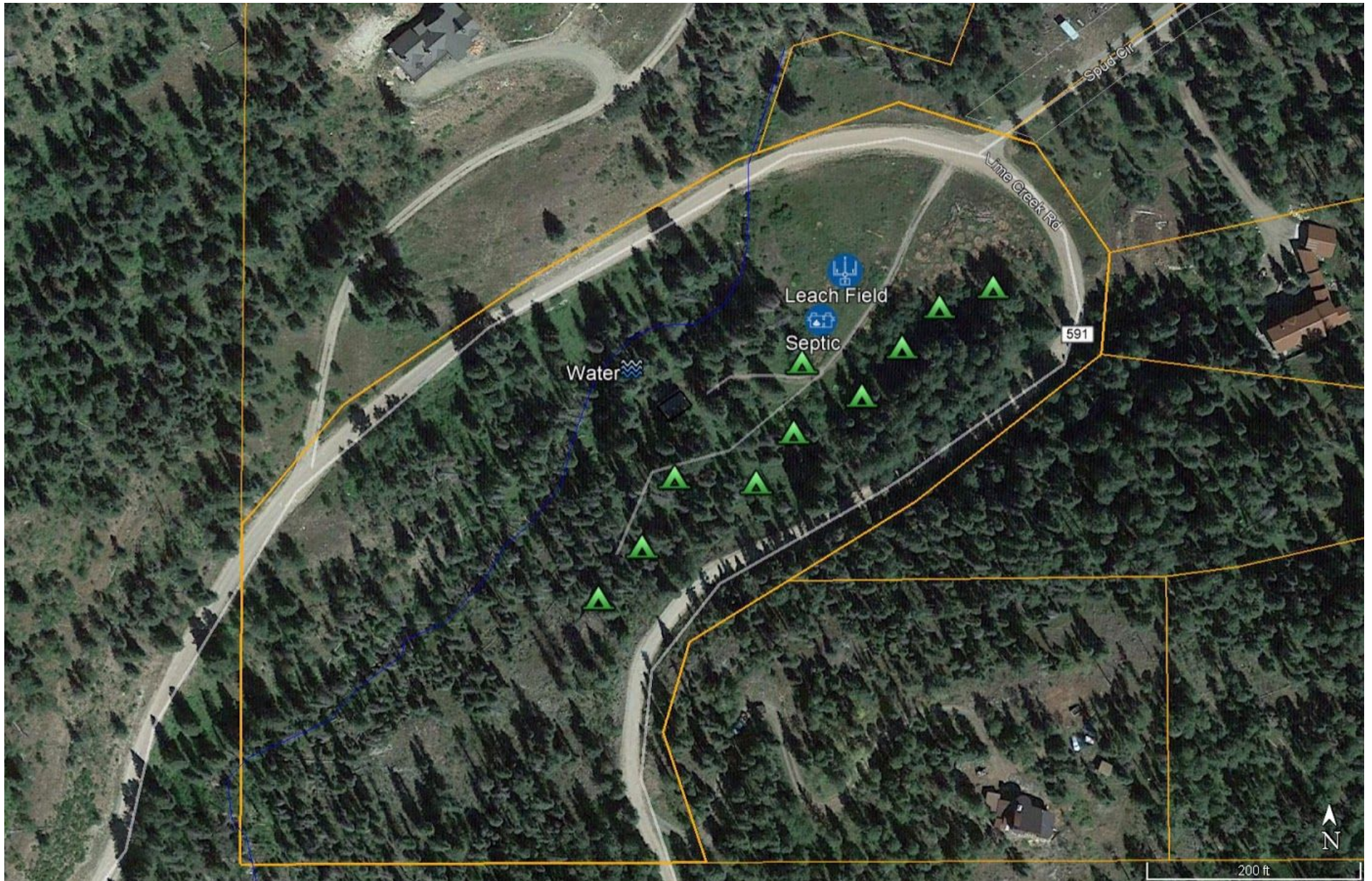


**Vicinity Maps and Site Layout**  
**Proposed Low-Impact, Micro RV Park on Lime Creek Road**





**Vicinity Maps and Site Layout**  
**Proposed Low-Impact, Micro RV Park on Lime Creek Road**

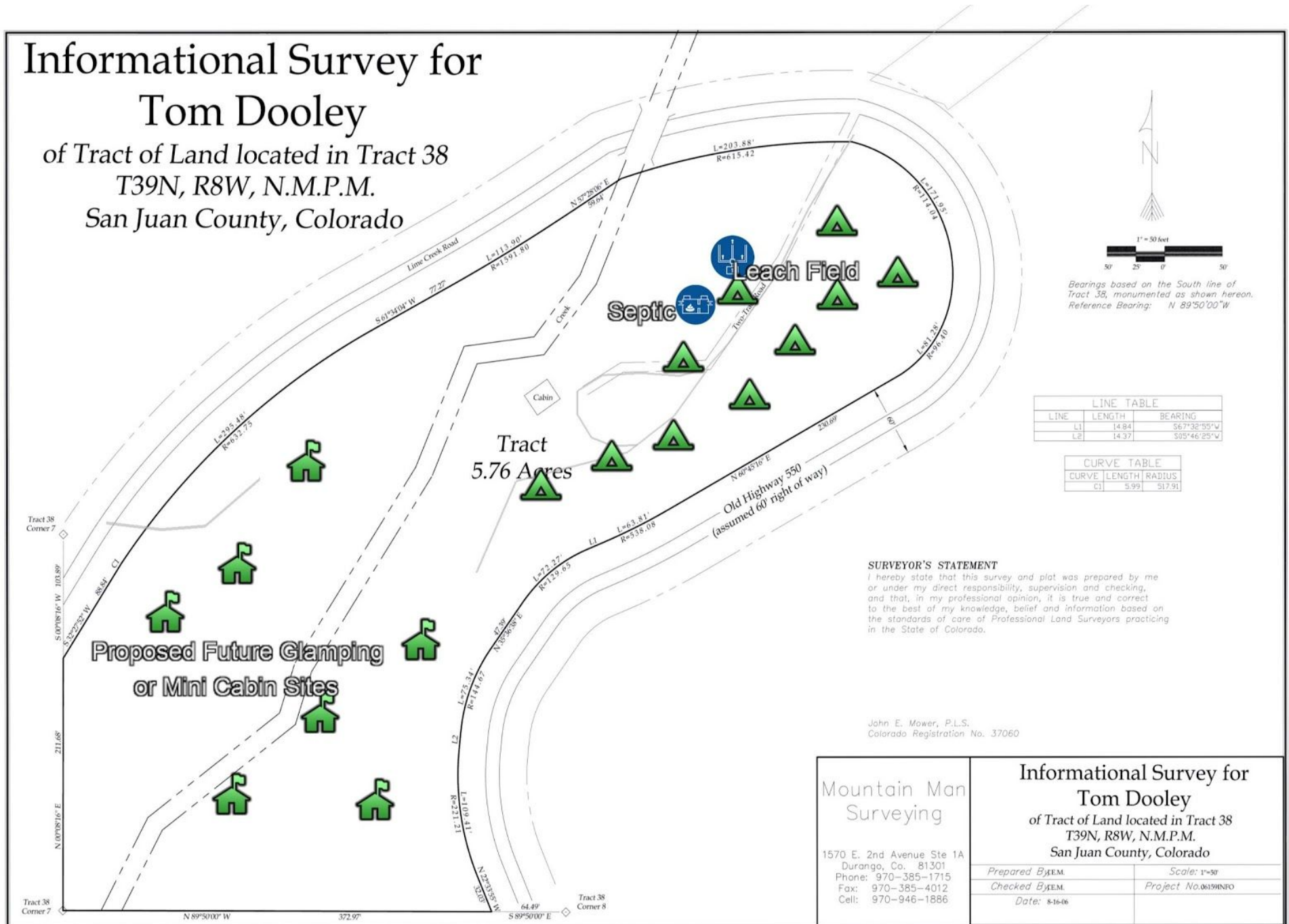




**Vicinity Maps and Site Layout**  
**Proposed Low-Impact, Micro RV Park on Lime Creek Road**

# Informational Survey for Tom Dooley

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



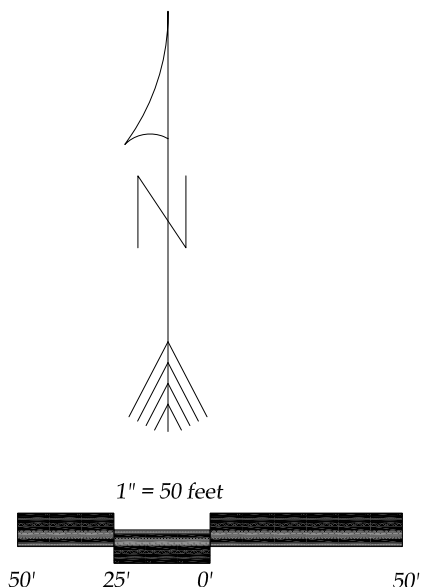
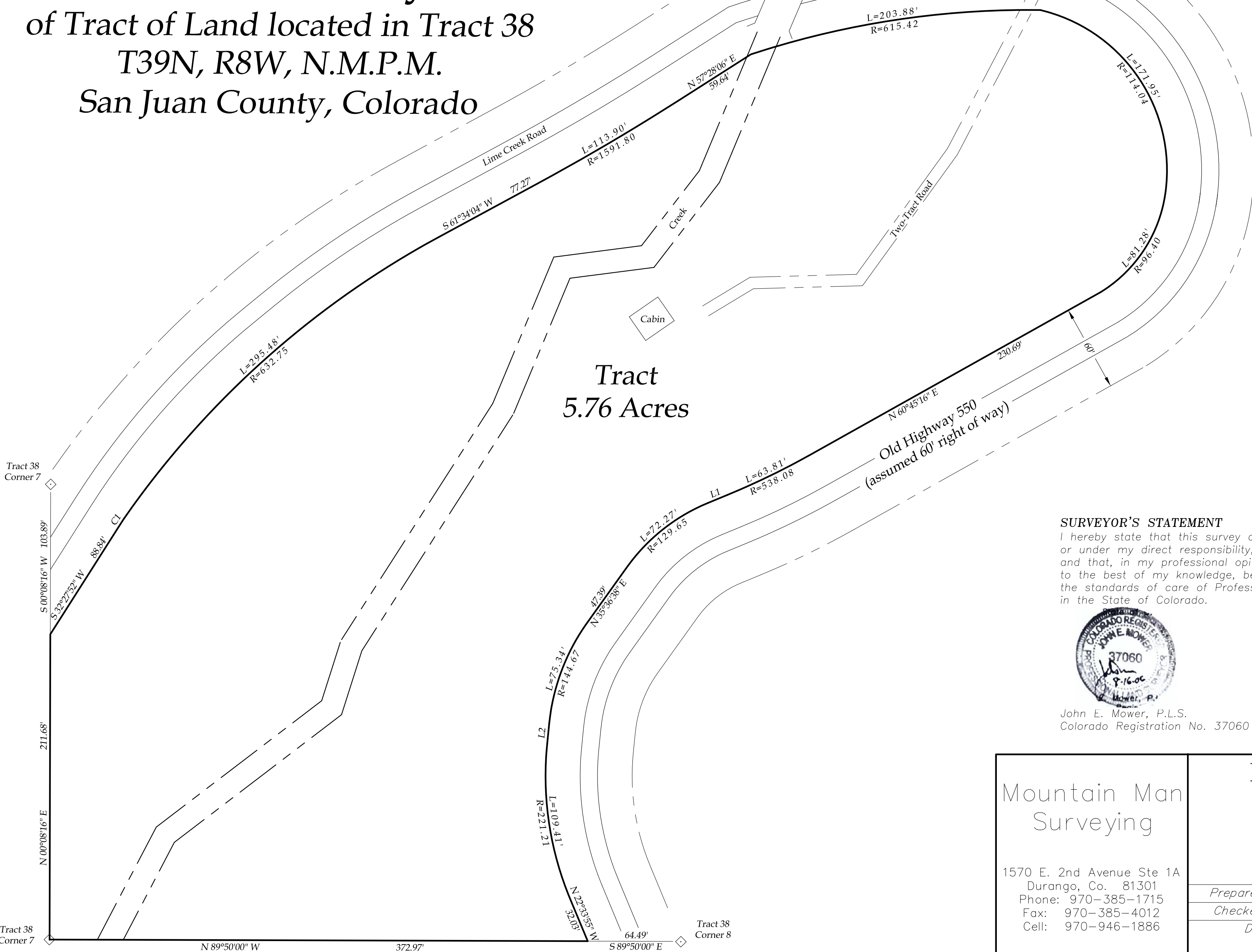
Mountain Man  
Surveying

