



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

May 26, 2025

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

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

Dear Willy and Commissioners:

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

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

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

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

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

Sincerely,

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

Lisa M. Adair, PE
Engineer Mountain, Inc.

Cc: Project Applicant via Email

Engineer Mountain, Inc. - 962 Reese St., Silverton CO - cell (970) 946-2217 - engineermountaininc@gmail.com

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Proposed Langford Campsites

Prepared by Applicant

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Application for Improvement Permit

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

RECEIPT

5/27/2025

San Juan County
County Treasurer: Deanna Jaramillo

Date: 5/27/2025
Station: 1
Cashier: 1
Receipt: 5158

Paid By: BLAKE CAMPBELL for Christopher Langford
Description: IMPROVEMENT PERMIT
System: Cash Receipting
Reference: IMPROVEMENT PERMIT

Payment Method:

Cash: \$0.00
Checks: \$840.00
Credit Card: \$0.00
Wire: \$0.00

Wire No.:

Amount Tendered: \$840.00
Change Returned: \$0.00
Total Paid: \$840.00

Card Type:

Account Number:

Expiration Date:

Check No.	Name	Amount
1047	BLAKE CAMPBELL	\$840.00

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

Signature

ID: 155751
 County: San Juan
 Date: 1.15.25 Time: 11:25 AM

State Doc Fee: \$65.40
 Recording Fee: \$13.00

SPECIAL WARRANTY DEED

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

John W. Hankla and Catherine C. Hankla

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

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

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

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

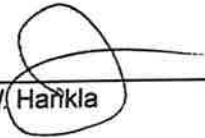
SEE EXHIBIT "A" ATTACHED HERETO

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

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

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

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


 John W. Hankla


 Catherine C. Hankla

State of Colorado
 County of La Plata

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

Witness my hand and official seal.


 Notary Public:

My commission expires: 6/2/26

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

CERTIFICATE OF TRUST

This CERTIFICATE OF TRUST is made pursuant to Colorado Revised Statutes §15-5-1013(1), which provides in pertinent part, "Instead of furnishing a copy of the trust instrument to a person other than a beneficiary, the Trustee may furnish to the person a certification of trust." In compliance with said statute, this CERTIFICATE OF TRUST is created in order to certify and evidence the establishment of a revocable living trust named the **MILL CREEK TRUST** dated **January 9th**, which was entered into by **CHRISTOPHER LANGFORD**.

The original Trustee of the above-referenced Trust is **CHRISTOPHER LANGFORD**, whose current address is 6515 Britney Lane, Cumming, GA 30040. Upon the death, incapacity, resignation, or otherwise failure to serve of the original Trustee, the successor Trustees shall be:

1. **R. Brett Langford**

TRUSTEE(S) POWERS

The Trustee has the power and authority to manage and control the Trust Estate in such manner as the Trustee may deem advisable and shall have, enjoy, and exercise all powers and rights over and concerning the Trust Estate and its proceeds as fully and amply as though the Trustee were the absolute and unqualified owner of the same. This includes all powers set forth by law and specifically provided for under Colorado Revised Statutes Sections §15-5-815 and §15-5-816 et seq. Therefore, the Trustees may create financial accounts at financial institutions and insurance companies.

Any Co-Successor Trustee may act without the consent or authorization of any other Co-Successor Trustee. Third parties may rely on the actions of any one Trustee.

REVOCATION AND AMENDMENT OF TRUST

While the Trustor is living, the Trust shall be revocable and amendable by the Trustor. Following the death of the Trustor, the Trust shall become irrevocable and not subject to alteration or amendment.

TITLE TO TRUST PROPERTY SHALL BE AS FOLLOWS:

CHRISTOPHER LANGFORD, as Trustee (and to his successors in Trust) of the **MILL CREEK TRUST**, dated **January 9th 2025**.

The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this CERTIFICATE OF TRUST to be incorrect. This CERTIFICATE is made this the **9th day of January, 2025**.

TAX IDENTIFICATION NUMBER: NA (During the lifetime of the Trustor, this Trust is a Grantor Trust under the Grantor Trust Rules of Sections 671-677 of the Internal Revenue Code. After the death of the Trustor, the Successor Trustee will then, and only then, be required to obtain an Employer Identification Number for the Trust.)



CHRISTOPHER LANGFORD, Trustee

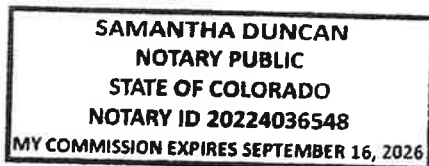
STATE OF Colorado
COUNTY OF La Plata: SS.

On the 6 day of March 2025, before me, the undersigned, a Notary Public in and for said State, residing therein, duly commissioned and sworn, personally appeared **CHRISTOPHER LANGFORD**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said County, the day and year in this certificate first above written.

Notary Public 

My Commission Expires: September 16 2026





Property Records San Juan County Colorado

PARCEL R5952

50910000070001

Owners

MILL CREEK TRUST
6515 BRITTNEY LN
CUMMING, GA 30040-5305

Parcel Summary

Location	1208 COUNTY ROAD 1 DURANGO, CO 81301
Use Code	<u>RS: Residential Real Estate</u>
Tax District	<u>103: South County</u>
Mill Levy	45.729000
Acreage	4.0000
Section	7
Township	39
Range	8
Neighborhood	<u>South County Nbhd</u>

Legal Description

N.E.1/4 S.W.1/4 T39N R8W N.M.P (LIME CREEK RD). ALL THAT PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TWR 39N, R8W N.M.P.M. LYING BOTH SOUTHERLY AND WESTERLY OF 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. LESS AND EXCEPT Know Your Neighbor Tracts 1 through 13 as described on the recorded survey plat of Lime Creek Area filed October 2, 1970 as Reception 109539. ALSO LESS AND EXCEPT the Old Durango-Silverton Road which was formerly known as Highway 550 and which is a part of the Cascade to Lime Creek Road section of the Old Durango-Silverton Road also known as Lime Creek Road also known as County Road 1.

Document/Transfer/Sales History

Official Record	Date	Type	V/I	Sale Price	Ownership	Sale Code
155751	2025-01-10	<u>Special Warranty Deed</u>	Improved	\$654,000	Grantor: JOHN W HANKLA & CATHERINE C HANKLA Grantee: MILL CREEK TRUST	Q
155432	2024-07-10	<u>Special Warranty Deed</u>	Improved	\$655,000	Grantor: DOOLEY THOMAS W AND NANCY J Grantee: JOHN W HANKLA & CATHERINE C HANKLA	Z_Sol
144035	2005-03-04	<u>Quit Claim Deed</u>	Improved	\$0	Grantor: ASSEMBLIES OF GOD FOUNDATION Grantee: DOOLEY THOMAS W AND NANCY J	TC
143980	2005-01-24	<u>Special Warranty Deed</u>	Improved	\$258,000	Grantor: ELDER CHARITABLE REMAINDER UNITRUST-ASSEMBLIE Grantee: DOOLEY THOMAS W AND NANCY J	
143815	2004-10-04	<u>Warranty Deed</u>	Improved	\$0	Grantor: ELDER LIVING TRUST JAMES A JR, TRUSTEE Grantee: ELDER CHARITABLE REMAINDER TRUST-ASSEMBLIES	C
B242 P207	1994-07-22	<u>Quit Claim Deed</u>	Improved	\$0	Grantor: JAMES & JEAN ELDER Grantee: JAMES ELDER LIVING TRUST	C

Buildings

Building # 1, Section # 1, Building, Single-Family Residence, Ranch 1 Story

Type	Model	Heated Sq Ft	YrBlt	EFY
RES	0001	634	1950	2024

Components

Code	Description	
115	Frame Rustic Log	100%
213	Metal, Formed Seams	100%
641	Single 1-Story Fireplace	1

Structural Elements

Type	Description	Qty
BED	Bedrooms	0.00
BTHF	Bath-Full	0.00

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
GBA	634	100%	634

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Total Adj	Value	Notes
1112	Single Family Residential Land				4.00	Acres	\$145,000.00	4.00	0.90	\$522,000	GISid: 11204.

LIST OF ADJACENT LAND OWNERS

Proposed Langford Campsites

1208 Lime Creek Rd

San Juan County, Colorado

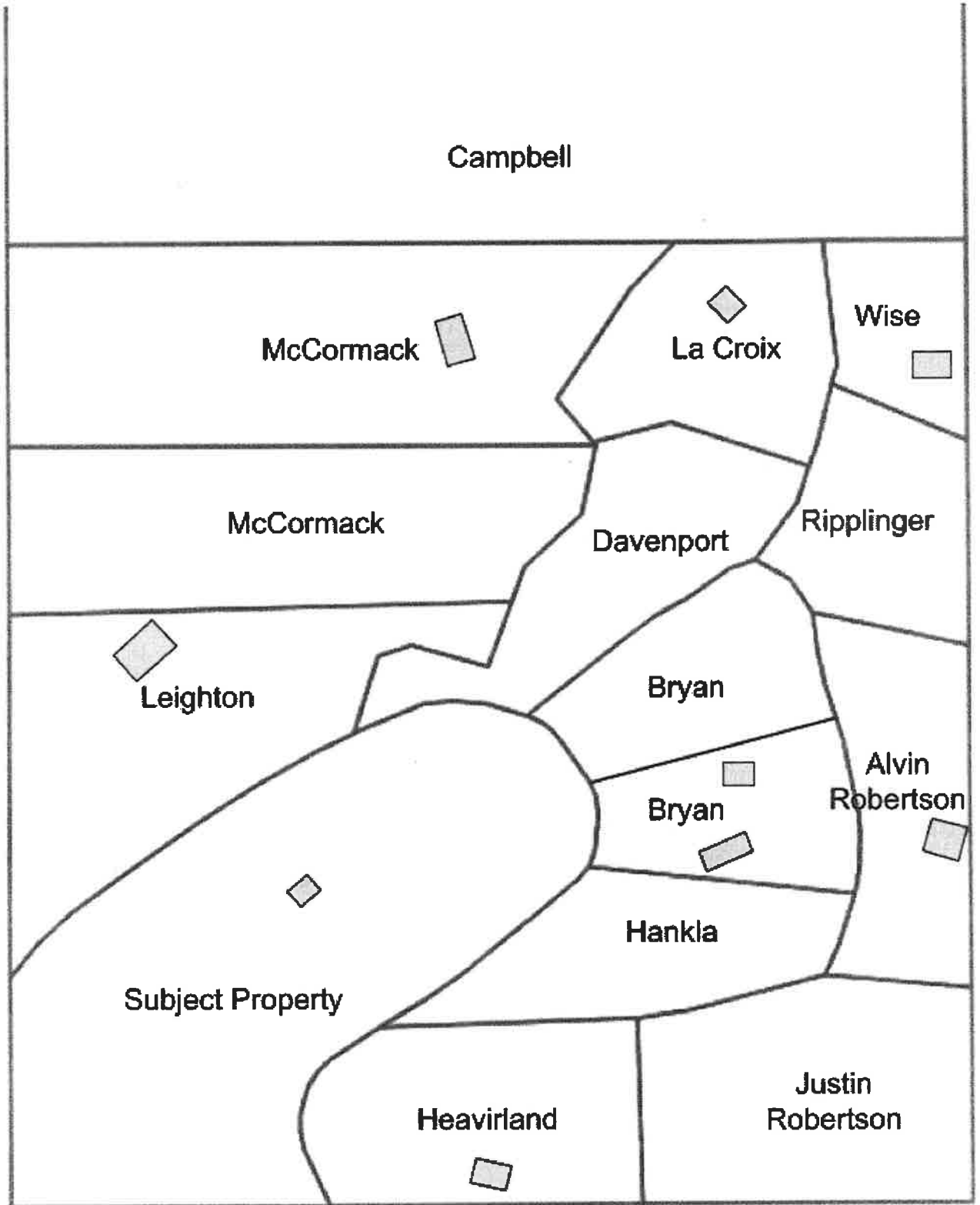
Adjacent Land Owner

Property

(Addresses omitted for privacy in electronic file, as requested by some.)

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

MAP OF ADJACENT LAND OWNERS



Master Plan
Ministries



Informational Survey for

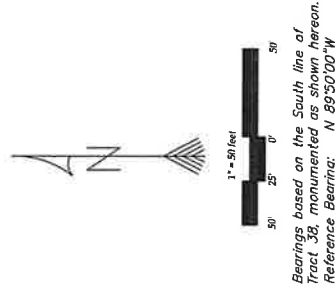
Tom Dooley

of Tract of Land located in Tract 38

T39N, R8W, N.M.P.M.