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. 061591INFO
Date: 8-16-06	

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

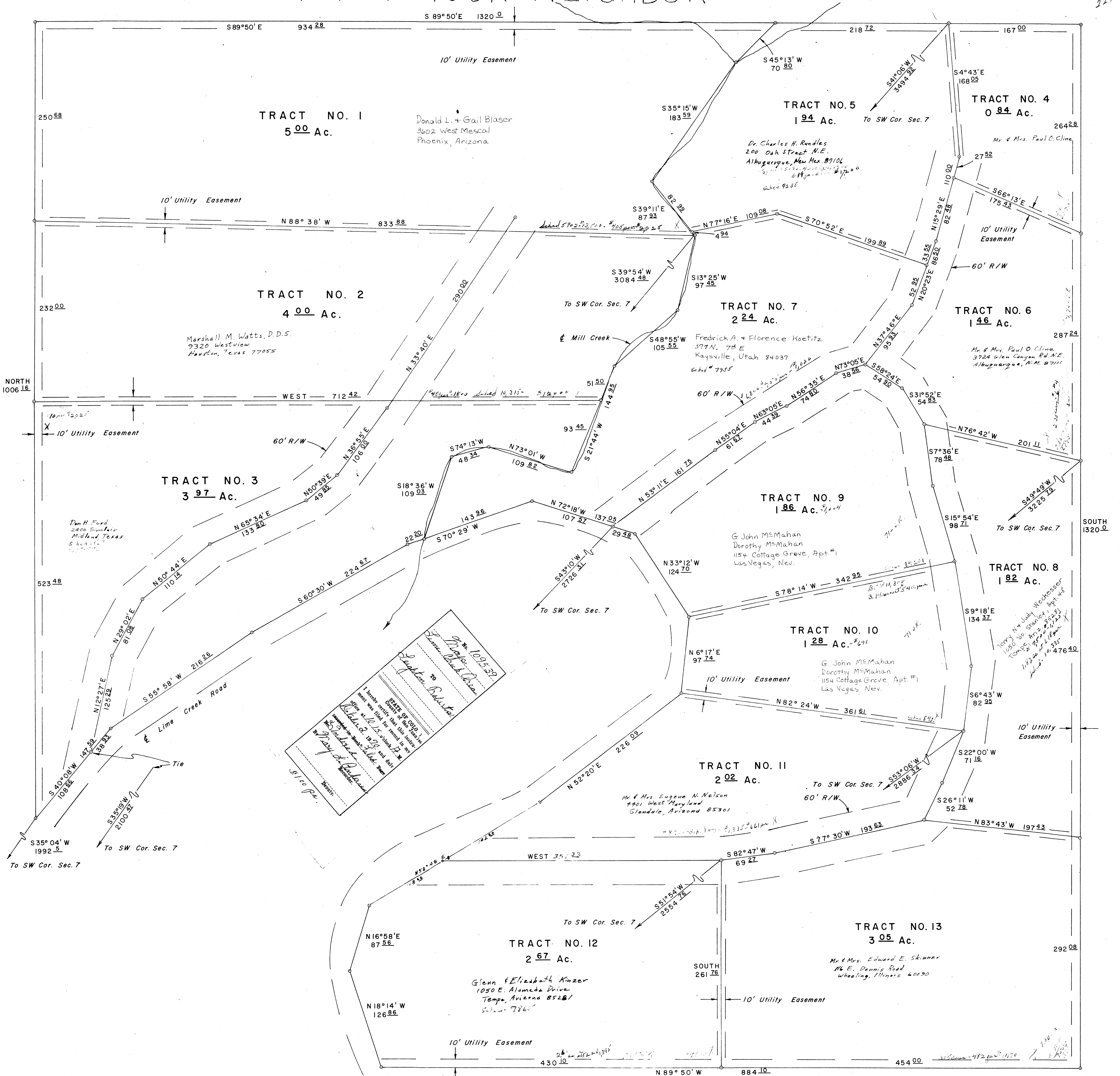
1570 E. 2nd Avenue Ste 1A  
Durango, Co. 81301  
Phone: 970-385-1715  
Fax: 970-385-4012  
Cell: 970-946-1886

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	

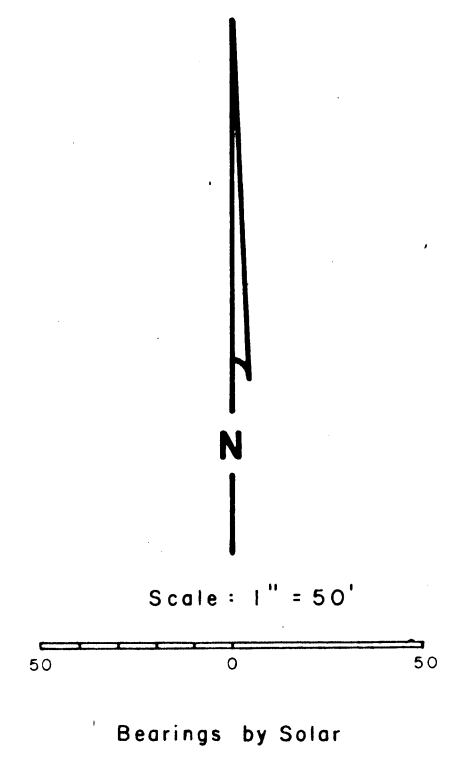
# KNOW YOUR NEIGHBOR

22x18"



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



Rev. 8-4-69	
LEIGHTON ROBERTS Durango, Colorado	
SURVEY PLAT LIME CREEK AREA NE 1/4 SW 1/4 SEC. 7, T.39N., R.8W. San Juan Co., Colorado	
CLARK - REED ASSOC. Durango, Colorado	DATE: June 23, 1969 FILE NO. 69037



## PROJECT NARRATIVE

### Proposed Low-Impact, Micro RV Park on Lime Creek Road

<b>Applicant Name:</b>	Blake Campbell
<b>Project Location:</b>	1208 Lime Creek Rd, Durango, CO 81301, Parcel No. 50910000070001, on Lime Creek Road (CR 1), north of Cascade Village, adjacent to Know Your Neighbor Subdivision.
<b>Legal Description:</b>	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 NMP LYING BOTH SOUTHERLY AND WESTERLY OF THE OLD DURANGO SILVERTON ROAD, WHICH WAS FORMERLY KNOWN AS HIGHWAY 550, AND WHICH IS PART OF THE CASCADE TO LIME CREEK SECTION OF THE OLD DURANGO-SILVERTON ROAD CONTAINING APPROXIMATELY 4 ACRES MORE OR LESS
<b>Zoning:</b>	Rural Residential Zoning District, Economic Development Corridor
<b>Acreage:</b>	~5.76 Acres
<b>Access:</b>	Access will be directly off Lime Creek Rd. The existing driveway is located within the year-round plowed portion of Lime Creek Rd.
<b>Proposed Development:</b>	<p>The projects consists of developing the proposed parcel into a small RV park with associated utility improvements. 10 Sites are proposed and will only be for independent and self-contained RVs that use full hook-ups for electricity, water, and septic and do not rely on common facilities. Possible future mini cabins or glamping sites that we want the county to be aware of are indicated in site plan.</p> <p>The project is aiming to be an eco-friendly option for people wanting to recreate in the area. Lime Creek Rd offers much in the way of recreational activities in the summer, and this project will operate year-round; providing a convenient place to stay for skiers and people seeking other winter activities. The scope of the project is so small, that most impacts to the environment, etc. should be minimal.</p> <p>The project has some innovative and unique aspects that will allow year-round use and should complement the local amenities as well as bring greater stability to the County's economy.</p>
<b>Low Impact:</b>	The vision for the project is one of minimal disturbances, and to provide a natural environment as the finished product. The applicants want to keep the area as

## PROJECT NARRATIVE

### Proposed Low-Impact, Micro RV Park on Lime Creek Road

pristine as possible for an immersive yet pure outdoor experience for visitors. Minimal permanent changes will be made to the area. All improvements will be low-impact and work with the surrounding environment where possible.

#### **Owned Units:**

As part of the low impact goal, the applicant intends to own some RV units and put them in the park on some of the sites. They will be hooked up to water, septic, and power, and will be available for nightly stays. The units will have minimal impact on the land and are able to be removed when appropriate, leaving the sites as they were when they first came.

Guests staying in these will not need to own their own units, nor need to tow them to the location. This is an eco-friendly option also saves on road maintenance on the gravel county road, as guests will be bringing their small vehicles as opposed to their trucks and large rigs back and forth over Lime Creek Rd.

Owned units will also allow us to operate year-round. RV parks at such elevations typically operate on a seasonal basis for a multitude of reasons. This represents a missed opportunity, as there is a great demand for accommodations in the winter near a ski resort. Owned units will be built for snow loads, or they can have the snow removed as part of the park's maintenance activities.

#### **Duration of Stay:**

Section 5-104.10 of the San Juan County Zoning and Land Use Regulation states, *"No recreational vehicle shall remain in a recreational vehicle park for more than a total of six (6) months in a one-year period."*

It could be assumed that this section was intended to keep people from using an RV park for residential/long-term use. For the proposed project, the owned units will stay longer term but the the average guests' stay will be 2-3 days, rarely exceeding 10 days. Therefore, this would fully be adhering to the spirit and intent of the law. The applicant has no intention of offering units for long term occupancy, and also has no intentions of allowing residential use other than for an onsite caretaker unit.