San Juan County, Colorado

Tract
5.76 Acres



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.84	S67°32'55" W
L2	14.37	S89°46'25" W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	5.99	517.91

SURVEYOR'S STATEMENT

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



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

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

Checked By: JEM

Date: 11-14-06

Scale: 1"=50'

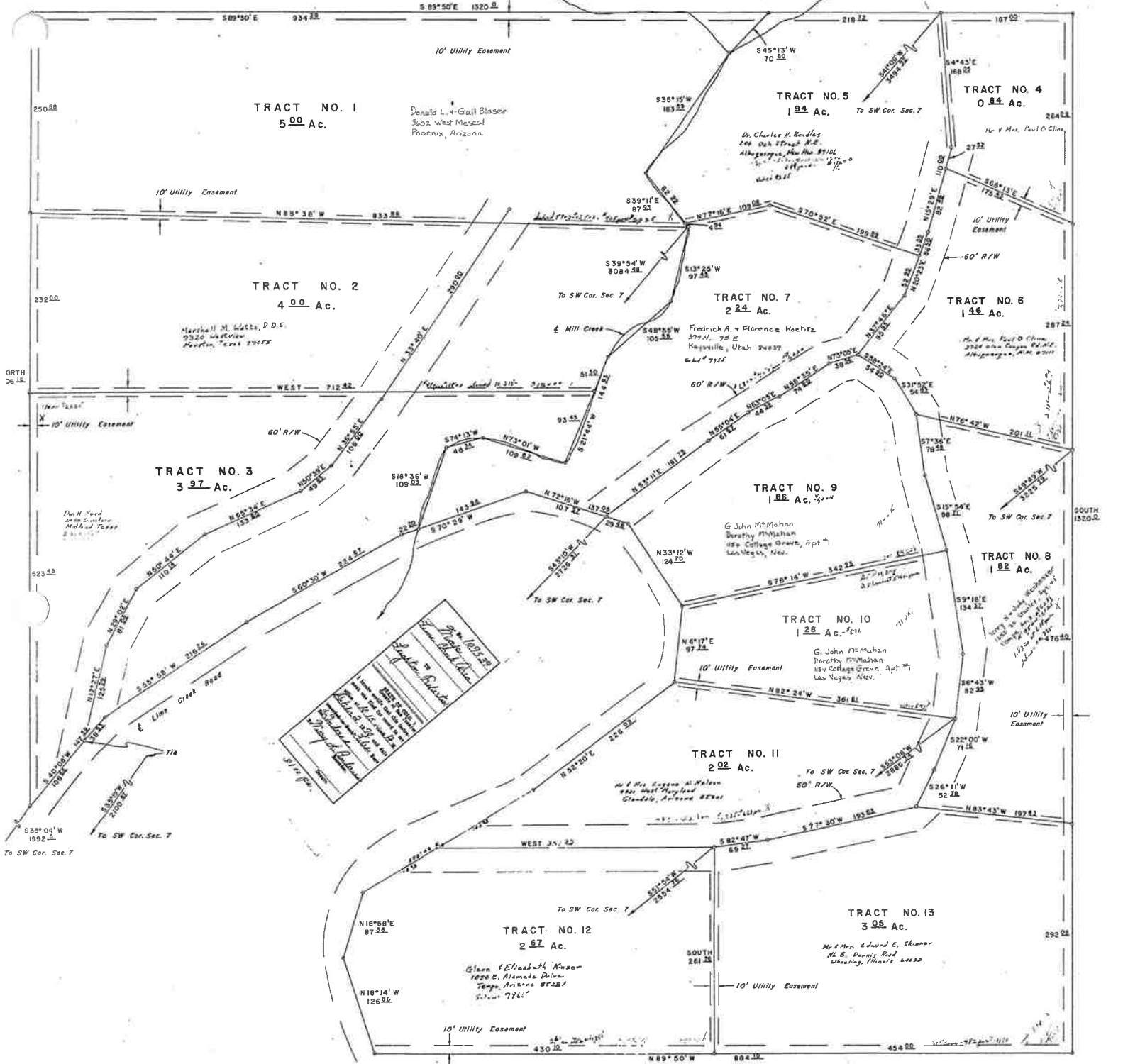
Project No: 0510100

Mountain Man Surveying

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

KNOW YOUR NEIGHBOR

22x17



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 - 4451



SURVEY PLAT LIME CREEK AREA NE 1/4 SEC. 7, T.33N., R.10W. San Juan Co., Colorado	
CLASS - RECD 8000 Survey, Colorado	DATE - June 25, 1961 FILE NO 63037

Informational Survey for

Tom Dooley

of Tract of Land located in Tract 38
T39N, R8W, N.M.P.M.

San Juan County, Colorado



1" = 50 feet



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

LINE TABLE	
LINE	BEARING
1	N 89°50'00"W
2	S 89°50'00"W

CURVE TABLE	
LINE	CURVE LENGTH RADII
1	579
2	579

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. 377060

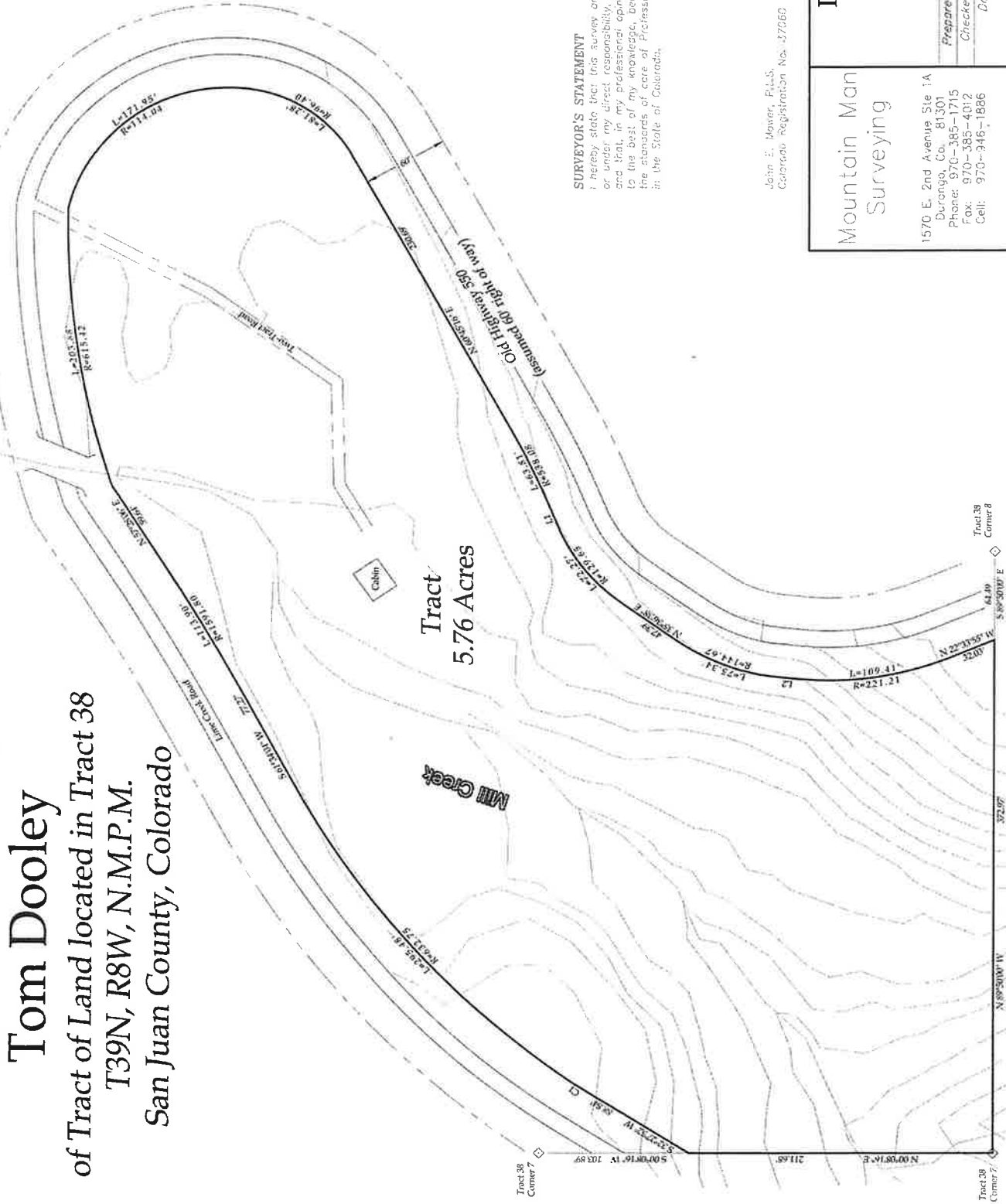
Informational Survey for
Tom Dooley
of Tract of Land located in Tract 38
T39N, R8W, N.M.P.M.

San Juan County, Colorado

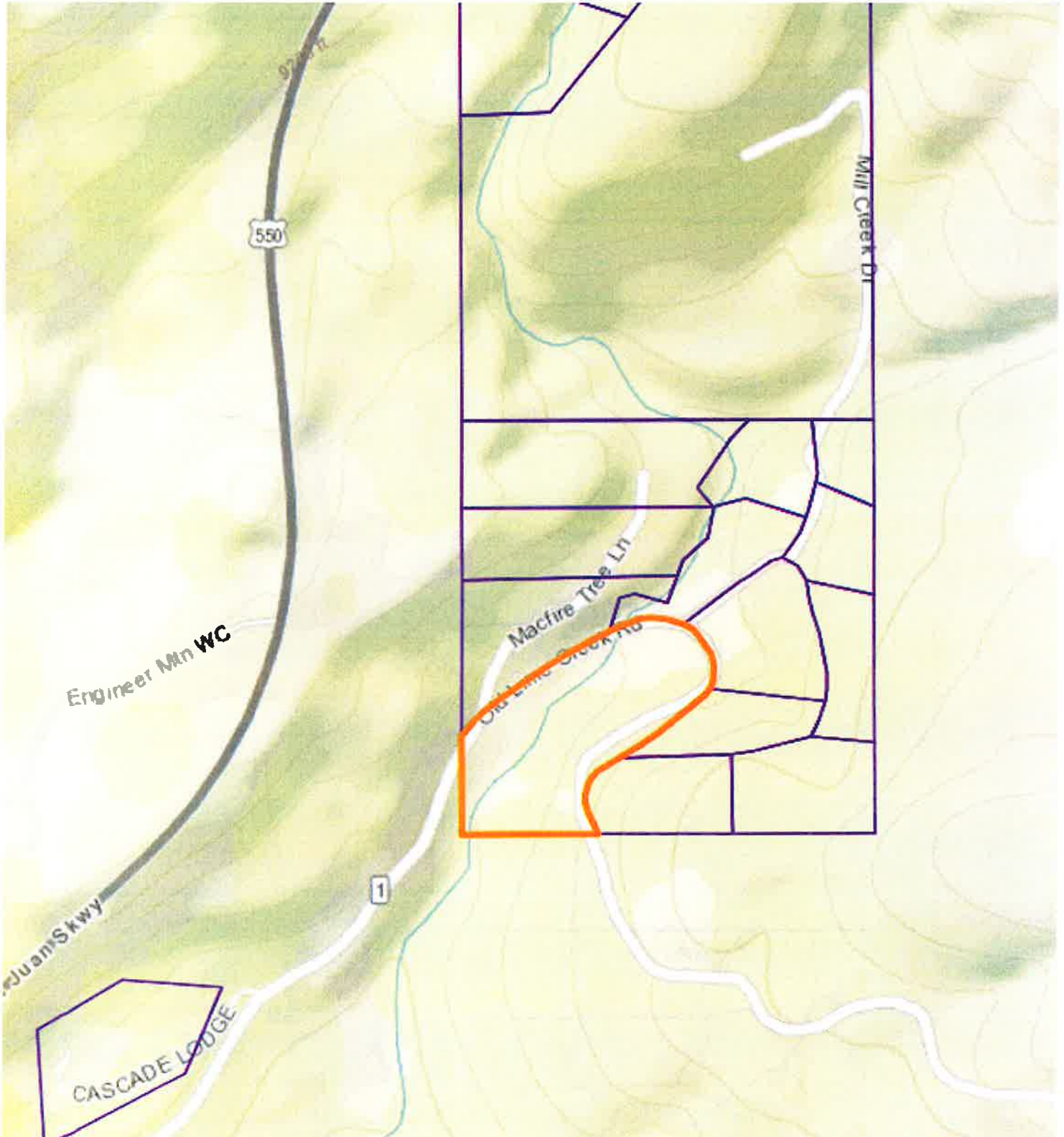
Prepared By: JEM
Checked By: JEM
Date: 8-16-06
Scale: 1"=50'

Mountain Man
Surveying

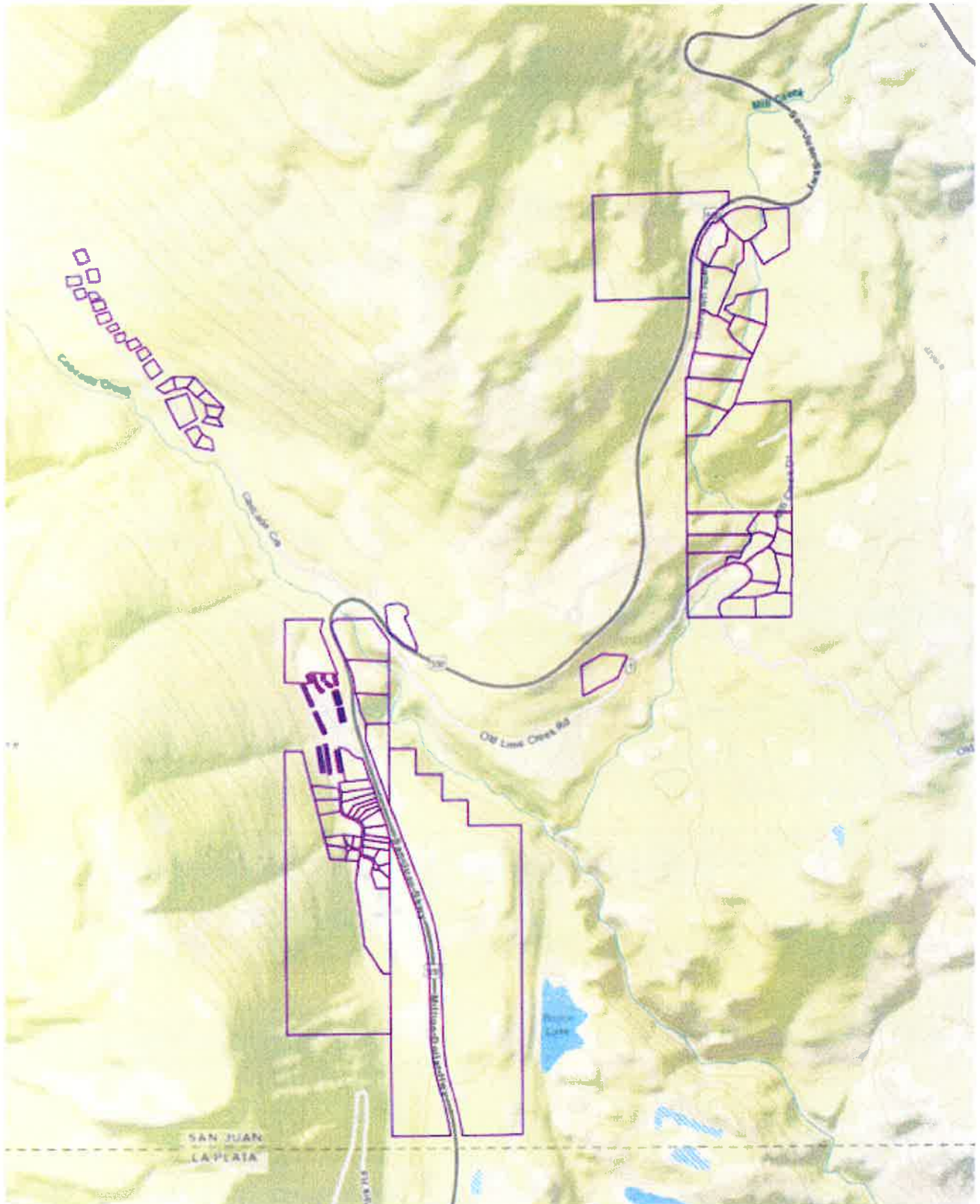
1570 E. 2nd Avenue Ste 1A
Durango, Co. 81301
Phone: 970-385-1715
Fax: 970-385-4012
Cell: 970-346-1886



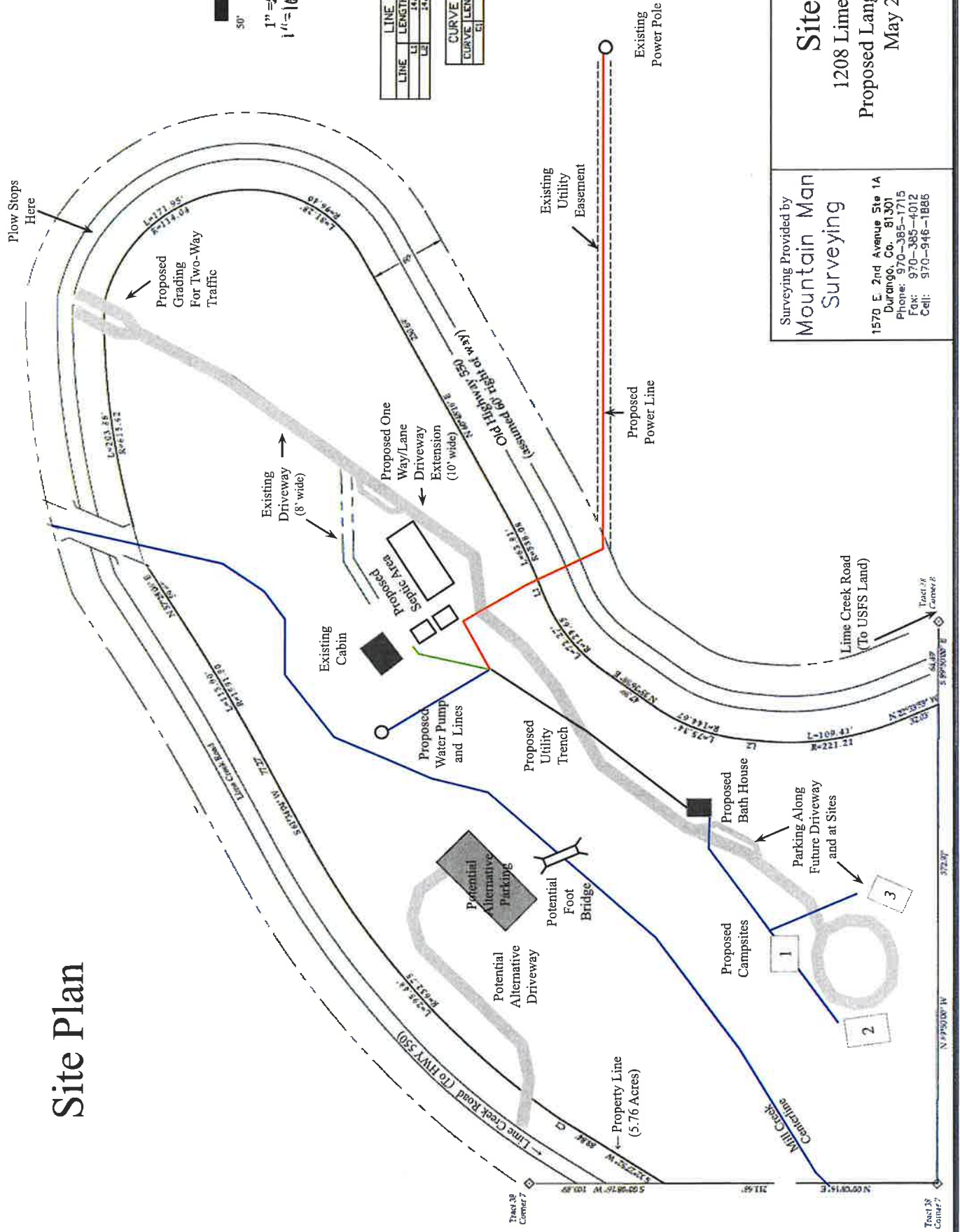
VICINITY MAPS
Proposed Langford Campsites
1208 Lime Creek Rd
San Juan County, Colorado



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

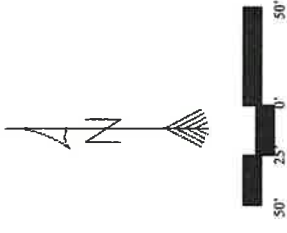


Site Plan



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.64	S87°32'35"W
L2	14.01	S83°40'23"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	5.99	317.91



1" = 50' at 8.5x11
1" = 100'

Site Plan
1208 Lime Creek Road
Proposed Langford Campsites
May 26, 2025

Surveying Provided by
Mountain Man Surveying
1575 E. 2nd Avenue Ste 1A
Durango, Co. 81301
Phone: 970-385-1715
Fax: 970-385-4012
Cell: 970-946-1885

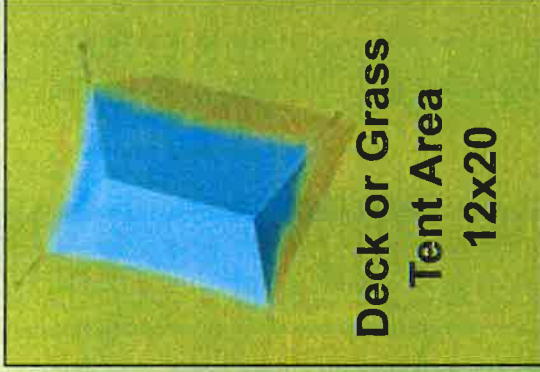
Campsite Layout 45x30



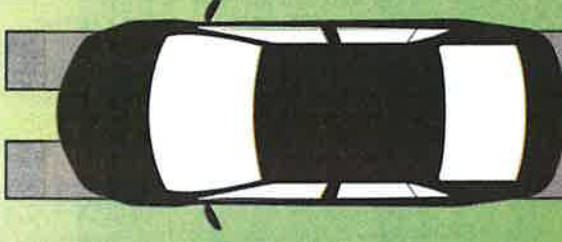
Picnic Table



Cleared Pad
15x15



Deck or Grass
Tent Area
12x20



Parking
6X32

Driveway

Campsite Detail

Proposed Langford Campsites
1208 Lime Creek Rd

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

PROJECT NARRATIVE
Proposed Langford Campsites
1208 Lime Creek Rd

Proposed Campsites (3 sites)

Project Summary

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

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

Campsite Layout and Features

Each of the three sites will include:

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

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

Bathhouse and Utilities

A centrally located permanent bathhouse will include:

- Two toilets
- Two shower/toilet combo units.
- Basic hand washing facilities

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

PROJECT NARRATIVE
Proposed Langford Campsites
1208 Lime Creek Rd

Access

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

Site Impact and Management

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

Trash will be collected in bear-safe containers and removed regularly. It will be shared with the neighborhood and located for collection in a place deemed safe and convenient by neighbors and the County. Suggested location would be near HWY 550 for easy access by the service truck and for minimized impacts from possible bear activity.

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

Campground Rules

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

Seasonality

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

PROJECT NARRATIVE
Proposed Langford Campsites
1208 Lime Creek Rd

The maximum allowable stays will be 14 days.

Emergency Communication

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

Existing Structures

Existing structures on the property will remain unchanged and are not part of this application. Our research on the history of the property and the structure is included in this Application.



ACCOUNTABILITY INTEGRITY RESPECT

Public Health Department
185 Suttle Street, Suite 100
Durango, CO 81303
(970) 247-5702

On-Site Wastewater Treatment System (OWTS) Permit Application

Owner: Christopher Langford Phone: (808) 492-0009
Project Address (street, town/city, zip): 1208 County Road 1 Durango, Colorado 81301
Assessor's Parcel #: 5952 Subdivision: N/A Lot#: _____
Lot Size: 4.00 (acres) # of Dwellings: 2 # of Bedrooms: 1 Water Supply: Spring/ Well
List Commercial Uses (e.g., office, factory, event venue): _____
Owner's Mailing Address: 6515 Brittney Ln Cumming, GA 30040
Owner's Email Address: cbretlangford@gmail.com

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

On-site Wastewater Treatment System (OWTS) Permit Types

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

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

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

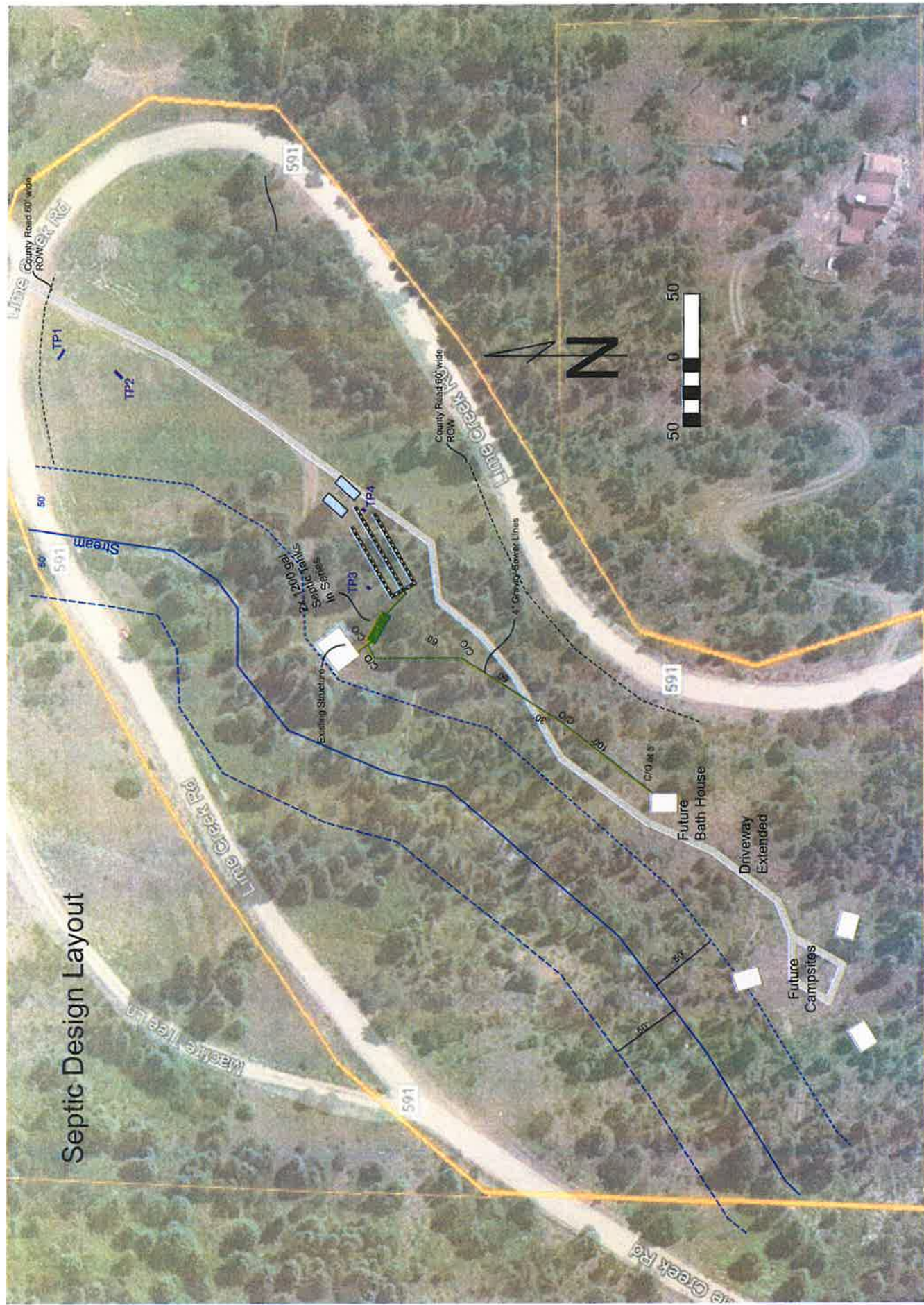
I acknowledge: (1) This application does not guarantee that an On-site Wastewater Treatment System ("OWTS") can be installed or a building permit issued; (2) The issuance of the OWTS permit does not imply any warranty by La Plata County Public Health Department as to the operation of the OWTS; (3) The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

Owner's Signature: Christopher Langford Date: 5/21/2025

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

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

Septic Design Layout



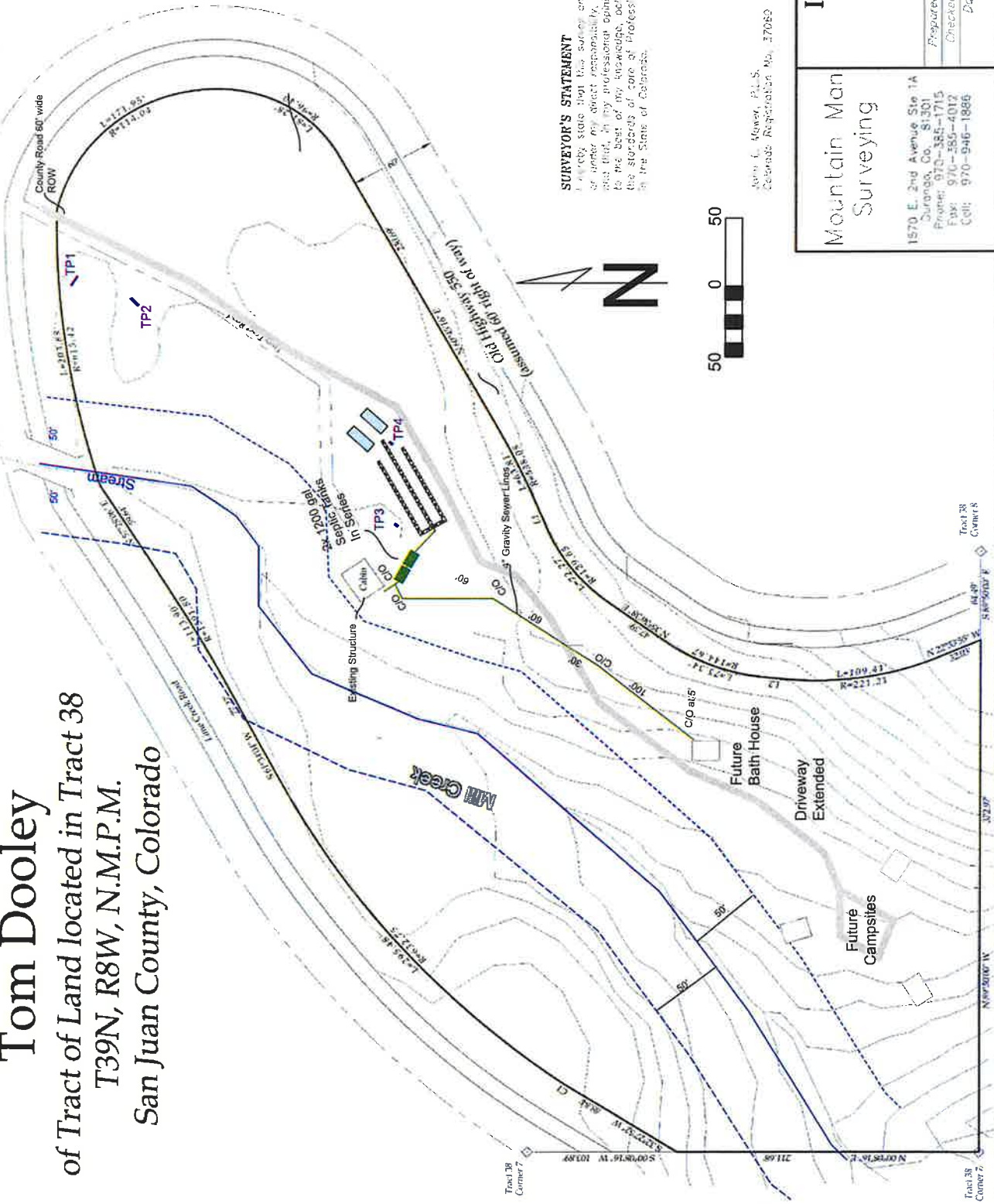
Septic Design Layout

Tom Dooley

of Tract of Land located in Tract 38

T39N, R8W, N.M.P.M.