#### **Seasonality:**

The proposed development will operate year-round. All utilities and systems will be built to be operational year-round. Parking will be provided year-round, so that vehicles will be parked only on the property and off Lime Creek Rd., even during the winter months. Provisions for on-site snow removal will be maintained.

#### **Winter Utilities:**

For winter use, water and septic hook-ups will have heated, anti-freezing devices and fittings along with appropriate insulation or chases that will allow for freezing



## PROJECT NARRATIVE

### Proposed Low-Impact, Micro RV Park on Lime Creek Road

temperatures while preventing freezing. The applicants have extensive experience in such cold weather applications and are confident that they can provide a fail-proof system with multiple layers of protection, as well as backup options in case of multiple failures.

#### Conformance to the Master Plan:

The applicant's proposal meets the Visions, Goal, and Strategies referenced in the Town of Silverton and San Juan County [Master Plan](#).

**"Economic Vitality:"** This proposal goes hand-in-hand with the vision of "Expanding and diversifying tourism," and "Innovative businesses" that are "reaching new markets for local... services." Silverton is especially lacking in the winter for jobs and economic activity. This proposal *"eases seasonal fluctuations,"* as we plan to operate year round with strong winter demand.

**"Future Land Use Plan,"** Though mostly focused on Silverton itself, there are a number of specific areas where the proposal fits into the Future Land Use Plan. Firstly, it is perfectly located within the South County Economic Corridor, along plowed areas for access, consistent with Goal LU-2 "Focus future development on mining claims into economic corridors that are environmentally suitable, where public services are available and that provide feasible opportunities for growing the community and the economy."

Also in line with that goal, the proposal would be creating additional revenue that would benefit the San Juan County economy. Some of that will be new revenue from unique accommodations. But part of that will be drawing revenue from the ski resort's exiting demand for accomodations. This can only reasonably be done in The South County.

Many new businesses claim to be "creating" revenue, but they often don't take into consideration that they are mostly just siphoning from another business. This proposal will not only create new revenue but will also be capturing revenue that is currently going to Durango and La Plata County.

#### Economic Development:

The proposal is aligned with the stated goals of the San Juan Economic Development Association to *"Facilitat[e] the creation of a sustainable and diverse economy..."* specifically by *"develop[ing] more diversity to improve the number, quality, and variety of jobs that are available to local residents. This is*

## PROJECT NARRATIVE

### Proposed Low-Impact, Micro RV Park on Lime Creek Road

*done primarily through the retention, expansion and recruitment of primary jobs, new capital investment in the community, and visitors/tourists spending money in the County."* The proposal will create at least 1-2 full-time jobs in addition to a number of part time jobs and bring new revenue to the county directly through taxes and indirectly through more tourists staying within an accessible distance to Silverton. A tourist staying in Durango is much less likely to visit Silverton than if they were to stay at our location.

#### Common Facilities:

In order to keep impacts to the land and environment to a minimum, the applicant plans to not construct central bathroom and shower facilities, as only independent, self-contained camping vehicles will be admitted. Additionally, maintaining or even using such facilities in the winter would be extremely difficult. At least a couple counties in Colorado allow for this in their code. Including the following examples.

Montezuma County, Colorado in their [Land Use Code](#) also has language indicating that they only requires central facilities if accommodating "dependent" RVs. Section 4106.5 A *"In every [RV/Camper] Park accommodating **dependent** [RV/campers], sanitary facilities shall be provided as follows:..."* (emphasis added)

Section 4106.5 C *"Where services are provided for dependent [RV/camper], all service buildings shall..."*

Garfield County, Colorado explicitly provides an exception in their [Land Use Code](#), Section 7-1106 L. 3. a. (1); *"Exception. When a recreational park is designed for and exclusively limited to use by self-contained vehicles, no public sanitary facilities shall be required."*

Other states also use similar wording:

Utah Admin Code states, *"(2) Each recreational vehicle park in which sites are set aside for **dependent** recreational vehicles or tents... shall be provided with a service building or buildings for the use of park occupants."* (emphasis added)

#### Independent RVs:

An "**Independent recreational vehicle**" means a **recreational vehicle** that has a toilet, lavatory, and bathing facilities and does not need to be in a facility with common bathrooms and shower.

A "dependent recreational vehicle" means a recreational vehicle that is dependent

## PROJECT NARRATIVE

### Proposed Low-Impact, Micro RV Park on Lime Creek Road

upon a service building for toilet facilities, hand washing facilities, or shower facilities, and is not designed for connection to water, sewer, or electrical utilities.

#### **RV Hookups:**

Each site will have full RV hook-ups for power, water, and sewer. All units admitted will be assigned a site and be able to hook up to all utilities.

#### **RV Dump:**

There will not be an RV dump station, as all RVs will have their assigned site where they will attach directly to the septic hook-up. The septic system will not have enough capacity and the site is unsuitable for having anyone but park patrons dumping into it. In the odd event that an RV needs to dump their black tanks in an emergency type situation, they can use an empty space or have an RV move temporarily to open up a connection.

#### **Water Service:**

Water is available on the property. The applicant has a few options. The first choice will be applying for water rights to draw water from the river, which flows consistently year round. Water will be tested and treated for potability.

The applicant will be setting up a private water system from the spring as opposed to a public system, as it is calculated that the system will **NOT** serve an average of at least 25 people for at least 60 days a year. It also has only 10 service connections. The applicant is basing this calculations off booking data acquired through renting units by the night in other similar locations.

*“A public water system provides water for human consumption through pipes or other constructed conveyances to at least 15 service connections or serves an average of at least 25 people for at least 60 days a year.” [EPA.gov](https://www.epa.gov/epawatersystem/epa-act)*

#### **Sewer Service:**

An engineered, on-site wastewater treatment system is being designed and will be approved by and comply with all SJBHD regulations in addition to State regulations. It will be designed for between 1000-1500 GPD, which is less than the threshold of 2000 GPD that would require State permitting. The design will be slightly oversized to allow for some future additional inputs to the system.

#### **Existing Septic:**

It is currently unknown to the previous owner or the applicant whether there is an existing septic on site. If there is, it is most likely inadequate for any portion of the current proposal and will not be used. The applicant is planning to have a new on-site wastewater treatment system designed and installed.

## **PROJECT NARRATIVE**

### **Proposed Low-Impact, Micro RV Park on Lime Creek Road**

- Power:** The applicant plans to tie into the electrical service lines that run near property currently serving the Know Your Neighbor subdivision. Service lines will be buried in the utility easement designated in the Know Your Neighbor plat map. Initial talks have been started with La Plata Electric and the applicant will submit the Application for Electric Service (Commercial) for their review.
- Existing Cabin:** The applicant plans to eventually renovate and upgrade the existing cabin so it can be used for guests or caretakers/offices. This will fit into the same designation for a commercial RV park, as most RV parks have fixed cabin accommodations or offices. This would be done far enough into the future that a separate building permit will be necessary. It will tie into the water, septic, and power systems which will be sized accordingly. The applicant just wants the county to be aware of their intentions. Any suggestions and input on available options would be appreciated.
- Phone and Data:** The applicant plans to tie into the telephone lines that run along Lime Creek Rd. These lines carry DSL that neighbors currently use.
- Propane:** The applicant does not plan on having propane for the RV campground, except when brought in on an outside RV.
- Heating:** RV units used in winter have their own propane tanks and heating. The proposal will additionally have electrical hookups at each site for heating. Backup propane and electric heaters for power outages and other emergencies will be available for each unit.
- Exterior Lighting:** Minimal exterior lighting will be used for the RV sites and the roads in order to maintain safety and reduce light pollution. Exterior lighting will be sufficient for safety and be in conformance with the requirements of San Juan County.
- Solid Waste Removal:** The applicant will be responsible for trash disposal in accordance with Zoning and Land Use Regulation 5-104.12. Central collection bins will be provided and maintained. They will be designed and equipped to prevent pests and wildlife hazards.
- Site Plans:** Preliminary site plans are provided. The layout and RV sites are designed in accordance with San Juan County regulations for RV parks. Durango Fire Protection District will review the plans.

## **PROJECT NARRATIVE**

### **Proposed Low-Impact, Micro RV Park on Lime Creek Road**

- Site Selection:** The proposed RV sites are placed along the East portion of the property along a tree line. Sites may be situated among the trees if slope and space permits. Each site will be prepared for “defensible space” against wildfire. The general site area is on a forested valley of aspen and pine with an open meadow where the property meets Lime Creek Rd. The vegetation of the sites is sparse sub-canopy grass and shrubs on a naturally-terraced forest hillside.
- Addressing/Site Numbers:** Sites will be numbered and marked for emergency service, reporting, and identification.
- Signage:** As part of this application we are applying and paying for a sign permit. A sign is proposed at the entrance to the property on Lime Creek Rd, that will be aesthetically pleasing and match the integrity of the surroundings. The sign will adhere to all regulations in section 5-105 of the county land use code. A sign permit is also being requested for where Lime Creek Rd meets Highway 550. The appropriate permits will be submitted to CDOT. Various small signs will be posted inside the property such as; Speed Limit, traffic flow direction, trail markers, private property indicators for neighbors, and emergency information.
- Structure Height:** No new structures are planned. The existing structure is less than 25 feet.
- Landscaping:** Landscaping will be minimal to keep the natural atmosphere. Fire mitigation activities associated with landscaping will include raking and removal of combustible ground cover near the sites as recommended by the Colorado State Forest Service Firewise Practices, and creating adequate defensible space. Revegetation of disturbed areas will be provided by the applicant in accordance with the requirements of San Juan County.
- Subsurface Conditions:** To be determined by a licensed engineer. Preliminary soil tests from the surrounding areas indicate that a septic system will be possible.
- County Avalanche Map:** The site plan for this project has been overlaid onto the County Avalanche Hazard Map. According to 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.



## **PROJECT NARRATIVE**

### **Proposed Low-Impact, Micro RV Park on Lime Creek Road**

- County Geohazards Map:** 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.
- Fire Hazards:** The proposal lies within the areas protected by the Durango Fire Protection District. The risks from fire hazards are fairly minimal, especially when compared with the dryer parts of the district. Even so, a thorough Fire Mitigation Plan is being drafted and will be reviewed by the Durango Fire Protection District. A Colorado Wildfire Risk Assessment Summary Report is attached in connection to the Fire Mitigation Plan that is being drafted.
- Emergency Services:** Durango Fire and Rescue provides the closest EMS support, meaning a full-sized fire engine needs to be able to access the property for medical emergencies.
- 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 a landline telephone available in addition to the mediocre cell service on the premise. Wireless internet, available at each owned unit and at various locations on the premise, connected to the DSL service through the land line, will also allow guests to access wifi calling with their phones. Local numbers for emergency contact will be provided.
- Additionally, in the event that “Flight for Life” were dispatched, the area has an open and gently sloping meadow and is adjacent to a clear area of Lime Creek Rd. Both allow helicopter access for emergency services.
- Fire District Impact:** The applicant will meet with the Durango Fire Protection District to further determine the impact fee to be imposed to go toward any impacts.
- Wildfire Mitigation:** A Fire Mitigation Plan is being prepared and will be reviewed by Durango Fire Protection District.