San Juan County, Colorado



LINE TABLE	
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100	314

DATE	20
NAME	WILLIAM
ADDRESS	1000

SURVEYOR'S STATEMENT

I hereby state that the 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 C. Meyer, P.L.S.,
Colorado Registration No. 37062

Mountain Man Surveying

Informational Survey for

Tom Dooley

of Tract of Land located in Tract 38
T39N, R8W, N.M.P.M.

San Juan County, Colorado

Score: 1038

Checked By: JRM
Date: 6-16-06

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

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

Visual and Tactile Evaluation of 1208 Lime Creek Rd:

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

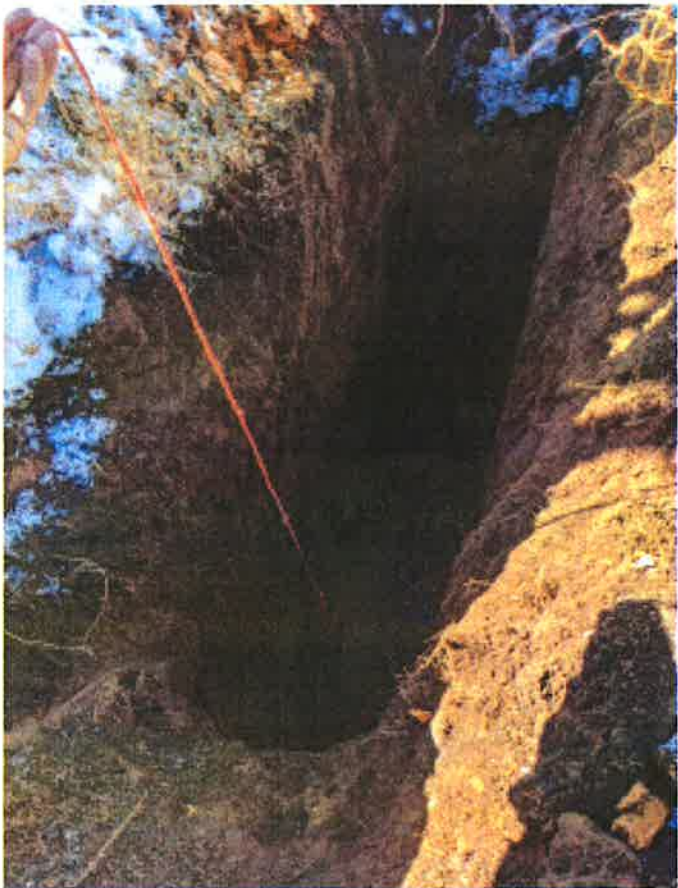
Both pits appeared to have clay near the ground level as evidenced in the pictures. However, in the tactile tests very little clay was noticed.

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

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

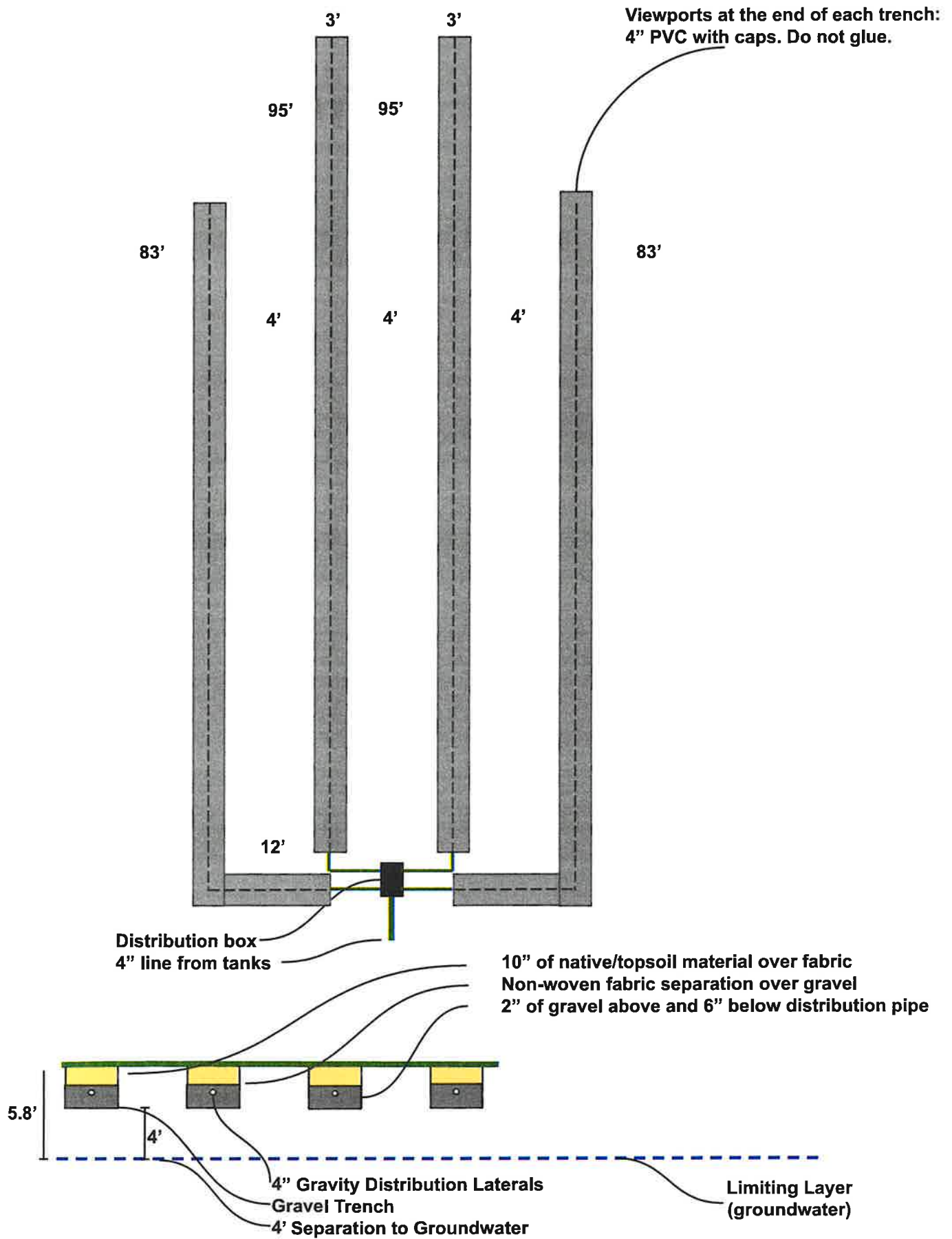


Test Pit 1: Dug prior to my arrival. 3' deep to water Test Pit 2 being dug



Test Pit 2: 6' deep and water started in TP 2 Water at 5.5' deep

Trench Detail



OSWTS Design Calculations

Design Flow

Existing structure if renovated for future use	300 gpd
Campsites 3	150 gpd
Potential future use unknown	450 gpd

Total **900 gpd**

Total Septic Tank Size

900 gpd x 48hr detention time = 1800 gal
2x 1000 gal tanks in series

Absorption Field

Total Qd= 900 gal/day
LTAR: Structureless, Granular Type 1 Loamy Sand. 0.80 g

Sizing Factors

Trench (gravity) 1

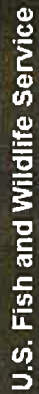
$$A=Q/(LTAR) = 900/(.8) = 1125 \text{ sqft}$$

Trench area 1125 sqft

Trench width 3'

Trenches 4

Length per trench 96





National Wetlands Inventory

Wetlands on Lime Creek Rd



May 10, 2025

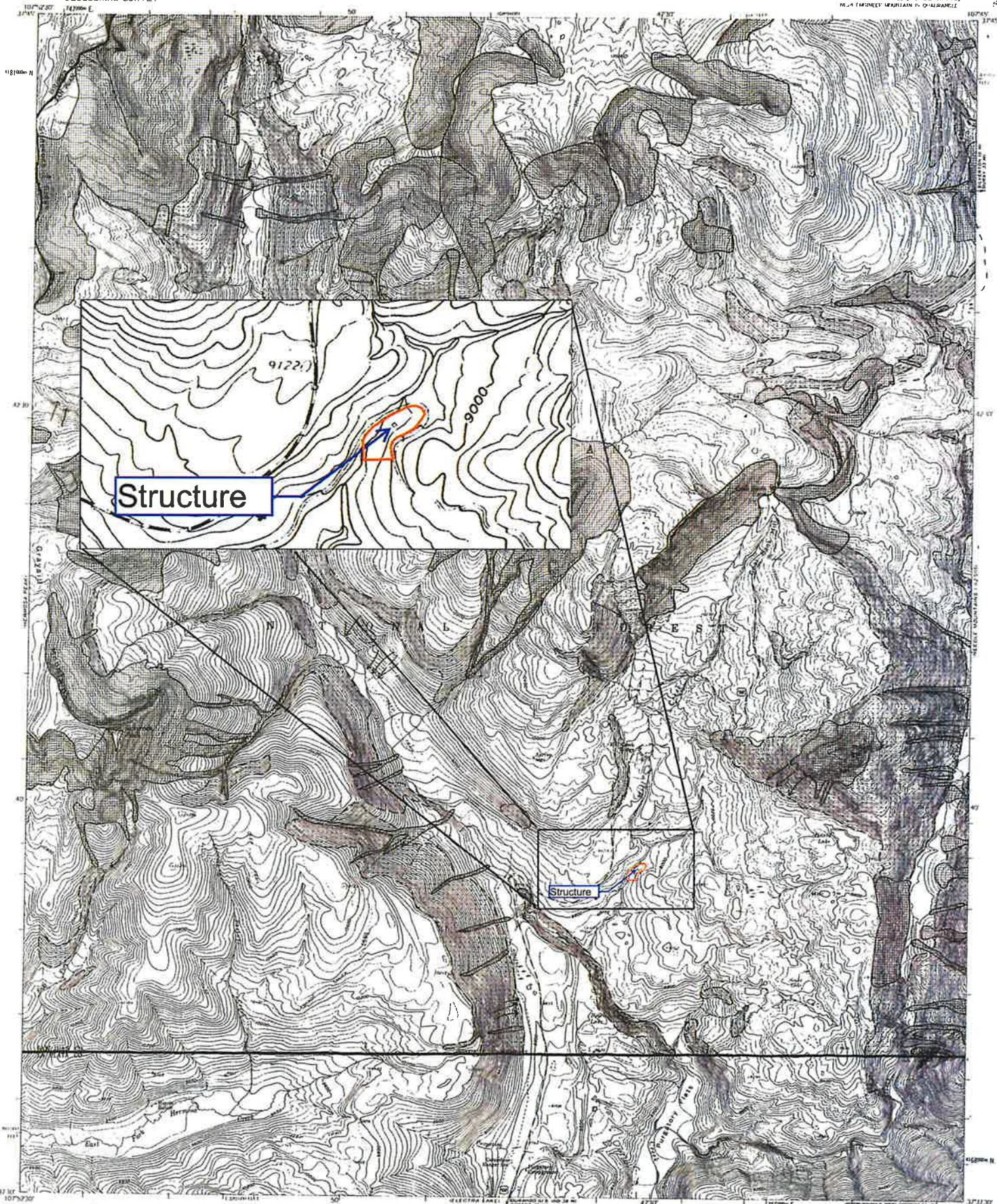
Wetlands

-  Estuarine and Marine Deepwater
 Estuarine and Marine Wetland

- Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond

- Lake
Other
Riverine

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



Structure

Structure

Map compiled, edited, and published by the Geological Survey
Control by USGS and USGS/US
Topography by photogrammetric method from aerial
photographs taken 1956. Field checked 1960
Polyconic projection 1927 North American datum
10 1900 foot grid based on Colorado coordinate system,
south zone
1900 meter Universal Transverse Mercator grid ticks,
zone 13, shown in blue
Land and water shaded because of insufficient data
All contour lines are shown

TRUE NORTH
MAGNETIC NORTH
MAGNETIC DECLINATION, 1960

CONTOUR INTERVAL 40 FEET
(EXCEPT WHERE NOTED OTHERWISE)