# SCENIC QUALITY REPORT

## Proposed Low-Impact, Micro RV Park on Lime Creek Road

### 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 Proposed Low-Impact, Micro RV Park on Lime Creek Road, located in the South County area, at 1208 County Road 1.

The Proposal is located off County Road 1 or Lime Creek Rd, with existing access. The access is within the County's current plowed snow routes. The proposed RV campground 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.



# SCENIC QUALITY REPORT

## Proposed Low-Impact, Micro RV Park on Lime Creek Road

### 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.*

The whole property consists of approximately 5.76 acres of meadow, and gentle wooded slopes, Aspens and Pine. It is bordered by the bend of Lime Creek Rd. or CR1. Mill Creek crosses under Lime Creek Rd. on the Northern-most border and flows South through the west side of the property. No scenic views of natural and historic features will be affected. To the North and East of the property is Know Your Neighbor Subdivision. To the West and South of the property is Forest Service land. Highway 550 is about 600 feet to the west from the west property boundary, past Lime Creek Rd and through dense forest and an open meadow. The approximate elevation at the site is 8900 feet.

The proposed development is only visible from a small portion of Lime Creek Rd that surrounds it. The applicant has chosen to develop the RV sites concentrated on the more buildable, northern half of the property. Most of the proposed RV sites are dispersed, obscured from public view by the surrounding forest. Only a few sites will have visibility from Lime Creek Rd. Select trees will be cleared only where the road cannot be altered to avoid clearing.

The only public view that will be affected is the small portion of Lime Creek Rd as you come around the subject property. That view is of the surrounding cabins, cabin lots, and the small meadow on the subject property. The whole experience is in a secluded ravine and lasts for about half a minute if traveling at reasonably slow speeds.

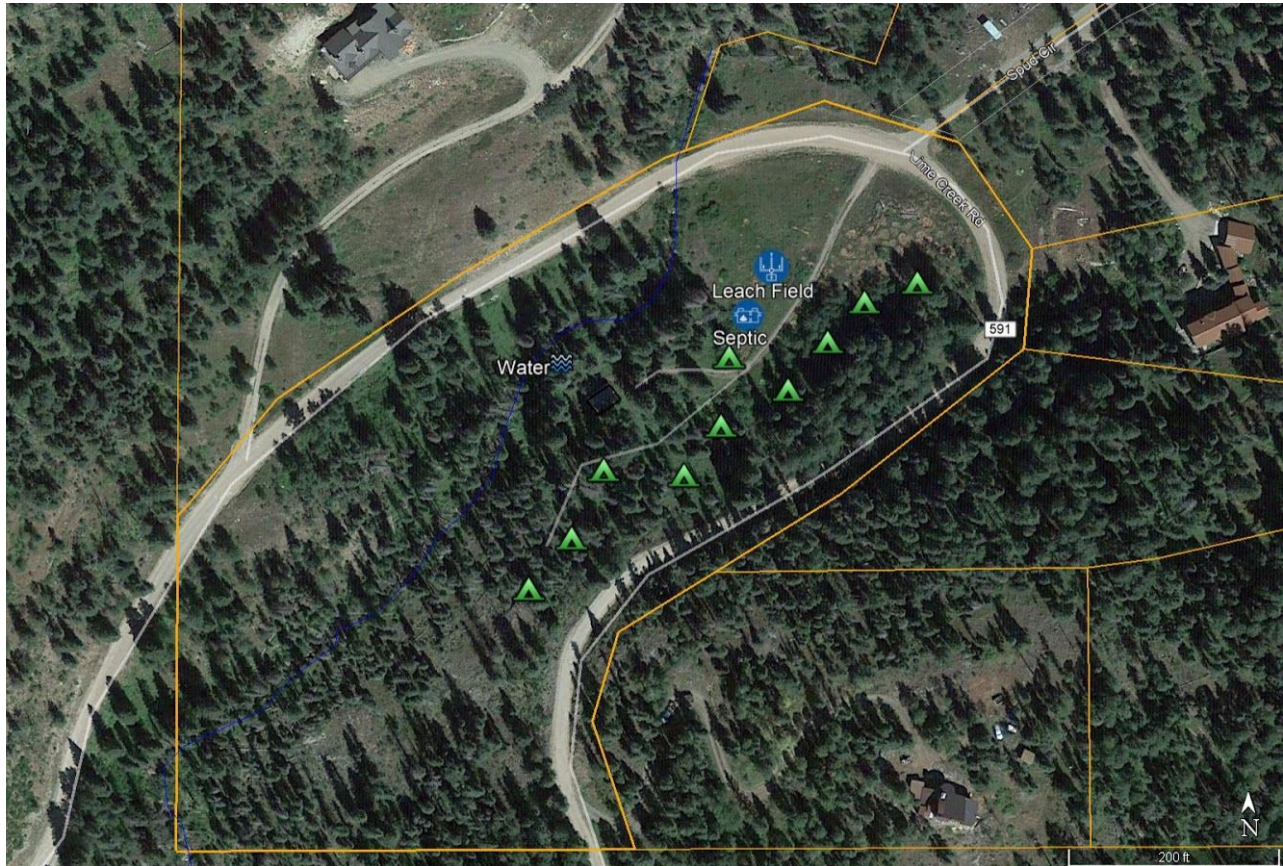
Lime Creek Travelers will see the proposal but will most likely not be inconvenienced by it. They will have just passed by the Forest Service camping area on Lime Creek Rd where there are usually a dozen, RVs, trucks, and tents scattered throughout the field. The picture below is from Saturday, June 29th.





# SCENIC QUALITY REPORT

## Proposed Low-Impact, Micro RV Park on Lime Creek Road



Most sites will be hidden in the trees. Scenic disturbance has been minimized.



This depiction from the center of the property looking Northeast illustrates how the area may look. The trees and bush are the actual ones on site and will actually surround the sites more completely.



# SCENIC QUALITY REPORT

## Proposed Low-Impact, Micro RV Park on Lime Creek Road

### 3. VISIBILITY FROM HIGHWAY 550

Highway 550 provides year round access between Durango and Silverton. Highway 550 passes near the proposal on the West, approximately 650 feet from the property line, half through open meadow and half through thick forest. The proposed RV park will not be visible from Highway 550 at any point.

The following pictures are from Highway 550 towards the proposal. The view is completely obscured.



These are views toward the completely obscured proposal on 550. The downed tree should be familiar.





# SCENIC QUALITY REPORT

## Proposed Low-Impact, Micro RV Park on Lime Creek Road

### 4. VISIBILITY FROM LIME CREEK ROAD

Lime Creek is a one lane wide, naturally graded, typical gravel road, and provides access from Highway 550 to a Forest Service camping area (pictured below), Know Your Neighbor Subdivision, and the subject property. Then the road worsens and it's 4x4 access to Potato Lake Trailhead, and a portion of the San Juan National Forest along the rest of Lime Creek Rd in the canyon where Lime Creek flows. From South to North Lime Creek Rd follows Cascade Creek briefly, then Mill Creek for an equally short distance, and passes over the hills below Spud Mountain, before continuing along Lime Creek until it meets back up with Highway 550 after approximately 11 total miles. In the winter it is plowed for residential access and the snow plow turns around at the Know Your Neighbor Subdivision. Past this point it is used as a recreation and snowmobile trail in the Winter.

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 Northernmost third.



This is the Forest Service camping area .5 miles south of the proposal on Friday, June 14th. There is usually many RVs, trucks, and tents during the summer.



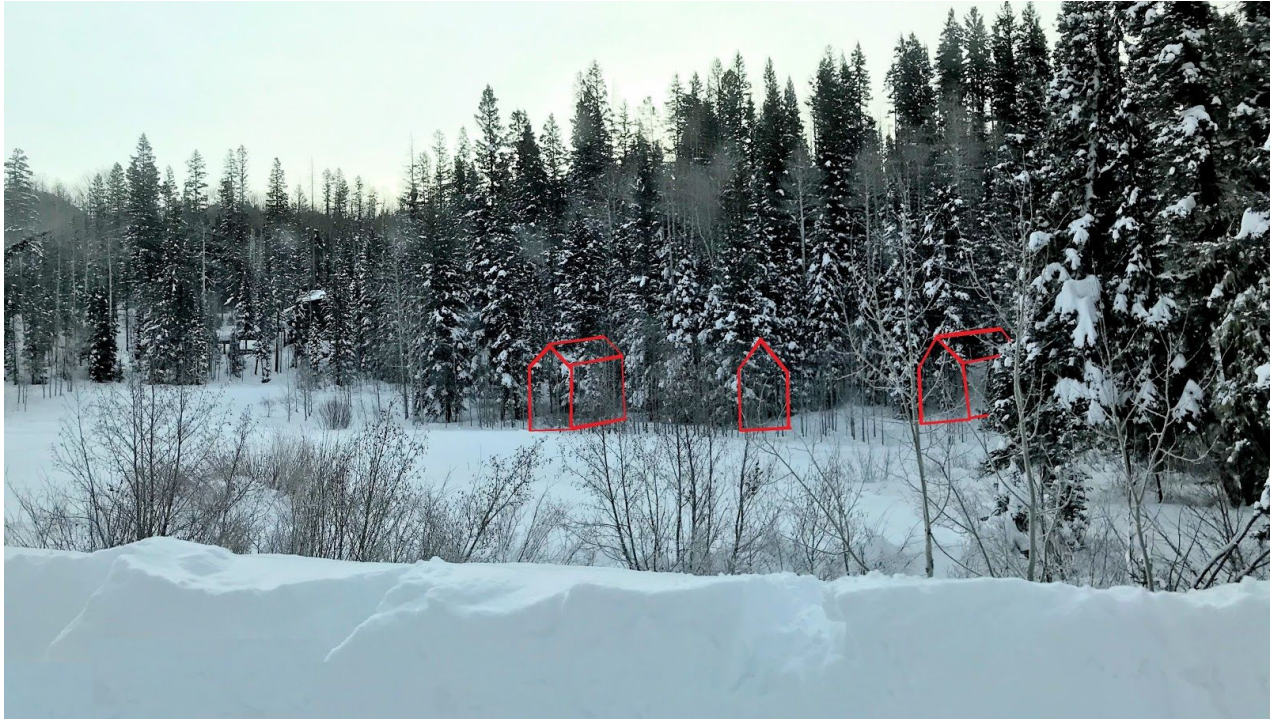
Approaching on Lime Creek looking Northeast with the subject property on the right and Spud Circle straight ahead. This is where you would start to see the proposal on the right.



# SCENIC QUALITY REPORT

## Proposed Low-Impact, Micro RV Park on Lime Creek Road

This shows that RV's are already typical on Lime Creek Rd



A view from Lime Creek looking East across the clear portion of the property, depicting visible spaces.



A view from the Northernmost point of Lime Creek looking South over the same clear section.



**SCENIC QUALITY REPORT**  
**Proposed Low-Impact, Micro RV Park on Lime Creek Road**



A view from the Northeast looking Southwest, over the meadow, back down Lime Creek Rd.



A view of the existing structure from the river, closer to Lime Creek Rd, Looking Southeast.



# SCENIC QUALITY REPORT

## Proposed Low-Impact, Micro RV Park on Lime Creek Road

### 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. You can also see two cabins, and one future cabin with a shipping container being used for storage of construction supplies and tools.



North look up Spud Circle which serves most of Know Your Neighbor. Container obscured by trees.



A closer look up Spud Circle.



# SCENIC QUALITY REPORT

## Proposed Low-Impact, Micro RV Park on Lime Creek Road



A view from the south end of the open meadow looking Northeast back down the existing driveway. Spud circle is barely visible on the left next to the tall pine.



Existing structure is well hidden but does have glimpses of one adjacent cabin to Northwest.



# SCENIC QUALITY REPORT

## Proposed Low-Impact, Micro RV Park on Lime Creek Road



Same cabin visible from middle of meadow, looking Northwest.



Same spot looking North to Spud Circle.

# SCENIC QUALITY REPORT

## Proposed Low-Impact, Micro RV Park on Lime Creek Road

### 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.*

Here is information regarding individual (underlined) parts of the above regulation:

#### Location of the structure:

The applicant has planned RV sites in the meadow and forest with the surrounding vegetation providing substantial cover. The sites will not be visible from any public lands or trails, only from Lime Creek Rd itself.

#### Adjacent public lands:

The project site borders Forest Service public lands on the South, West, and East. There will be no visibility from public lands because of the site selection avoiding any portions of the property that are visible from public lands. The existing forest (pine and aspen grove) screens the proposed RV sites from any visibility that could come from adjacent public lands completely. The specific adjacent Forest Service public lands rarely see any visitors due to remoteness and other areas of more interest nearby.

#### Existing trails:

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.*

The proposed RV 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. See above pictures for mock-ups and visualizations.

### 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.*



# SCENIC QUALITY REPORT

## Proposed Low-Impact, Micro RV Park on Lime Creek Road

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, trenching along the road in utility easements, and having La Plata Electric install a meter. The utility construction will occur with the least amount of disturbance necessary, in order to limit any damage to the natural environment.

Phone lines are proposed to be tied into which are bordering the property on the Northwest, and will be trenched to where they will be utilized.

All these utilities are underground for the least impact possible.

### 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.

### 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 as to minimize excavation and disturbance of the surrounding grade.

# SCENIC QUALITY REPORT

## Proposed Low-Impact, Micro RV Park on Lime Creek Road

### 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.*

In addition to any future permanent structures for the proposal being completely shielded from all public highways and county roads, most of the RV sites will be fairly secluded and shielded from each other. Any permanent or semi-permanent structures will utilize natural colors and textures.

### 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 RV sites will be placed among the trees where possible and most will be completely obscured from Lime Creek Rd. The others will be nestled among the aspens that should grow up around them and provide partial cover from the natural vegetation.

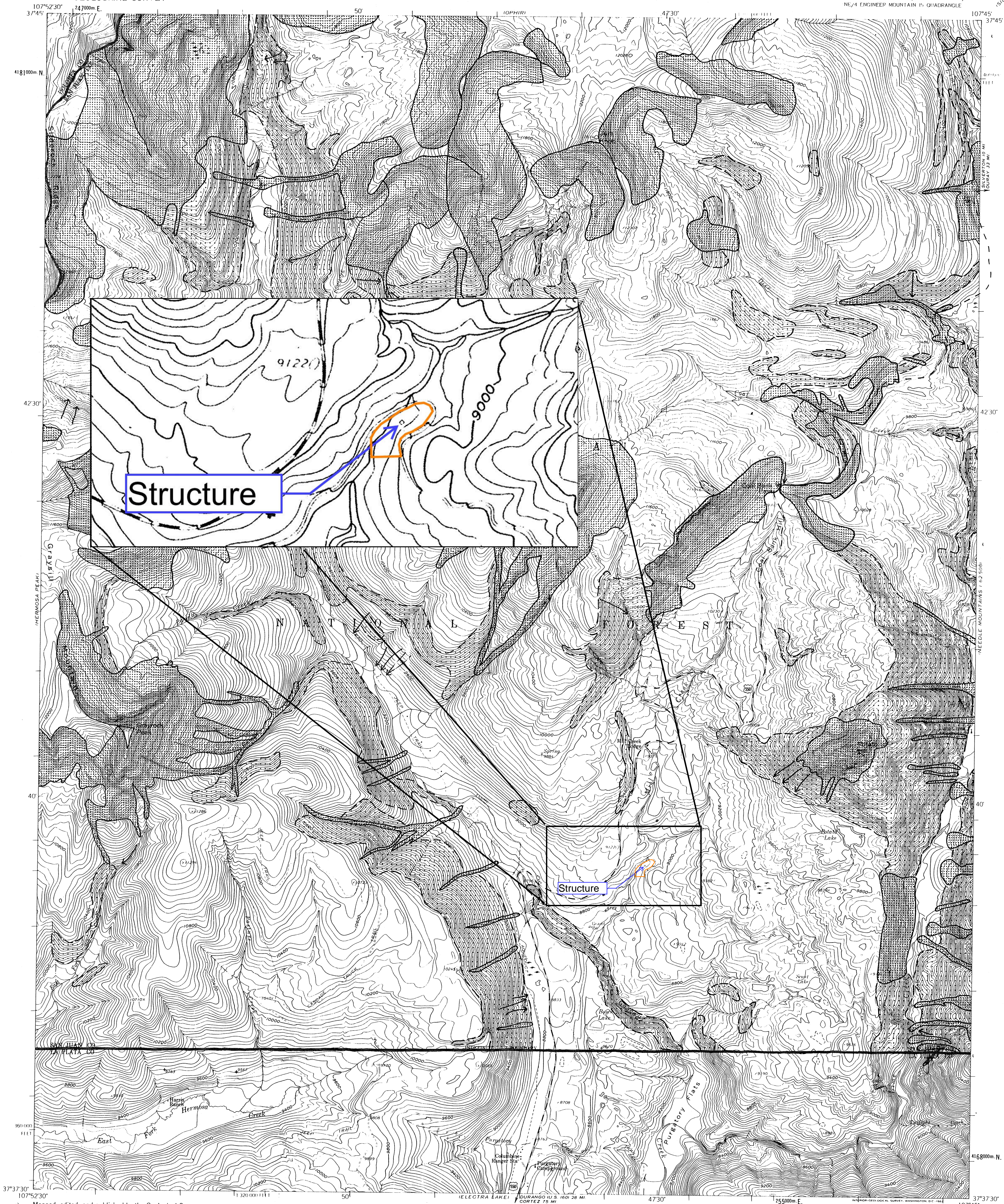
### 11. CONCLUSION

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, and established trails, etc. and minimal visibility from county roads. The area will have zero visibility from adjacent public lands, and those areas are effectively never used.
- Proposed RV sites will in most cases be placed among trees to limit or eliminate visibility.
- The proposed access bears a logical relationship to the surrounding topography and will minimize excavation/fill.
- All utilities will be underground for the least environmental and visual impact 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 Blake Campbell at 808-492-0008





Structure

Structure

Maped, 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 1911

THIS MAP COMPLEIES 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

AVALANCHE HAZARD  
INSTAAR

Final

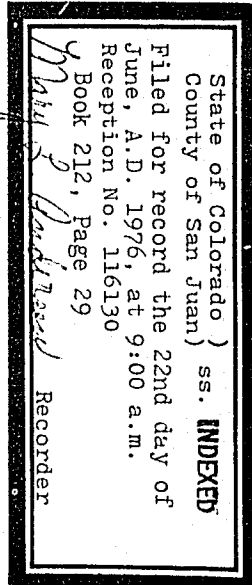
Approved: 6/2/76

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





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






## THE GEOMORPHIC MAPS

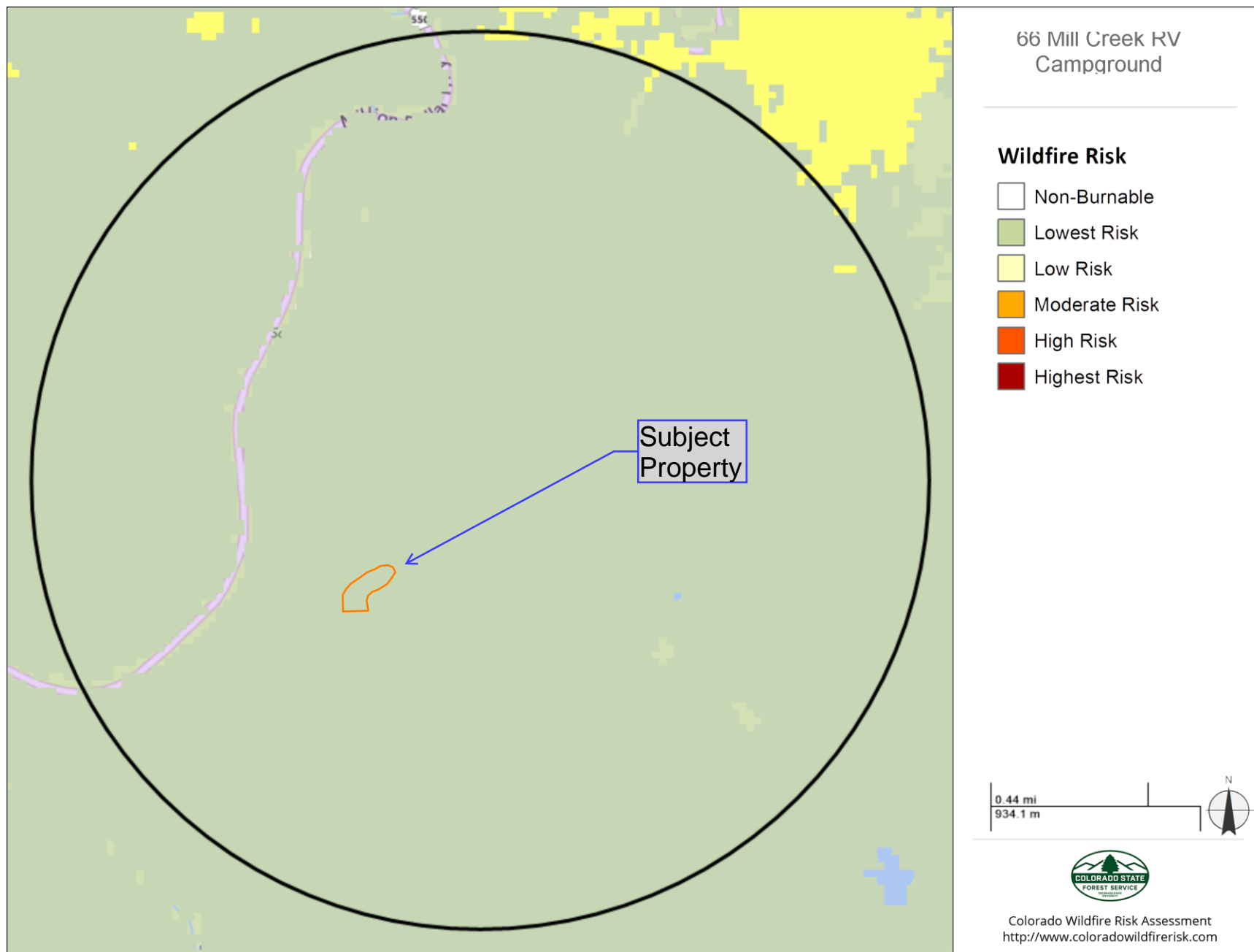
The categories in this legend (Table 2) are not, strictly speaking, hazard categories, since this concept cannot be divorced from considerations of the potential for interaction with features of human occupancy. However, the categories do specify various levels of geo-

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.