AVAILANCHE HAZARD
INSTAAR

Final

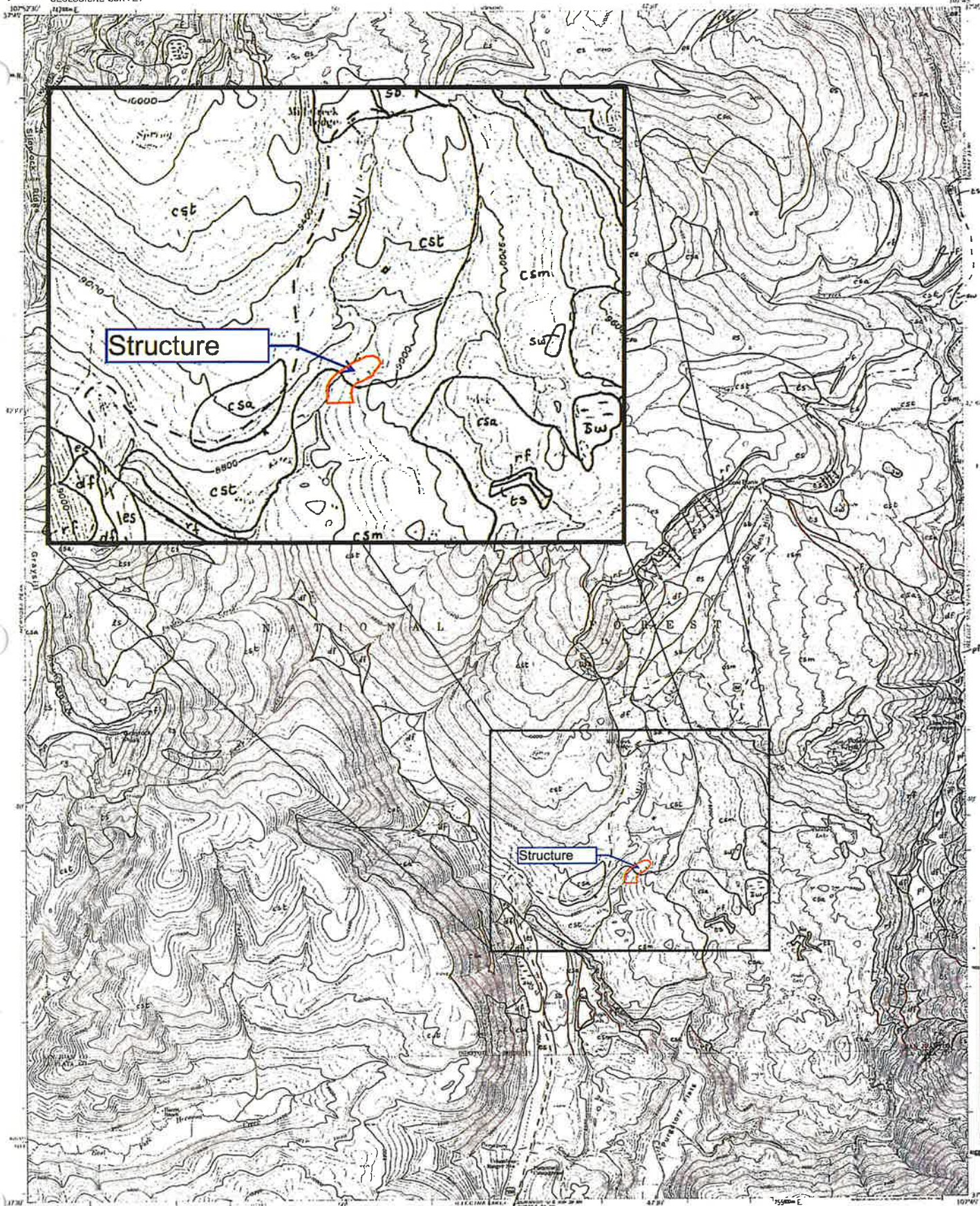
Approved: 6/2/76

ROAD CLASSIFICATION
Medium duty
Unimproved dirt
U.S. Route

ENGINEER MOUNTAIN, COLO.
U.S. GEOLOGICAL SURVEY
N3737.5 W10745.75

1960

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



Map not printed and published by the Geological Survey
Control for 1975 and 1976
Topography by photogrammetry, not directly from aerial
photographs, taken 1966-1967 (checked 1968)
Polygon projection 1927 North American datum
1983 datum foot print based on Colorado coordinate system
Scale 1:62,500
1000 meter Thermal Transverse Mercator grid ticks,
zone 11, shown in blue
Land lines omitted because of insufficient data
All unmarked contours are shown

ENGINEER MOUNTAIN, COLO.

FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER 25, COLORADO OR WASHINGTON 25, D.C.
A FOLDER OF PRINTING, DISTRIBUTION, AND OTHER SERVICES IS AVAILABLE FOR REQUEST

GEOLOGIC HAZARD MAP
INSTAAR
1/1/81
Supersedes 6/2/76




ENGINEER MOUNTAIN, COLO.
10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 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2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2

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.

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

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

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

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

3. Location of Structure

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

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

Legal Description: County	<u>NE</u> 1/4 of the	<u>SW</u> 1/4	Section <u>7</u>	Township <u>39</u> N or S <input checked="" type="checkbox"/> N <input type="checkbox"/> S	Range <u>8</u> E or W <input type="checkbox"/> E <input checked="" type="checkbox"/> W	Principal Meridian <u>NMP</u>
-------------------------------------	-------------------------	---------------	---------------------	---	---	----------------------------------

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

1. Location information in UTM format (Preferred):

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

from USGS topographic map; or other source. In areas having generally recognized street addresses, also include street address, and if applicable, the lot, block, and subdivision. Attach a legible 8 1/2 x 11 inch map to this application illustrating the location of the structure.

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

2. Distance from Section Lines (if not providing a UTM coordinate above):
Include perpendicular distances from section lines to the structure location. Include the source of PLSS information, for example: GIS system such as CDSS MapViewer (<http://water.state.co.us/DATAMAPS/GISANDMAPS/MAPVIEWER/Pages/FAQ.aspx>); field survey; scaled from USGS topographic map; or other source. In areas having generally recognized street addresses, also include street address, and if applicable, the lot, block, and subdivision. Attach a legible 8 1/2 x 11 inch map to this application illustrating the location of the structure.

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

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

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

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

A. If irrigation, complete the following:

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

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

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

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

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

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

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

9. Remarks or any other pertinent information:

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

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

Signature of Attorney (if any)

Date

VERIFICATION

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

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

Christopher Langford
Printed Name

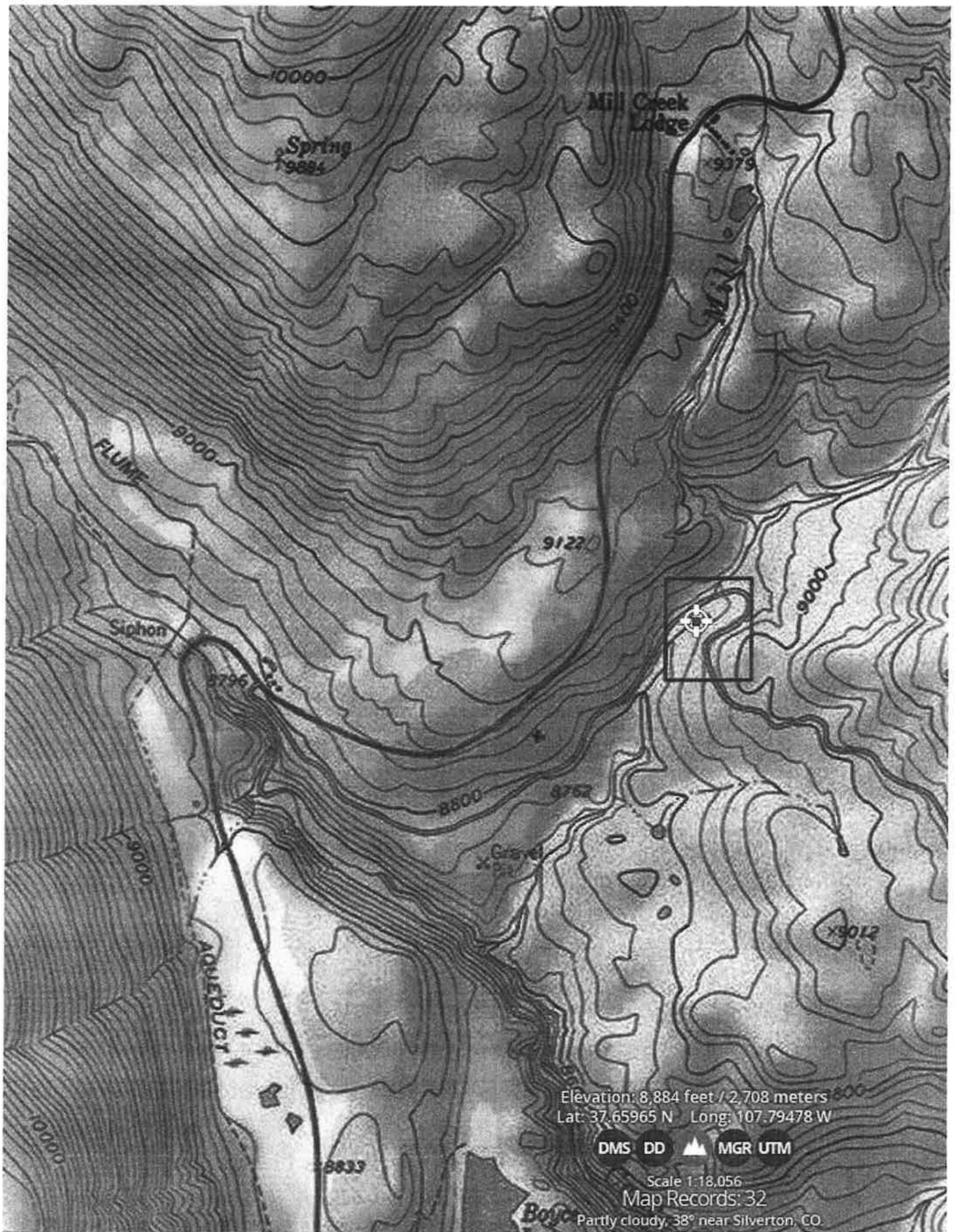
Signature

Christopher Langford
Signature

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

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

Attachment to Application For Surface Water Rights
USGS Map



SAN JUAN COUNTY, COLORADO
DRIVEWAY AND ROAD ACCESS PERMIT

Improvement
Permit No. _____

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

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

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

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

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

No changes will be made to the County Road.

Comment and Recommendations of County Road Supervisor:

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

Permit Approved _____ or Denied _____.

Date: _____

Land Use Administrator: _____

BOARD OF COUNTY COMMISSIONERS

San Juan County

P.O. Box 466

Silverton, Colorado 81433

970-387-5671

RELATIONSHIP OF PROPERTY TO COUNTY ROAD AND STATE HIGHWAY SYSTEMS

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

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

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

Christopher Rayford
Applicant

ATTEST:

Position:

SCENIC QUALITY REPORT

Proposed Langford Campsites

1. INTRODUCTION AND SITE LOCATION

San Juan County regulations state the following:

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

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

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

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



SCENIC QUALITY REPORT

Proposed Langford Campsites

2. PROJECT SITE AND PROPOSED LOCATION

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

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

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



SCENIC QUALITY REPORT

Proposed Langford Campsites

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



SCENIC QUALITY REPORT

Proposed Langford Campsites

3. VISIBILITY FROM HIGHWAY 550

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

4. VISIBILITY FROM LIME CREEK ROAD

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



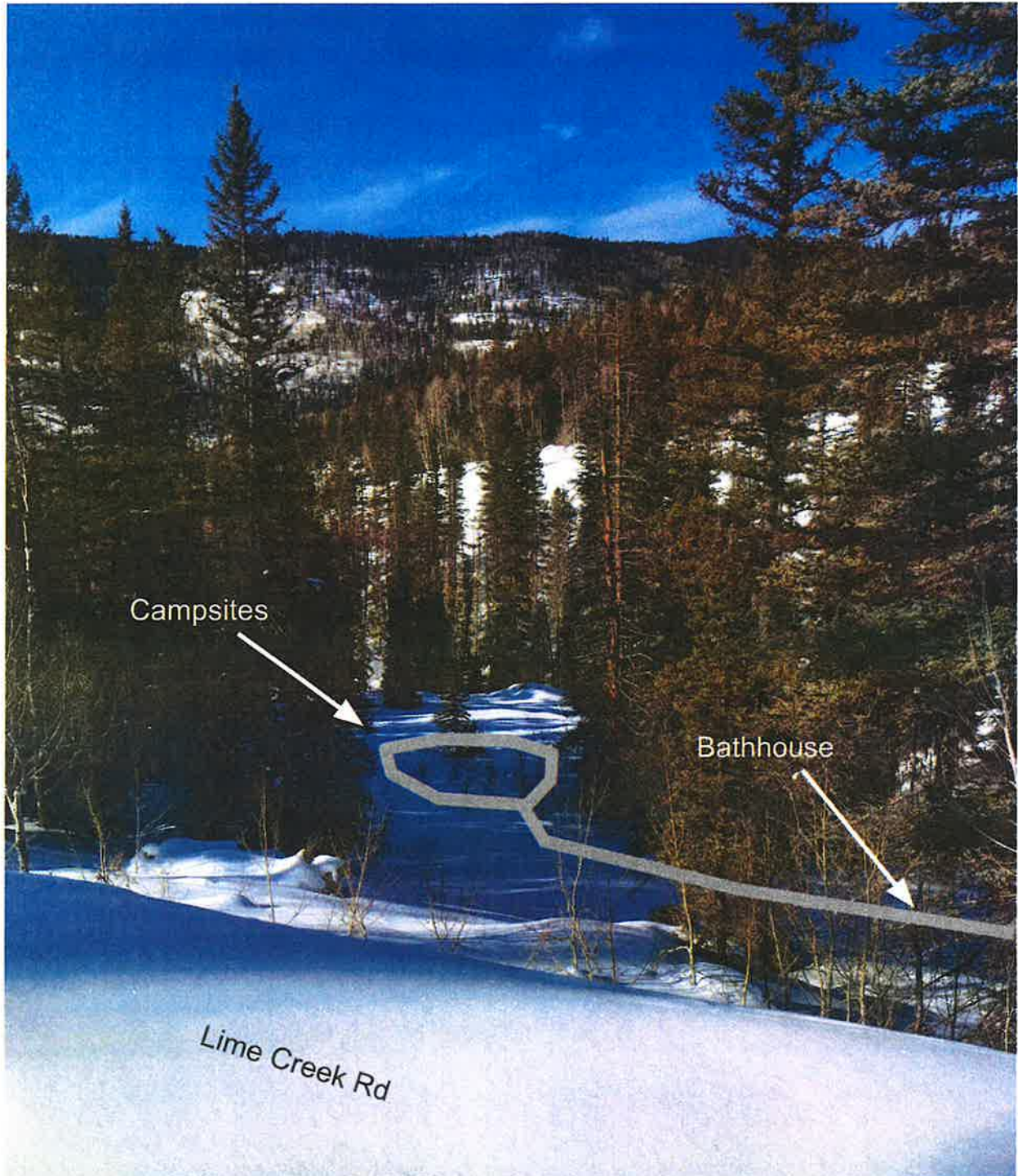
Below is an elevated view looking North, as you first encounter it on Lime Creek Rd. No visibility.



SCENIC QUALITY REPORT

Proposed Langford Campsites

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



SCENIC QUALITY REPORT

Proposed Langford Campsites

A wider angle from the same general area looking West, down onto the site from Lime Creek Road.



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



SCENIC QUALITY REPORT

Proposed Langford Campsites

5. VIEWS FROM THE PROPOSAL

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

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

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



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



SCENIC QUALITY REPORT

Proposed Langford Campsites

This view from the existing cabin shows that you can see other structures from the property and Lime Creek Rd. Not every use is or needs to be completely hidden.



SCENIC QUALITY REPORT

Proposed Langford Campsites

6. VISIBILITY FROM PUBLIC LANDS AND EXISTING TRAILS

The County Scenic Quality regulations require the following information:

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

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

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

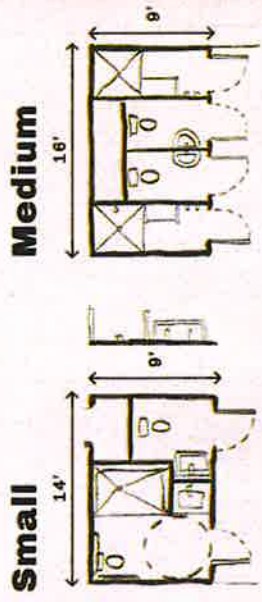
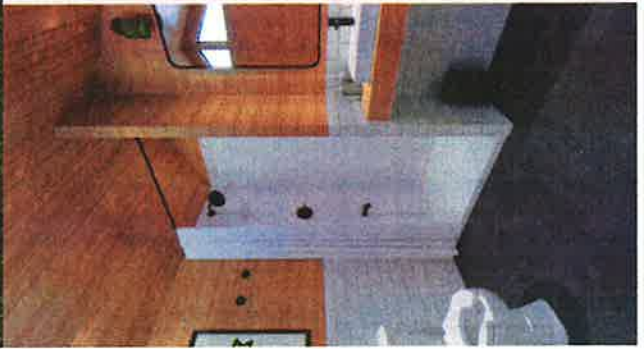
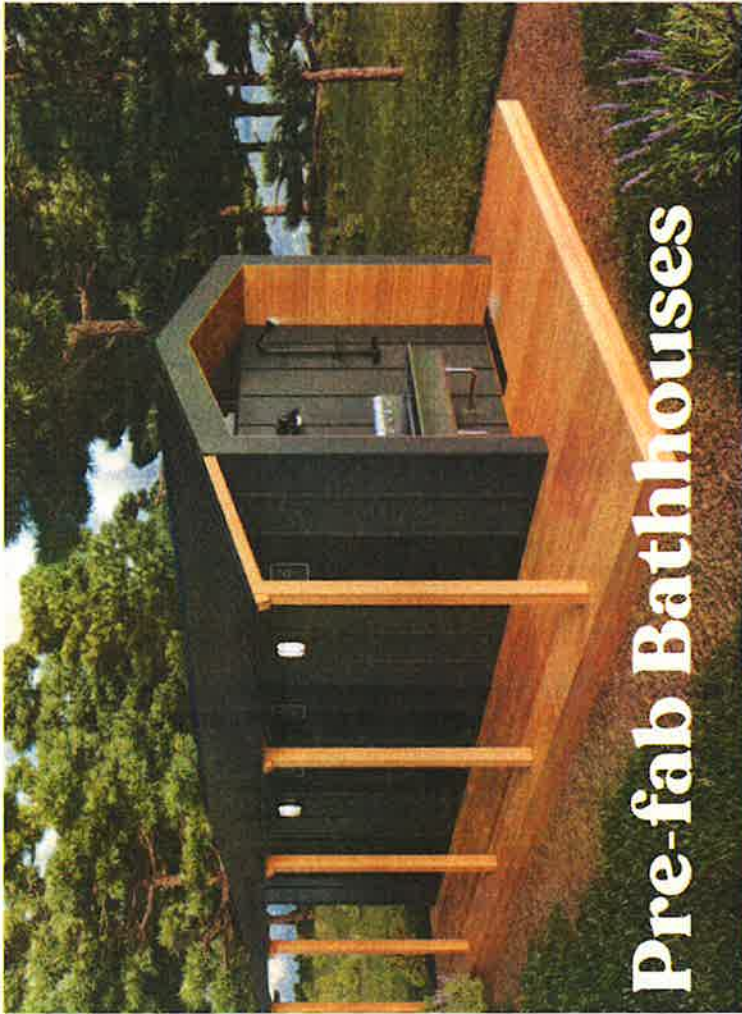
7. SITE DESIGN WORKS WITH NATURAL TOPOGRAPHY

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

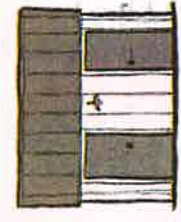
Evidence that the designs orient improvements in ways that allow them to blend in with and utilize the natural topography. The submittal shall include, but not be limited to, elevations at a scale suitable for a determination that all standards in this section. have been. met, Three-Dimensional Modeling,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

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

The required building plans are attached on the following pages for your review.



Ext. Amenities Additions

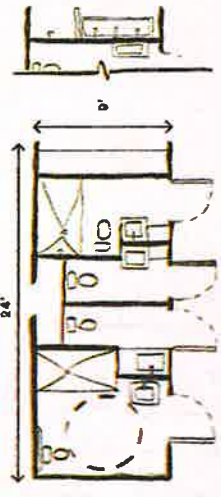


S - South Elevation



M - South Elevation

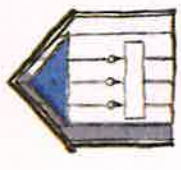
Large



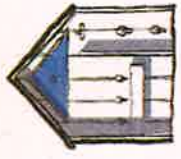
Shower + Sink Additions



L - South Elevation



L - Ext. Sink Addition



L - Ext. Sink + Shower Additions



Covered Roof/Porch Addition

PRODUCT	Small Bathhouse	Medium Bathhouse	Large Bathhouse
Size	9' x 14'	9' x 16'	9' x 24'
# of Showers	1	2	2
# of Toilets	2	2	4
ADA Compliant?	Yes	No	Yes
SPECS			
Envelope	<ul style="list-style-type: none">LP SmartSide Board & BattenStanding Seam Metal Roof	<ul style="list-style-type: none">Spray Foam InsulationPVC & PEX Plumbing	<ul style="list-style-type: none">On-Demand Gas Water HeaterMulti-zone mini split
Interior Finishes	<ul style="list-style-type: none">Sealed TAG Pine BoardsSubway Tile	<ul style="list-style-type: none">LVP Flooring1-Piece Fiberglass Shower	<ul style="list-style-type: none">Matte Black Fixtures & HardwareSteel Door
Plan Configurations	Additions can go on either sides, and plans can be mirrored as needed as well.		
PRICING			
Base Price	\$34,500	\$49,500	\$89,500
ADDITIONS			
Covered Porch(es)	+\$3,000	+\$3,000	+\$3,000
Outdoor Sink		+\$5,000	
Outdoor Shower		+\$2,000	

SCENIC QUALITY REPORT

Proposed Langford Campsites

8. TOPSOIL, UTILITIES, LIGHTING, AND DRIVEWAYS

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

A. TOPSOIL

County regulations require that the project should include the following:

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

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

B. UTILITIES

County regulations require that the project should include the following:

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

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

The applicant plans to tie in to the existing power line that crosses through Know Your Neighbor Subdivision and terminates in the forest to the East between lot 12 and 13.. There is an easement there. The utility construction will occur with the least amount of disturbance necessary, in order to limit any damage to the natural environment. The power lines cross the road towards the end of the neighborhood, obscured by trees. Most neighbors wont normally see the lines nor should they be easily noticeable.

C. EXTERIOR LIGHTING

County regulations require that the project should include the following:

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

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

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.

SCENIC QUALITY REPORT

Proposed Langford Campsites

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

9. BUILDING MATERIALS

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

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

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

10. DESIGN AND ORIENTATION

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

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

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

11. CONCLUSION

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

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

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

Historic Review
Langford Campsites
1208 Lime Creek Road

Introduction:

We have conducted quite a bit of research on the property and suggest that the existing cabin on the property likely has little historical value. However, our proposal will have no adverse effects on the cabin. We plan continued maintenance, and eventually restoration. We believe the structure deserves protection from the owners (which is one reason we bought the property), though it should not be registered as an official historical building. In any case, we have prepared the following info and photos for your consideration.

Construction Date:

According to some reports, the cabin was built as a cattle-ranching, summer cabin. Cattle were grazed in the area up until the late 90s.

We found the original land patent signed by Theodore Roosevelt in 1903. A quit-claim deed in 1945 mentions the right to "construct and maintain a cabin on said premise." It could be assumed that the mentioned cabin was not there prior to that date but was built thereafter, consistent with county records stating 1950 as the construction.

The next deed in 1962 mentions the land "together with all improvements thereon situate," indicating a possible structure. And, the 1975 aerial image **at right** shows the driveway path established, indicating use. Based on our research, the build date of 1950 is likely correct, but could technically be anywhere between 1945-1962.



Historical Outhouse:

Previous owners report there was an outhouse located about 30 or so feet east of the cabin's stone chimney. It was in poor shape and was hauled off when the property was cleaned by a previous owner.

Historic Relics:

It is very unlikely that there will be any historical relics found by any ordinary means, due to vegetation growth, a history of rental tenants, and the extensive clean-up efforts of previous owners.

Construction:

The cabin was most likely built as minimal shelter for summer use. It seems that no bathroom or water systems were built in the structure. The cabin was likely to be built with dead trees felled, by hand, in the surrounding area. It is on a slab foundation made of concrete. The chimney was likely to have been built with stones from the property and adjacent creek. The concrete floor is mostly covered by linoleum tiles (also consistent with the build date), and could be the original covering, based on the history of linoleum. The roof has 5-6" log rafters under the milled boards used as roof decking. It also has asphalt shingles and that

Historic Review
Langford Campsites
1208 Lime Creek Road

could have been the original roofing material, as asphalt shingles were widely used by the early 1910s. A metal roof was later added on top of the shingles and is currently in use.

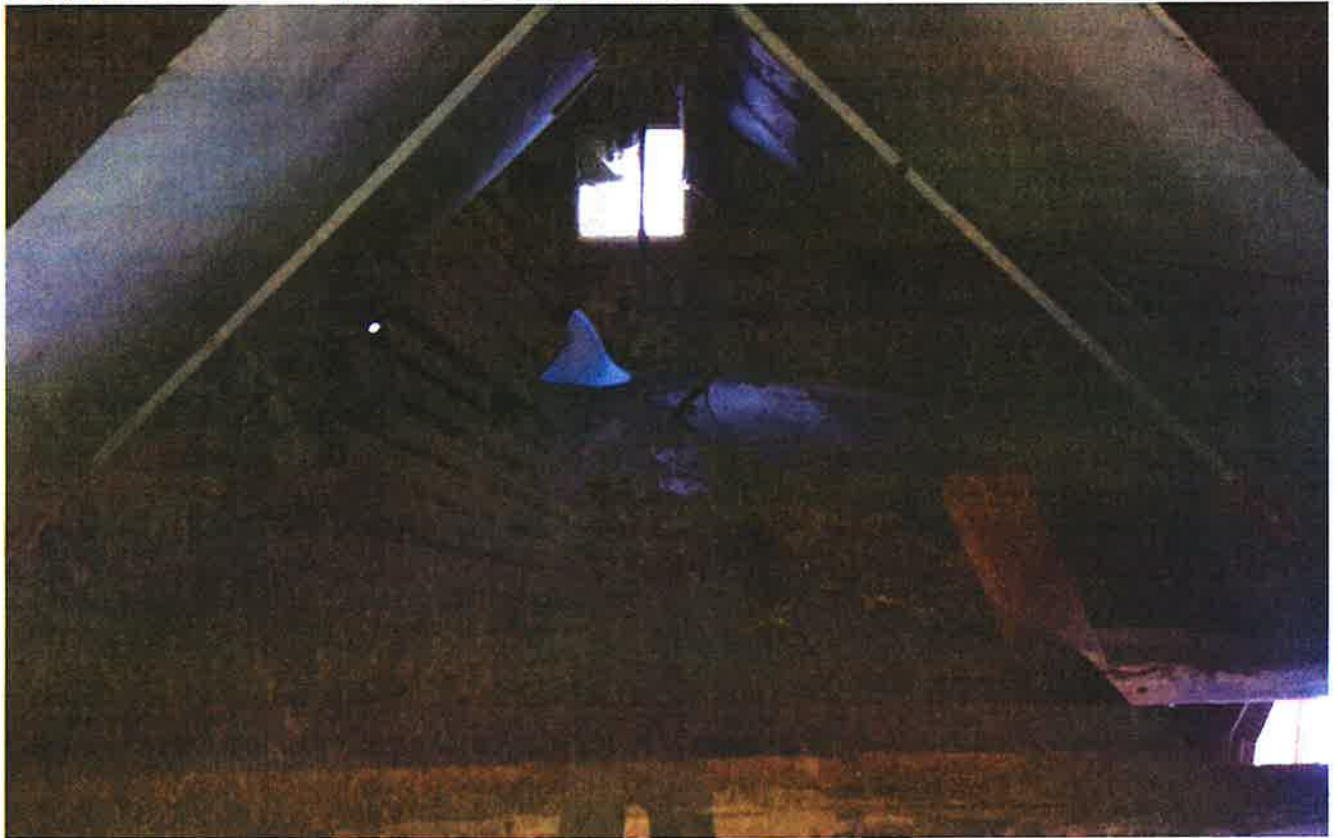
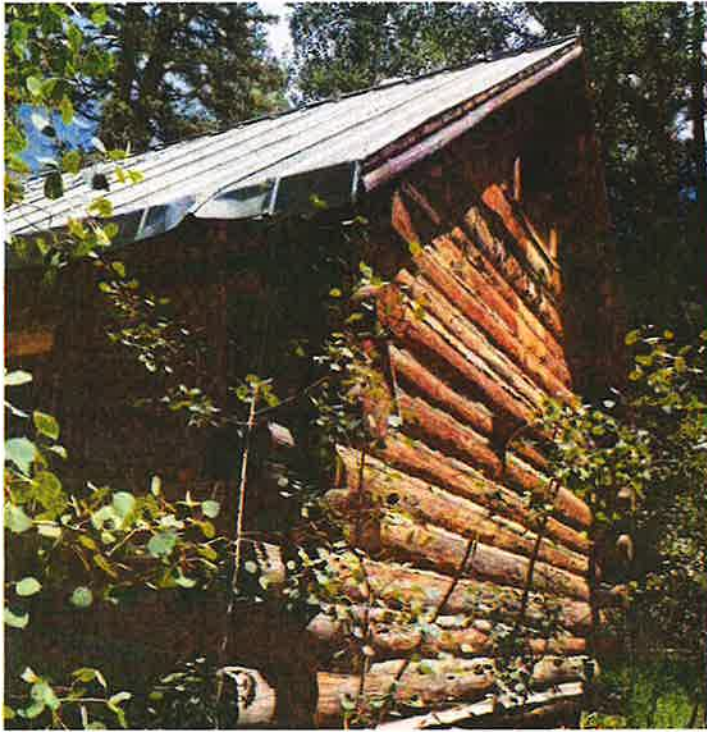
Upkeep and Renovations: Upkeep appears to be minimal at best, especially on the exterior. The entire inside is bare, especially the floor where it appears there may have been minimal cabinets. The linoleum is in an extremely poor state. No original furniture or fixtures remain. Under previous ownership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