**Cumulative Impact Report**  
**Proposed Low-Impact, Micro RV Park on Lime Creek Rd**  
**Vicinity Development Potential List**

#	Parcel #	Property	Owner	Acres	Existing Use	Tundra	County Rd Access	Needs Avalan. Study	Needs Geohaz. Study	Devel-opable	Development Potential
1	<u>50917310000001</u>	Know Your Neighbor Tract #1	Mc Cormack Robert & Chrystal	5	Residence	-	-	-	-	-	Existing Cabin
2	<u>50917310000002</u>	Know Your Neighbor Tract #2	Mc Cormack Robert M & Chrystal R	4	Vacant	No	Yes	No	No	Yes	Possible Future Cabin
3	<u>50917310000015</u>	Know Your Neighbor Tract #3	152 Macfire Tree Lane Llc Lisa Leighton	3.97	Residence	-	-	-	-	-	Existing Cabin
4	<u>50917310000004</u>	Know Your Neighbor Tract #4	Westerholm Eva M Molin Wise Boris C	0.84	Vacant	No	Yes	No	No	Yes	Possible Future Cabin
5	<u>50917310000005</u>	Know Your Neighbor Tract #5	Murray Timothy	1.94	Residence	-	-	-	-	-	Existing Cabin
6	<u>50917310000006</u>	Know Your Neighbor Tract #6	Paul O & Ruth H Cline Trust	1.46	Vacant	No	Yes	No	No	Yes	Possible Future Cabin
7	<u>50917310000007</u>	Know Your Neighbor Tract #7	Davenport Cole	2.24	Pending Residence	No	Yes	No	No	Yes	Residential Approval
8	<u>50917310000008</u>	Know Your Neighbor Tract #8	Robertson Alvin	1.82	Residence	-	-	-	-	-	Existing Cabin
9	<u>50917310000010</u>	Know Your Neighbor Tract #9 And #10	Emery Martin & Mindy K	3.14	Residence	-	-	-	-	-	Existing Cabin
10	<u>50917310000011</u>	Know Your Neighbor Tract #11	Williams Trust Craig C & Valenta-Williams Trust Carol K	2.02	Vacant	No	Yes	No	No	Yes	Possible Future Cabin
11	<u>50917310000012</u>	Know Your Neighbor Tract #12	Andorka Family Trust The Mark	2.67	Residence	-	-	-	-	-	Existing Cabin
12	<u>50917310000013</u>	Know Your Neighbor Tract #13	Huffman Dorothy E	3.05	Vacant	No	Yes	No	No	Yes	Possible Future Cabin
13	<u>50910000070008</u>	66 Mill Creek Dr	Lime Creek Properties LLC	38.29	Residence	-	-	-	-	-	Existing Cabin
14	<u>50917310000003</u>	Forest Service Special Use Permit Land	Master Plan Ministries Inc	~.34	Group Events Non-Profit	-	-	-	-	-	Existing Event Lodge



District Court, Water Division <u>Seven</u> , Colorado Court Address: <u>1060 E. 2nd Ave., Rm. 106</u> <u>Durango, CO 81301</u> CONCERNING THE APPLICATION FOR WATER RIGHTS OF Applicant: <span style="border: 1px solid black; padding: 2px;"><u>Blake Campbell</u></span>		<b>▲ COURT USE ONLY ▲</b>
In the <u>Animas</u> River or its Tributaries In <u>San Juan</u> COUNTY		
Attorney or Party <del>Without Attorney</del> (Name and Address): <div style="border: 1px solid black; padding: 2px; display: inline-block;"> <u>Blake Campbell</u>  <u>1208 County Rd 1</u>  <u>Durango, CO 81301</u> </div> Phone Number: <span style="border: 1px solid black; padding: 2px;"><u>808-492-0008</u></span> E-mail: <span style="border: 1px solid black; padding: 2px;"><u>usablake@gmail.com</u></span> Case Number: FAX Number: _____ Atty. Reg. #: _____ Division: _____ Courtroom: _____		
<b>APPLICATION FOR <input checked="" type="checkbox"/> CONDITIONAL <input type="checkbox"/> ABSOLUTE WATER RIGHTS (SURFACE)</b> It is the applicant's responsibility to provide the location for each structure in this application. For structures that are already decreed, use the location from the most recent decree that adjudicated the location. UTM coordinates (for example from a GPS device) or measured distances in the field from known section lines are acceptable. The Division Engineer, the Water Referee, or the Water Judge may order the applicant to confirm the location of any structure with UTM coordinates, a survey, or other method.		

1. Name, mailing address, email address and telephone number of applicant(s) (if there are multiple applicants, and the space provided is not adequate to list all of the applicants, the names, addresses, telephone numbers and available email addresses must be provided as an attachment):

Name of Applicant	Mailing Address	Email address	Telephone Number
<u>Blake Campbell</u>	<u>1208 County Rd 1, Durango, CO 81301</u>	<u>usablake@gmail.com</u>	<u>808-492-0008</u>

2. Name of structure: Lime Creek Cabin Draw ☐ ditch ☐ spring ☒ other small dam.

3. Legal description of each point of diversion:

**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 DWR AquaMap or CDSS MapViewer; 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 location of the structure.

<b>UTM coordinates</b> Easting <span style="border: 1px solid black; padding: 2px;"><u>253491</u></span> Northing <span style="border: 1px solid black; padding: 2px;"><u>4171782</u></span> <input type="checkbox"/> Zone 12 <input checked="" type="checkbox"/> Zone 13		
Street Address: <span style="border: 1px solid black; padding: 2px;"><u>1208 County Road 1, Durango, CO 81301</u></span>		
Subdivision: <u>NA</u>	Lot: <u>NA</u>	Block: <u>NA</u>

Source of UTM's (for example, hand-held Garmin GPS): Hand Held Garmin GPS

Accuracy of location displayed on GPS device (for example, accurate to within 200 feet): 50ft

**Legal Description Using the Public Land Survey System (PLSS) (Optional; Please include both UTM and PLSS descriptions if known):** Include perpendicular distances from section lines, and indicate  $\frac{1}{4}$   $\frac{1}{4}$ , section number, township, range, meridian and county; mark the location of the structure on a USGS topographic map and attach to this application a legible 8  $\frac{1}{2}$  x 11 inch copy of the applicable portion of the map. In areas where section lines have not been established, a bearing and distance to an established government monument is acceptable. Include the source of PLSS information, for example: GIS system such as DWR AquaMap or CDSS MapViewer; 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.

<b>Legal Description:</b> County San Juan	<input checked="" type="checkbox"/> NE of the 1/4	<input checked="" type="checkbox"/> SW 1/4	Section 7	Township 39 N or S <input checked="" type="checkbox"/> <input type="checkbox"/>	Range 8 E or W <input type="checkbox"/> <input checked="" type="checkbox"/>	Principal Meridian
Distance from section lines (not from property lines) _____ Feet from <input checked="" type="checkbox"/> N <input type="checkbox"/> S and 2200 Feet from <input type="checkbox"/> E <input checked="" type="checkbox"/> W						
Source of PLSS information: _____						
Street Address: 1208 County Rd 1, Durango, CO 81301						
Subdivision: NA		Lot NA		Block NA		

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: \_\_\_\_\_

B. How appropriation was initiated: \_\_\_\_\_

C. Date water applied to beneficial use: \_\_\_\_\_

6. Amount claimed in cubic feet per second (cfs) or gallons per minute (gpm) (1 cfs = 448.8 gpm).  
Conditional 2.7 (☐ cfs ☒ gpm) Absolute \_\_\_\_\_ (☐ 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: Municipal, commercial, recreation.

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 ½ x 11 inch copy of the applicable portion of the map.

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- B. If non-irrigation, describe purpose fully. Mark location of use on a USGS topographic map and attach to this application a legible 8 ½ x 11 inch copy of the applicable portion of the map.

Water would be used for RV spaces, vacation cabins, single and multi-family homes, fish, ponds, fire suppression, camping/campgrounds, associated businesses and amenities.
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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

9. Remarks or any other pertinent information:

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☒ 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. (Checking this box requires you to remove JDF number and copyright at the bottom of the form.)

  
\_\_\_\_\_  
Signature of Applicant(s) (if self-represented) or Attorney

1/28/2020  
\_\_\_\_\_  
Date

# SAN JUAN BASIN public health

Permit # \_\_\_\_\_

Year \_\_\_\_\_

## APPLICATION to Construct, Alter, or Repair an On-site Wastewater Treatment System

Owner: Blake Campbell Phone: 808-492-0008

Site address: 1208 County Road 1, Durango, CO 81301

Assessor's parcel # 50910000070001 Subdivision: na Lot#: \_\_\_\_\_

Lot size: 4 (acres) # of Dwellings: see dscr. # of Bedrooms: see dscr. Water supply: River

**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 San Juan Basin Public Health as to the operation of the OWTS; (3) The OWTS must be constructed in accordance with the San Juan Basin Public Health On-site Wastewater Treatment System Regulations; and (4) The owner of the property assumes the responsibility and liability for the proper maintenance of the OWTS.

Date: 1/28/2020 Owner's signature: 

Owner's mailing address: 66 Mill Creek Dr, Durango, CO 81301

Owner's email address: usablake@gmail.com

### [DEPARTMENT USE ONLY]

Permit fee: \$ \_\_\_\_\_ Payment type: \_\_\_\_\_ Rec'd by: \_\_\_\_\_ Date: \_\_\_\_\_

**Site Evaluation** LTAR: \_\_\_\_\_ Limiting Zone: \_\_\_\_\_ Depth: \_\_\_\_\_

### PERMIT to \_\_\_\_\_ an On-site Wastewater Treatment System

Septic tank(s): \_\_\_\_\_ Design flow: \_\_\_\_\_ (gal/day) Distribution: Gravity or Pressure siphon pump

Soil treatment area: \_\_\_\_\_

### Design Specifications and Comments:

### Authorization to begin Construction

Permit must be signed by EHS BEFORE construction begins

\_\_\_\_\_  
Environmental Health Specialist Date

**Final Inspection** The above system has been inspected and found to comply with the above requirements.

\_\_\_\_\_  
System Installed by (name, company, phone)

\_\_\_\_\_  
Environmental Health Specialist Date

\_\_\_\_\_  
System Designed by (name, company, phone)



LA PLATA ELECTRIC ASSOCIATION, INC.

Application for Electric Service and Membership Certificate  
Commercial

Revised 1/5/2015

Name: Blake Campbell

DBA: \_\_\_\_\_

Service Address: 1208 County Rd 1

Subdivision: \_\_\_\_\_

Billing Address: 66 Mill Creek Dr

Primary Phone: 808-492-0008    Cell Phone: 808-492-0008

Date Service Wanted: TBD 2020

Service is: ☐ Existing    ☒ New    Type of Business: RV Park

Applicant is: ☒ Property Owner    ☐ Tenant    ☐ Contractor

Name of Principal or Authorizing Agent: \_\_\_\_\_

Business is: ☐ Corporation    ☐ Partnership    ☒ Proprietorship    Notes: \_\_\_\_\_

Title: \_\_\_\_\_

Tax ID #: \_\_\_\_\_    SSN: 601-54-5448

City: Durango, CO

Block: \_\_\_\_\_    Lot #: \_\_\_\_\_

City/State: Durango, CO    Zip: 81301

Other Phone: 801-628-2888    Fax Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

The undersigned (hereinafter called the "Applicant") hereby applies for and agrees to purchase electric energy from the La Plata Electric Association, Inc. (hereinafter called the "Association") upon the following terms and conditions:

1. The Applicant will comply with and be bound by the provisions of the Articles of Incorporation and Bylaws of the Association, and such rules, regulations, and policies as may periodically be adopted by the Board of Directors of the Association.

2. The Applicant agrees, when electric service is available to these premises, to pay the monthly charge in accordance with the applicable rate schedule. Applicant understands and agrees that the Association's responsibility does not extend beyond the point of the Applicant's ownership of the Applicant's service wires with the exception of the electric meter or pre-pay metering and associated equipment.

3. The Applicant hereby agrees to support and assist the Association in obtaining the right, privilege and easement to construct, operate and maintain the necessary electric facilities together with full right of ingress and egress, as may be necessary to extend and maintain this service. If the Association must purchase or condemn right-of-way, it will do so at the sole expense of the Applicant. The Applicant agrees it shall be solely responsible for the Association's actual expenses for: the acquisition, purchase or condemnation of right-of-way; surveying; special archaeological or environmental studies and permitting; the expenses associated with the construction of roads and reclamation of land damage. The Applicant shall pay to the Association such estimate of costs prior to the Association's commencement of construction. No portion of such payment of expenses is refundable to the Applicant. Any necessary subsequent costs related to permitting and/or renewals or extensions of rights-of-way shall be borne solely by the Applicant, his/her/its heirs, successors or assigns.

4. The Applicant hereby also grants the Association the right to cut and trim trees and shrubbery to the extent necessary to keep them clear of the electric facilities. All boring and trenching provided by the Applicant for the installation of the underground system must be located within the dedicated easements and the Applicant hereby warrants that the location of all required boring and trenching provided by the Applicant so conforms. Any boring and trenching found now, or in the future, outside of the dedicated easement will be relocated within the dedicated easements, and all costs for the relocation will be the responsibility of the Applicant.

5. The Applicant agrees to meet standards set forth under the Institute of Electrical and Electronics Engineers (IEEE) standard "519-1992—Harmonic Voltage and Current Limits." In the event the Association finds the Applicant's service is not within compliance of these standards, the Association will require the Applicant to come into compliance within sixty (60) days after receiving written notice from the Association. If not in compliance after sixty (60) days, the Association will disconnect the Applicant's service until such time as the Applicant can demonstrate compliance.

6. Upon mutual acceptance, this application for electric service shall constitute a valid binding agreement between Applicant and the Association and shall continue in force until canceled by the Applicant with at least a twenty-four hour prior written notice, which must be received by the Association during regular office hours. This agreement may be terminated by the Association for any reason authorized by the Association's Bylaws or for a material breach of this agreement, including failure of the Applicant to comply with the rules, regulations and bylaws of the Association. The Applicant will remain liable for all charges incurred for electric service herein until the Association is advised of a change in the service.


7. The Applicant agrees to pay a deposit with the Association, such service security deposit as is required by the rules and regulations of the Association. The Applicant hereby grants and Association takes a security interest in said deposit as collateral for service to be applied by the Association, upon any non-payment, termination of service, insolvency, or petition for bankruptcy by undersigned Applicant. The Association shall apply said deposit to bills due the Association and refund any unused portion of deposit upon termination of electric service to the Applicant.

8. If this agreement is for the installation of new service it should be noted that, if this agreement is cancelled subsequent to design and engineering, but prior to construction and connection of new electric service, the Applicant shall be held liable for all costs incurred by the Association in the performance of such activities. It should be further noted that, new electric service and temporary construction service under this agreement are available without actual connection for only one (1) year, thus Applicant should plan to have permanent wiring completed and must request actual connection within that year, or this agreement will terminate and Applicant shall pay the Association for any outstanding service charges arising from this agreement.

9. The Association will schedule construction projects with the Applicant for a specific date upon request by the Applicant or their representative. Any cost overrun attributable to delays or changes caused by the Applicant or their representative will be the responsibility of the Applicant. If your trench will not be ready on the agreed date, you must notify the Association's construction supervisory personnel on or before 7a.m. of the agreed date. If the Association's construction crews show up and the trench is not ready, to specification, a \$600 fee will be charged to the Applicant.

10. Unless Applicant also signs the Disclaimer of Membership below, this Application shall constitute an application for membership in the Association. As a member of the Association, Applicant assumes no personal liability or responsibility for any debts or liabilities of the Association, and it is expressly understood that Applicant's private property cannot be attached for any such debts or liabilities of the Association. As a member of the Association, the Applicant agrees to comply with and be bound by the provisions of the Articles of Incorporation and Bylaws of the Association, as the same may periodically be lawfully amended. Each member of the Association, or in the case of a joint membership, the holders thereof jointly, or any one of them, but not all, shall be entitled to one (1) vote and no more upon each matter submitted to a vote of the Association's members.

\_\_\_\_\_  
Owner/Officer

  
\_\_\_\_\_  
Applicant

Date: \_\_\_\_\_

\_\_\_\_\_  
Applicant

ROUND-UP AUTHORIZATION (OPTIONAL)

☐ Yes, I wish to help our communities by rounding up my electric bill.

Applicant Initials \_\_\_\_\_

DISCLAIMER OF MEMBERSHIP (OPTIONAL)

The undersigned hereby chooses **not** to become a member of La Plata Electric Association, Inc.

As a customer of the Association, the Applicant agrees to comply with and be bound by the provisions of the Articles of Incorporation and Bylaws, as the same may periodically be lawfully amended.

\_\_\_\_\_  
Primary Applicant

\_\_\_\_\_  
Applicant

Date: \_\_\_\_\_

\_\_\_\_\_  
Applicant

(OFFICE USE ONLY)

Account #: \_\_\_\_\_

Membership #: \_\_\_\_\_

Capital Credit #: \_\_\_\_\_

Rate Class: \_\_\_\_\_

Service Order #: \_\_\_\_\_

Work Order #: \_\_\_\_\_

Application Fee: \$25.00    **TO BE BILLED ON FIRST BILL**

Service Call Fee: \$40.00    **TO BE BILLED ON FIRST BILL**

Service Deposit Amt: \_\_\_\_\_  
SEE "DEPOSITS" LETTER  
**DUE UPON APPLICATION**

Design Fee: \_\_\_\_\_  
SEE "FEE SCHEDULE"  
**DUE UPON APPLICATION**

Temporary Connect: \_\_\_\_\_

Total Charges: \_\_\_\_\_

La Plata Electric Association is an equal opportunity provider and employer M/F/Disability/Veteran.

## Commercial Load Data Sheet

Service Location 1208 County Rd 1 City Durango, CO  
Owner Blake Campbell  
Mailing Address 66 Mill Creek Dr City Durango State CO Zip 81301  
Phone 808-492-0008 Fax \_\_\_\_\_  
Architect, Engineer or Contractor \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_

### PROCEDURE FOR PROCESSING SERVICE REQUESTS

The following procedure has been established as the most efficient means to provide electric service in an orderly manner without delay. This procedure works best when all parties cooperate to provide accurate, complete, and timely data.

1. It is the responsibility of the engineer, architect, contractor, builder or owner to submit to LPEA's Engineering Department a service request for the proposed project. The request must provide sufficient lead-time for engineering, determination of charges, and construction.
2. The engineer, architect, contractor, builder or owner must include with all requests for service a completed load data sheet and one copy of a plot plan. The plot plan should show preferred service and meter locations and a single-line diagram of the electrical layout. Final service and meter locations shall be determined by LPEA's Engineering Department.
3. **Additional Charges:** LPEA designs to the specific information on this form. Significant changes may result in additional charges. Charges may include, but not be limited to, additional engineering, equipment or conductor change-out and incurred labor.

### ON-SITE GENERATION\*

PV, Micro-Hydro, Wind Total Connected Generation = \_\_\_\_\_ kW

\*Current on-site generation only. Future grid connection will require a separate review process at that time.