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

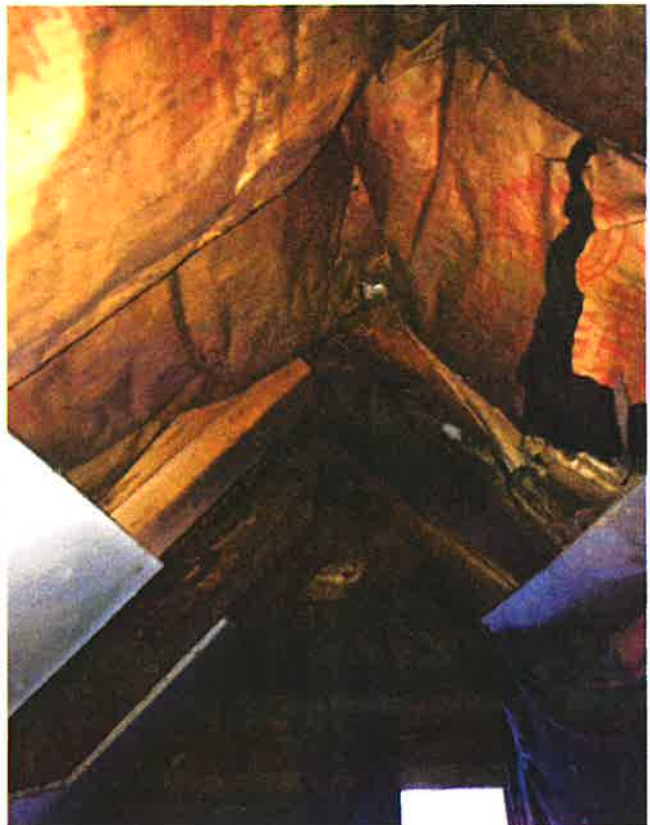
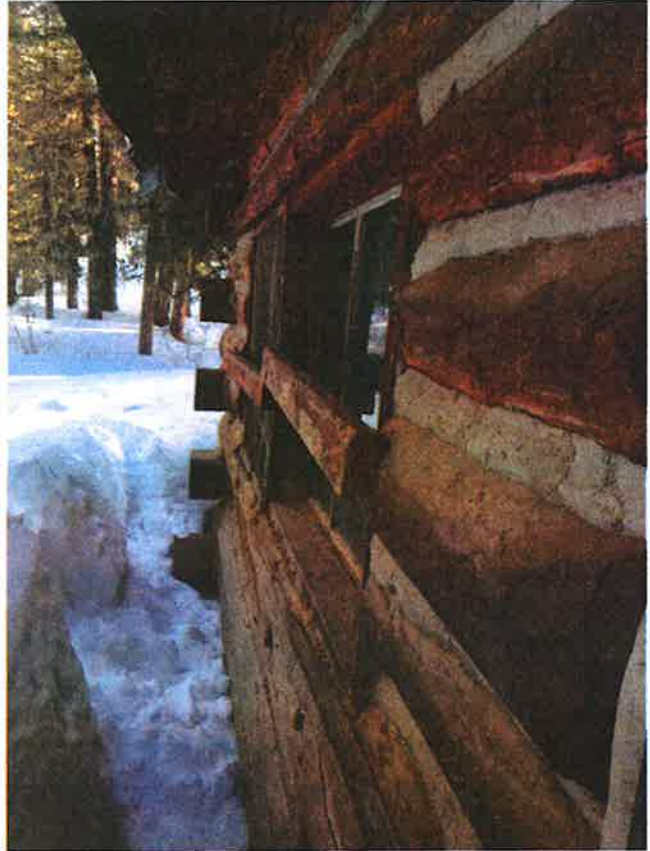
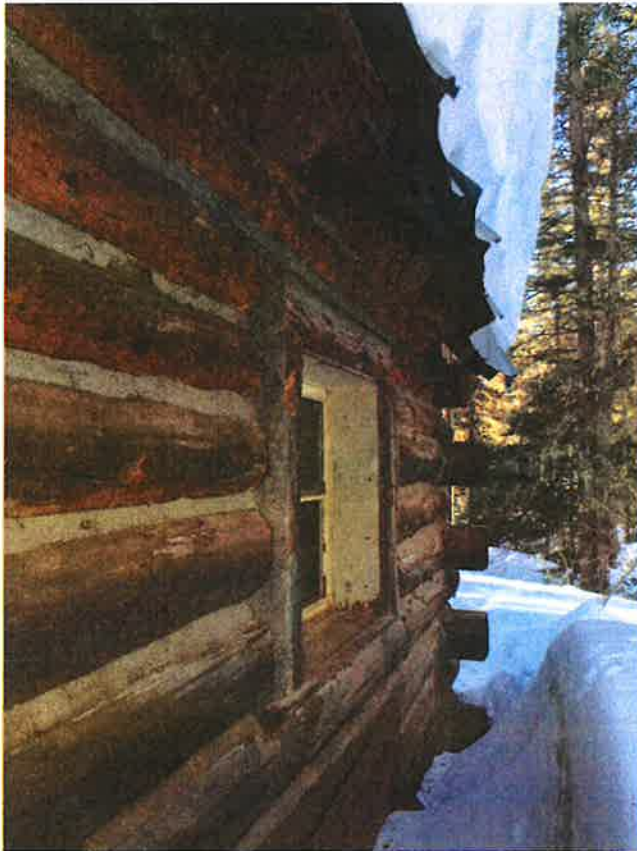
Historic Review
Langford Campsites
1208 Lime Creek Road



Historic Review
Langford Campsites
1208 Lime Creek Road



**Historic Review
Langford Campsites
1208 Lime Creek Road**



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

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

Tax District: 103 - SOUTH COUNTY

Parcel #: R5952

Land Nbhd: 3

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

JOHN00054

JOHN W HANKLA & CATHERINE C HANKLA

1361 E 3RD AVE

DURANGO, CO 81301--5241

Owner: JOHN W HANKLA & CATHERINE C HANKLA

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

Value: 86,093

Property Type: RL

Lot:

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

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

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

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



Home

Help

HomeHelpLogin



Search Result

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



Modify search

Continue to Pay

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

Installment: Full Due

Account Number: R5972

Parcel Number: R5972

Tax Year: 2024

Tax Type: Real Estate

Tax Payer Name: M&M DRITLEIN
FAMILY TRUST

Property Street Address: 54 MILL
CREEK
DR

City, State, Zip: DURANGO, CO
81301

Statement Number: 276

Tax District: 103

Installment Paid:

Installment Balance: \$0.00

Installment Balance: \$0.00

Full Due with Interest: \$0.00

SAN JUAN COUNTY

SUPPLEMENT TO APPLICATION FOR IMPROVEMENT AND LAND USE PERMITS

(Attach additional sheets as necessary)

County Land Use Regulations, the County Master Plan and relevant forms may be found on the County website: <http://www.sanjuancountycolorado.us/planning>

NOTE: THIS CHECK LIST HAS BEEN PREPARED TO MAKE IT EASIER FOR APPLICANTS FOR LAND USE PERMITS TO DETERMINE WHAT IS REQUIRED BY SAN JUAN COUNTY FOR LAND USE APPROVAL. IF YOU DON'T THINK YOU CAN COMPLETE IT, CONSIDER HIRING A PROFESSIONAL TO ASSIST YOU. SEVERAL PROFESSIONALS ARE AVAILABLE IN SILVERTON OR ELSEWHERE WHO ARE FAMILIAR WITH THE COUNTY LAND USE CODE AND MIGHT BE ABLE TO ASSIST YOU IN COMPLETING YOUR APPLICATION. THE COUNTY PLANNER CANNOT COMPLETE THIS CHECK LIST FOR YOU!

See Section 3-102 for a preliminary list of information required for all improvement and use permit applications.

NOTE: NO LAND USE OR IMPROVEMENT PERMIT APPLICATION WILL BE REVIEWED BY THE SAN JUAN COUNTY PLANNING COMMISSION OR BOARD OF COUNTY COMMISSIONERS UNTIL THE LAND USE ADMINISTRATOR HAS CERTIFIED THAT THE APPLICATION IS COMPLETE AND CONTAINS ALL REQUIRED INFORMATION.

1. A. Names/Addresses/telephone numbers/email addresses of all Owners of any interest in Property and a description of their interest (fractional ownership, mineral interests, easements, etc.)

Christopher Langford 808-492-0009
cbretlangford@gmail.com 100%

B. Property Description/location/size (3-102.3): 1208 Linne Creek Rd (CR1)

5.76 Ac

- Proof of ownership or consent of all owners of any interest in the land (3-102.2)?
☒ Y ☐ N
- Proof of legal and adequate access for maximum use of proposed development and provision of emergency services consistent with the proposed use? (3-102.2, 3-102.12, 3-102.13, 4-103.3(f)) ☐ Y ☐ N

☐ federal access permit if access is across federal land (3-102.13, 4-103.3(f)(ii))

☐ Easement if access is across private property owned by others (4-103.3(f)(ii))

☒ County driveway permit if access is from adjacent County road or if access requires new intersection with or change to any County road (3-102.12)

☐ State driveway permit if access is from adjacent State highway (3-102.12)

☐ Road Use and Maintenance Agreement if multiple properties accessed from a private road (3-1-2.13, 4-103.3(f)(ii))

How does the applicant propose to get to and from the state highway system?

Existing access is on County Road 1 to Hwy 550

C. What is the proposed improvement or use? Campsites

D. Name and contact info for any contractor who will be working on the project.

NA

E. Are there any existing structures or other improvements on the Property? ☒ Y ☐ N
If yes, describe them in detail including nature or type of improvement, location, etc. and provide photographs of all such improvements.

An old log cabin exists on the property. No utilities were installed. It has a wood fireplace, loft and ladder, and a metal roof.

F. Are there any historic structures, sites or artifacts known on the property? ☐ Y ☒ N
If so, describe them in detail including nature or type, location, etc. and provide photographs of all such structures, sites and known artifacts.

The existing structure has no historical significance.

G. Are all property taxes assessed against the property fully paid up (2-105.5, 3-102.18)
☒ Y ☐ N If the Answer is NO, the application cannot be processed until all taxes are fully paid.

2. Applicable Land Use Zone: Map: Rural Residential; elevation of property? 8910

Density: Urban Residential

A. Is the proposed use consistent with the intent of the applicable zone as stated in the Code (see section 1-106.1 for statement of intent for each zone)? ☒ Y ☐ N

B. Is proposed development consistent with applicable zone regulations re density, minimum parcel size, setbacks (see 1-113)? ☒ Y ☐ N

C. If the proposed use is in the Mountain Zone (see 1-106.1): No

- Does the proposed use adversely affect natural and scenic environment? If so, how? No

- Is the proposed use consistent with seasonal access? ~~XY~~ ☐ N
- Is it within the alpine tundra ecosystem (see 1-107.1)? ☐ Y ~~YN~~ Note: Residential development is prohibited within any alpine tundra ecosystem.
- Is the applicant or any related person or entity the owner of any existing residence in the Mountain Zone? ☐ Y ~~YN~~ If so, what existing property?

Note: Under 1-107.1, if an applicant has an existing residential property in the Mountain Zone, any land use application cannot be processed as a use subject to review but must be reviewed using the criteria of the subdivision regulations in Chapter 7.

D. If the proposed development is at or above 11,000 feet elevation, does it meet the limitations on square footage (4-110.20)?

E. Is the proposed use a vacation rental? ☐ Y [?] ☐ N If so, is it permitted under and consistent with the vacation rental regulations (4-110.21)?

F. Is the proposed development a subdivision? ☐ Y ~~YN~~ If so, see Chapter 7 of the Code for additional requirements.

3. Are any Overlay Zones applicable? (check all applicable)

☒ Scenic preservation – is property within 1500 ft of ☐ SNGRR? ☒ Hwy 550?
☐ Alpine Loop? (1-107.4, 1-114) Not visible from 550.

☐ Mineral (see 1-107.5) – is property located within Sections 10, 13, 14, 15, 16, 17, 22 25 of T 41 N, R 7 W? (1-116.1)

☐ Watershed Protection? (1-107.6)

☐ Town – County Mutual Interest (1-107.7) – is property ever likely to be connected to Town services or annexed into Town? (1-107.7, 1-117)

☐ Does the property likely cross a county line or is access from another County?

4. Master Plan Compliance (4-103.3):

A. What provisions of Master Plan apply to area or to proposed use/development?

Goal LU-2, LU-2.1, EVI

Goal R-4

Future Land Use Plan: Economic Corridors; 1. South County

B. Is the proposed development consistent with applicable Master Plan provisions? List applicable sections and explain how proposed development/use is consistent with those provisions?

5. Is County review of the application likely to cost the County more than the base review fee (see 2-104.1)? ☐ Y ☒ N If so, what additional services is the County likely to require in connection with its review of the application? _____

6. How many properties/parcels/claims are located within a relevant area for determination of cumulative impacts under (4-103.1 and .2)? 14 Describe the area deemed to be relevant and the basis for that determination An area surrounding the proposal extending 1500' in all directions, including all lots accessed from CR1.