### ELECTRIC LOAD INFORMATION

Main Disconnect Size 500 Amps 240 Volts 2 Phase

Square Footage of Building 2000

Units Per Building 10 Average Square Footage Per Unit 200

Lighting Load = .5 kW

Receptacle Load \_\_\_\_\_ kW First 10 kW at 100%; remainder at 50% = 1 kW

Equipment Load

1. A/C NA kW

2. Heat 10 kW (not utilizing LPEA's WattWatcher Program)

Largest load of heating or cooling = 15 kW

3. Water Heater(s) (not utilizing LPEA's WattWatcher Program) = 10 kW

4. Office Equipment = 0 kW

5. Fire Pumps = \_\_\_\_\_ kW

6. Miscellaneous = 3 kW

7. Miscellaneous = 1 kW

8. Miscellaneous = \_\_\_\_\_ kW

Kitchen Load \_\_\_\_\_ kW x \_\_\_\_\_ % Demand Factor (NEC 220.56) = \_\_\_\_\_ kW

Motor Load\*

Total 1PH Motor \_\_\_\_\_ hp x (.746) = \_\_\_\_\_ kW

Total 3PH Motor \_\_\_\_\_ hp x (.746) = \_\_\_\_\_ kW

Largest Motor \_\_\_\_\_ hp NEMA Code \_\_\_\_\_

\*Single phase motors 10 hp and larger may require assisted start

\*Three phase motors 30 hp and larger may require assisted start

Total Motor Load = \_\_\_\_\_ kW

Other Load (i.e. House Meter(s)) Total Other Load = \_\_\_\_\_ kW

### Time-of-Use (TOU) Program

\_\_\_\_\_ Electric Thermal Storage (ETS) Heater(s) \_\_\_\_\_ Water Heater(s)

Total ETS kW \_\_\_\_\_ + Total Water Heater kW \_\_\_\_\_ = \_\_\_\_\_ Total kW of TOU

Total Connected Load = 27.5 kW

### Future Load

Total Future Load \_\_\_\_\_ kW + Total Connected Load \_\_\_\_\_ kW = \_\_\_\_\_ kW

Future Main Disconnect Size \_\_\_\_\_ Amps \_\_\_\_\_ Volts \_\_\_\_\_ Phase

Print Name Blake Campbell

Signature \_\_\_\_\_ Date 1/28/2020



**\* \* DEPOSITS \* \***

*For Commercial Electric Service*

Commercial businesses new to La Plata Electric Association's system are required to pay a service deposit, which is intended to guarantee payment of monthly electric bills. The deposit amounts are as follows:

- All Small Commercial (< 50 kW) \$1,200.00
- Industrial and Large Commercial (>= 50 kW) deposits are three times the estimated monthly billing of the electrical load requirements of your business, or a similar business for which La Plata Electric has usage history

Alternatives to waive the deposit are the following:

1. Businesses existing within LPEA's service area for 12 consecutive months or more, who are requesting new service for the same business or a like business, can have their LPEA credit history evaluated. This may or may not result in the deposit being waived.
2. An irrevocable letter of credit from a bank or a bond, effective for 36 months, may be provided to LPEA in lieu of a deposit.

Your deposit will be held until 36 consecutive monthly bills have been paid in a timely manner. If acceptable credit has been established after three years from the permanent connect date of your service, the deposit including interest is refunded to your account. The interest rate is subject to change the first of every year.

The deposit is due upon application.

If you have any questions, please feel free to call or write and we will be happy to help. We look forward to serving you in the future.

**Durango Fire Rescue Use Only**

Entered Into Database      Y      N

Date Submitted to FPB: \_\_\_\_\_

Date Fee Received (if applicable) \_\_\_\_\_

Amount Received \$ \_\_\_\_\_

Fire Manager ID# \_\_\_\_\_

Plans Received By: \_\_\_\_\_

**Plan Review Application –  
Fire Code Plan Review  
Durango Fire Protection District  
Fire Prevention Bureau**

104 Sheppard Drive • Durango, Colorado 81303  
970/382-6000 • Fax 970/382-6028

Date 1/28/2020**Check one**
☒ 1<sup>st</sup> Review    ☐ 2<sup>nd</sup> Review    ☐ 3<sup>rd</sup> Review    ☐ Revision    ☐ Other \_\_\_\_\_
Project Name 1208 County Road 1 (Lime Creek Rd)      Parcel # 50910000070001 (San Juan County)**Development / Project Information**Physical Address 1208 County Road 1 (intersection of Spud Circle & Lime Creek Rd)      Bldg / Suite \_\_\_\_\_City Durango, CO      Zip Code 81301      Phone 808-492-0008**Description of Work**

Small RV campground to be developed with 10 sites.

Sq. Ft. - \_\_\_\_\_ # Stories - \_\_\_\_\_ Table Valuation (See Pg 2)\$ \_\_\_\_\_

Const. Type - \_\_\_\_\_ Occupancy Type Year Round**Submittal Includes (required)**☒ 1 set pdf and 1 set hard copy (2 sets hard copy if marked up set to be returned)☐ Specification (If Applicable) (PDF copy preferred)☐ Other Info: \_\_\_\_\_**Applicant** (Contact Person): Blake Campbell
☒ Owner / Developer    ☐ Owner's Rep    ☐ Architect    ☐ Engineer    ☐ Contractor
**Plan Comments Returned To (Person):** Blake Campbell

Firm Name \_\_\_\_\_

Address 66 Mill Creek DrCity Durango, CO      Zip Code 81301Phone 808-492-0008      Fax \_\_\_\_\_      E-Mail usablake@gmail.com**Owner Information** (Business / Property Owner): Same

Contact Person \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ Zip Code \_\_\_\_\_

E-Mail \_\_\_\_\_





## *Durango Fire Protection District • Fire Prevention Bureau*

142 Sheppard Drive • Durango, Colorado 81303 • 970/382-6000 • Fax 970/382-6028

Date: March 15, 2017

Project Number: Unknown  
Project Name: Hearthside Luxury Motorcoach Resort  
Project Address: Unknown, Boyce Lake  
Scope of Work: Rezone, PP, DA and Land Use Regulations  
Submittal Dated: 3/14/17  
Submittal Received: 3/14/17  
Planner: Unknown

Planning Department  
San Juan County  
Silverton, Colorado

Dear Planner,

Durango Fire Protection District has received and reviewed the submittal regarding the proposed Hearthside Luxury Motorcoach Resort to be located in the Boyce Lake area in San Juan County, Colorado. Following a review of the planning submittal, under the adopted 2003 International Fire Code and referenced documents in San Juan County, we have the following comments:

### **Access:**

- ☐ 1. FYI - Gates for secondary access, emergency access, phasing or permanent shall be reviewed and approved by the Fire District, IFC 503.7.
- ☐ 2. Secondary Access – the secondary access shall be provided where the number of dwelling units exceed 30, IFC D107.1.
- ☐ 3. Commercial structures greater than 30 feet in height require aerial access, IFC D105.1. The height is measured from where the aerial apparatus parks to serve the structure.

### **Water Flow and Hydrants:**

- ☐ 3. A fire flow test and report is to be provided to verify that the fire flow requirement is available. Available tank storage shall be provided as well. The domestic demand for all units (existing and proposed) served by the water purveyor shall be deducted from the available tank storage to show the remainder available for fire flow. This will be compared to the the required fire flow demand of most demanding structure (existing and proposed) to determine whether the fire flow and fire flow storage is available. Also, refer to the note at the bottom of the page, IFC 508.4
- ☐ 4. Fire flow is determined by construction type and square footage, please provide, IFC App B.
- ☐ 5. Number of hydrants is determined by fire flow, please provide on submittal, IFC App C.
- ☐ 6. Water mains and pipe sizes shall be provided for review, IFC 508.1. Hydrants must be on a minimum of 6 inch main. It is our recommendation that water line size and location discussion, etc. take into account the fire flow required for the structure(s) under this discussion and future needs of the area.
- ☐ 7. The fire department access road in the vicinity of the hydrant shall have a minimum of 26 ft. in width, IFC App D103.1.
- ☐ 8. A 3-foot clear space shall be maintained around the circumference of fire hydrants to include vegetation, posts fences, vehicles, etc., IFC 508.5.4.
- ☐ 9. Hydrants are required to be maintained and tested annually. The report shall be provided to the Fire Prevention Bureau.



## *Durango Fire Protection District • Fire Prevention Bureau*

142 Sheppard Drive • Durango, Colorado 81303 • 970/382-6000 • Fax 970/382-6028

**Note:** When a hydrant water flow report is required, the test should be performed by the local water purveyor or a company approved by the water purveyor. The report shall provide the water pressures measured and provide the available GPM at 20 PSI residual pressure. Existing reports may be used if not dated more than 1 year ago or as approved by the fire code official. If water lines and hydrants are not installed at the time of this review, engineering projections of available fire flow shall be provided.

### **Addressing:**

- ☐ 9. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. Those numbers shall contrast with their background, IFC 505.1

### **Impact on Fire District:**

- ☐ 10. Durango Fire Protection District is the emergency services provider and the submittal does not include any discussion regarding the impact of the project on the Fire District. The proposed development doubles the number of dwelling units located in the South County. The area is currently served by Station 16, a volunteer station. There is one volunteer responding from the Station 16 District. Station 15 is approximately 6.5 miles from the San Juan County/La Plata County line. It is currently staffed with 3 career personnel. Response time varies depending on crew and volunteer availability. Based on this information it is clear that the additional call volume, demand on equipment, and the needs of the community will impact the Fire District.
- ☐ 11. The proposed project **will** have an impact on the Durango Fire Protection District. Colorado law requires that the City/County, the District and the developer shall confer to assess and determine whether there should be an impact fee or other development charge imposed to defray these impacts to the District. The impact fees developed by the impact fee study recently completed for the District provides a reasonable basis for quantifying those impacts. Please advise me when a meeting can be arranged to confer on this issue.
- ☐ 12. The wildfire mitigation plan shall be reviewed by Durango Fire Protection District.
- ☐ 13. FYI – site plan reviews, planning reviews and all other reviews prior to building permit issuance have a 21 day review requirement. Submitting 7 days prior to planning commission meeting regarding the project may be acceptable to San Juan County however based on our workload for La Plata County, the City of Durango and San Juan County it is not an acceptable review time. Fire Code Plan Reviews for building permit issuance have a 14 day review time period. Please plan accordingly. The fee schedule for Fire Code Plan Review for commercial development (amenity building, sales office, etc.) can be found on our website located at <http://www.durangofirerescue.org/prevention/fire-code.htm>.

Durango Fire Protection District shall review the engineering drawings for the site as soon as they are available. Access and water supply have a significant effect on our capabilities.

This review does not include the fire code plan review, suppression system review, fire alarm review or any reviews outside of planning and site plan. For any questions or comments regarding the review please contact me at 970-382-6023 or [Karola.Hanks@durangofire.org](mailto:Karola.Hanks@durangofire.org). We look forward to working with everyone on this project.

Respectfully,

Fire Marshal Karola J. Hanks





Blake Campbell &lt;usablake@gmail.com&gt;

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## requirements from a previous project

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**Hanks, Karola** <Karola.Hanks@durangofire.org>  
To: "usablake@gmail.com" <usablake@gmail.com>

Mon, Sep 25, 2017 at 12:40 PM

This has some basics to it however you should be able to derive some information from it.

Fire Apparatus Access Rd – 20 feet unobstructed width, year round access, support a 60,000lb apparatus, 14 foot overhead clearance, dead end roads require turn-around capability, bridges must meet ASHTO standards, 10% grade maximum, gates approved by fire district.

Water supply – 1000 gpm for 1 hour or explain how to meet the intent.

Now if no structures are built or used to meet the needs of an RV Park, then the water supply item changes. Please remember that Durango Fire Protection District is also the responding ambulance service. I hope that this assists with you decision making.

Karola

Fire Marshal Karola J. Hanks

Durango Fire Protection District

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*ICC Plan Reviewer: 5310847*

*ICC Fire Inspector I: 5318047*

*CO Fire Inspector III - Plan Reviewer: 126302167*

*CO Suppression System Plan Reviewer: 146702514*

*NAFI CEFI: 17288-9436*

*"There are only two ways to influence human behavior: you can manipulate it or you can inspire it"*

*By Simon Sinek*