A. How many other parcels are accessed via same road? 14

B. How many other parcels are located within the same drainage basin or other relevant area and might be affected by drainage from the property? 0

C. How many other parcels are located within the same air shed? 1-2

D. Are any other parcels likely to obtain water from any underground source which is interconnected with any underground water source which is proposed to be tapped for water for use on the property? If so, how many? 0

7. Do any natural hazards pose a risk on the property or with regard to any access to the property? (check as applicable)

☐ Avalanche Hazard (Chapter 8)

☐ Geologic Hazard (Chapter 9)

☐ Floodplain Hazard (Chapter 10)

☒ Wildfire Hazard (Chapter 11)

Explain the nature of the natural hazards which may pose a risk in connection with the proposed development and how the applicant proposes to minimize or avoid such risks.

Due to heavy forest and brush, there is a mild risk of Wildfire.
We will implement FireWise practices and work with Durango Fire.
Campfires will be limited to extremely safe locations.

8. Historic Impact Review (3-105) Might the proposed development have any impact on historic sites or assets located either on or off the property? (4-103.3(e)) If so, identify the historic sites

or assets which might be affected and explain how they might be affected and how the applicant proposes to avoid such effects. No

9. Potential Health Impacts – Might the proposed use (when considered cumulatively with existing or potential development on all other properties within the relevant area – see number listed in 6 and in 6(a – d) above) have any adverse impact on health of humans, wildlife or natural habitat or on environmental quality? (3-106, 4-103.3(a) and (e))

☐ Y ☒ N Wildlife

☐ Y ☒ N Dust, smoke, fumes, contaminants or air pollution

☐ Y ☒ N Noise

☐ Y ☒ N Water pollution

☐ Y ☒ N Adverse affect on quality of water for human consumption? (1-115.3)

☐ Y ☒ N Soil contamination, erosion, etc.

☐ Y ☒ N Hazardous materials/substances

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. Impacts beyond those inherent to Lime Creek Rd and the San Juan National Forest will be negligible or non existent. Net impacts will be positive. See Cumulative Impacts Report

10. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see number listed in 6(a) above) have any adverse impacts on County roads? (3-107) ☐ Y ☒ N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. Actual impacts to County roads will be positive. Our traffic is negligible considering Lime Creek Rd's current usage. Together with neighbors we have developed a plan to reduce dust, potholes, and protruding rocks, from current levels.

11. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on other property? (4-103.3(d)) ☐ Y ☒ N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. Most neighbors we have spoken to agree that our proposal

will not affect the ^{neighborhood} negatively. In addressing their concerns, we have come up with win-win solutions to improve the neighborhood. Dust control, potholes, trash pick-up.

12. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on scenic values? (4-103.3(e)) ☐ Y ☒ N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. We chose the location of the campsites to minimize scenic disturbance, to neighbors especially, but also visitors and campers on Lime Creek Rd.

13. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on wildlife (habitat, food sources, migration, hunting, etc.)? (4-103.3(e)) ☐ Y ☒ N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. Wildlife will have/experience minimal impacts. Wildlife already avoid the area because of the heavy traffic on Lime Creek Rd, which completely surrounds the property.

14. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on erosion or other natural condition? (4-103.3(e)) ☐ Y ☒ N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. The proposal will have little to no affects increasing erosion. The use is specifically suited for maintaining the natural condition

15. Are Skyline Regulations (3-102.7, 4-110.18) applicable? ☐ Y ☒ N If yes, has the Applicant demonstrated compliance with Skyline regulations? ☐ Y ☐ N

☐ Photos of existing property conditions (3-102.7(a))

☐ Representations of proposed development against skyline (3-102.7(b))

☐ Story poles (if necessary) (3-102.7(c))

16. Has the applicant provided a Scenic Quality Report (4-110.19)? ☒ Y ☐ N

16. Has Applicant provided proof of availability of adequate source of potable water for maximum potential use of proposed development, fire fighting and other purposes (3-102.8, 4-103.3(b))

☐ Decreed water right

☒ Central water system

☐ Well permit

☒ Water storage system

17. Has Applicant provided proof of adequate sewage disposal for maximum use of proposed development (3-102.10, 4-1-3.3(c)) ☐ Y ☐ N

☒ Central sewer system ☐ existing or ☒ new

☐ Individual septic system permit

18. Has the Applicant provided proof of adequate utilities for maximum use of proposed development (4-103.3(g))? ☒ Y ☐ N

a. electric ☐ SMPA service commitment

☒ other LPEA

b. telephone communications ☐ land line service commitment

☒ cell phone service available

☒ satellite phone service available

☒ other

19. A. What emergency services might be required by the proposed development or its potential uses?

☒ Fire

☒ EMS

☒ Law Enforcement

☐ Mountain or back country rescue

☐ Other _____

B. What are probable response times for any indicated emergency services?

☒ Fire 15 min

☒ EMS 15 min

☒ Law Enforcement 35 min

☐ Mountain or back country rescue _____

☐ Other _____

C. Has the Applicant provided proof of availability of each emergency service which might be required for the proposed use (unless deemed unnecessary) (4-103.3(h))?

Explain how Applicant proposes to secure each emergency service which may be required by or in connection with the proposed development or its use?

An impact fee will be paid to Ourango Fire. Fire and Rescue Station 16 is 3.4 miles or 9 minutes away, across from Purgatory Resort.

D. If any emergency service listed is deemed unnecessary, explain why it is unnecessary?

The property has excellent access via County Road 1 to Highway 550.

20. Is Expert Assistance required for any portion of the County's review? If so, in what area and for what purpose?

21. Are any special permit conditions needed to:

☒ a. Protect of health, safety or welfare of general public? (2-110.1)

☒ b. Protect of persons or property? (2-110.1)

☒ c. Protect of historic assets? (1-114.3, 2-110.1)

☒ d. Protect of scenic views and vistas? (1-114.2, 1-115.1, 1-116.4, 2-110.1)

☒ e. Protect cultural assets? (2-110.1)

☒ f. Protect against natural hazards? (2-110.2 and .3)

☒ g. Protect environmental assets? (1-114.2, 1-115.1 1-116.4)

☒ h. Address soils, slopes, geologic hazards? (1-114.4, 1-115.2, 1-116.5)

☒ i. Adequately address access incl. roads, drives, parking? (1-114.5, 1-116.6)

☒ j. Protect water purity? (1-115.1)

☒ k. Preserve access to mineral development? (1-116.3)

Master Plan Compliance

Proposed Langford Campsites

INTRODUCTION

San Juan County regulations state the following:

All applications for review under this Chapter will be examined initially to determine whether the proposal is consistent with the County's Master Plan.

Additionally, the "Supplement to Application for Improvement and Land Use Permits" asks the applicant, *"Is the Proposed Development consistent with applicable Master Plan provisions? List applicable sections and explain how proposed development/use is consistent with those provisions?"*

Yes. The proposal is consistent with the Master Plan.

Applicable sections:

Town of Silverton and San Juan County Master Plan

***Goal LU-2** Focus future development on mining claims into growth corridors that are environmentally suitable, where public services are available and that provide feasible opportunities for growing the community and the economy.*

Explanation:

The property is not off on it's own, creating new impacts. It is adjacent to existing developments, thereby concentrating development as the master plan directs This property is specifically in an Economic Development Corridor, or Growth Corridor. It has year round plowed access, and public services are close and convenient. Durango Fire has a station that is 10 minutes away, providing fire and EMS services. The County Road is flat and easy to access in all seasons. The entrance to the property is also level and easy to access and maintain. It is one of the most suitable lots for development in the unincorporated county.

Future Land Use Plan

Economic corridors [that have year-round plowed county roads] are suitable for residential, light industrial, and flexible commercial uses and already contain existing residential development and some mixed commercial, industrial and mining development.

Master Plan Compliance
Proposed Langford Campsites

*1. South County on or near Highway 550- Durango Mountain Resort master plan area, Cascade Village, the Mill Creek subdivision, and **Know Your Neighbor** residential area along the south end of Lime Creek Road from the intersection at the Cascade Creek curve to the end of the plowed access.*

Explanation:

The property is suitable for mixed and commercial uses based on criteria spelled out in the master plan. For one, it is the most developable property in the Lime Creek Area. It already has year round plowed access. The considered use is already being done within less than 1000 feet in both directions along Lime Creek Rd. It blends in very naturally.

***Goal R-4** Create opportunities for developed campgrounds while allowing for dispersed, informal camping.*

Strategies

***R-4.2** Identify areas in Silverton and the county that are suitable for campgrounds given natural resources, natural hazards, infrastructure and public services*

Explanation:

This would be considered, though on a very small scale, a developed campground. The development of which is specifically a goal of the Master Plan, which reflects the vision of the people of San Juan County. This application is a manifestation of that vision. We have quite literally “identified an area in the County that is suitable for a campground, given natural resources, natural hazards, infrastructure, and public services.”

Conclusion:

This proposal is consistent with all parts of the Master Plan including environmental and scenic concerns, promoting and developing the local economy, and focusing responsible growth into Economic Corridors.

Master Plan Compliance

Proposed Langford Campsites

Excerpt from the Silverton Compass Master Plan (Which reflect local sentiment)

STRENGTHEN OUR LOCAL ECONOMY

Strengthening our local economy is a cornerstone of the Compass Project. A primary goal of the community is to develop a resilient year-round economy and improve job opportunities and wages.

... Entrepreneurship is an important part of our future economy. Identifying ways to support entrepreneurial businesses through their early stages can increase the number that become significant contributors to the local economy in coming years.

STRATEGIES & ACTION ITEMS

Strategy A. Expand Winter and Shoulder Seasons to Enhance Year Round Economy

7. Create new activities in winter and shoulder seasons

Strategy B. Support and Enable Local Businesses and Entrepreneurship

1. Continue Chamber efforts to promote Silverton to businesses that align with the community's values.
2. Help local businesses connect to resources available to support small businesses such as assisting with site locations, information on the town process, etc.
3. Identify and create new incubator spaces to promote local entrepreneurship.
5. Ensure local land use policies and processes are fair and predictable and make it possible to start or expand businesses that fit in Silverton.

Strategy C. Support Creative Industries, Small Businesses, and other Entrepreneurial Efforts

RESPONSIBLE LAND USE, GROWTH, AND DEVELOPMENT STRATEGY

The most important strategy to encourage future responsible growth is to update the local land use policies that allow for the type of development the community desires. The community has expressed the desire to create policy and zoning that protects land and growth but does not gatekeep.

STRATEGIES & ACTION ITEMS

Strategy A. Update Local Land Use Policies

- 1 Reduce zoning districts to create flexibility to expand building types throughout town.
2. Update dimensional standards to provide more flexibility for a variety of building types while maintaining the historic character.
 - a. **Reduce parking requirements** for small scale infill projects.
 - b. **Reduce setbacks.**
 - c. **Reduce minimum** lot areas and floor area.
 - d. **Reduce** lot coverage percentages
 - e. **Increased height limits.**
- 3 **Limit regulation of uses** and building types to **provide flexibility** for home/building reuse, and non-traditional creative/maker/office spaces in neighborhoods.
- 4 Develop systems for property owners by creating **more efficient and predictable development review and permitting processes...**

Master Plan Compliance

Proposed Langford Campsites

INTRODUCTION

San Juan County regulations state the following:

All applications for review under this Chapter will be examined initially to determine whether the proposal is consistent with the County's Master Plan.

Additionally, the "Supplement to Application for Improvement and Land Use Permits" asks the applicant, *"Is the Proposed Development consistent with applicable Master Plan provisions? List applicable sections and explain how proposed development/use is consistent with those provisions?"*

Yes. The proposal is consistent with the Master Plan.

Applicable sections:

Town of Silverton and San Juan County Master Plan

Goal LU-2 *Focus future development on mining claims into growth corridors that are environmentally suitable, where public services are available and that provide feasible opportunities for growing the community and the economy.*

Explanation:

The property is not off on it's own, creating new impacts. It is adjacent to existing developments, thereby concentrating development as the master plan directs This property is specifically in an Economic Development Corridor, or Growth Corridor. It has year round plowed access, and public services are close and convenient. Durango Fire has a station that is 10 minutes away, providing fire and EMS services. The County Road is flat and easy to access in all seasons. The entrance to the property is also level and easy to access and maintain. It is one of the most suitable lots for development in the unincorporated county.

Future Land Use Plan

Economic corridors [that have year-round plowed county roads] are suitable for residential, light industrial, and flexible commercial uses and already contain existing residential development and some mixed commercial, industrial and mining development.

Master Plan Compliance
Proposed Langford Campsites

*1. South County on or near Highway 550- Durango Mountain Resort master plan area, Cascade Village, the Mill Creek subdivision, and **Know Your Neighbor** residential area along the south end of Lime Creek Road from the intersection at the Cascade Creek curve to the end of the plowed access.*

Explanation:

The property is suitable for mixed and commercial uses based on criteria spelled out in the master plan. For one, it is the most developable property in the Lime Creek Area. It already has year round plowed access. The considered use is already being done within less than 1000 feet in both directions along Lime Creek Rd. It blends in very naturally.

***Goal R-4** Create opportunities for developed campgrounds while allowing for dispersed, informal camping.*

Strategies

***R-4.2** Identify areas in Silverton and the county that are suitable for campgrounds given natural resources, natural hazards, infrastructure and public services*

Explanation:

This would be considered, though on a very small scale, a developed campground. The development of which is specifically a goal of the Master Plan, which reflects the vision of the people of San Juan County. This application is a manifestation of that vision. We have quite literally “identified an area in the County that is suitable for a campground, given natural resources, natural hazards, infrastructure, and public services.”

Conclusion:

This proposal is consistent with all parts of the Master Plan including environmental and scenic concerns, promoting and developing the local economy, and focusing responsible growth into Economic Corridors.

Master Plan Compliance

Proposed Langford Campsites

Excerpt from the Silverton Compass Master Plan (Which reflect local sentiment)

STRENGTHEN OUR LOCAL ECONOMY

Strengthening our local economy is a cornerstone of the Compass Project. A primary goal of the community is to develop a resilient year-round economy and improve job opportunities and wages.

... Entrepreneurship is an important part of our future economy. Identifying ways to support entrepreneurial businesses through their early stages can increase the number that become significant contributors to the local economy in coming years.

STRATEGIES & ACTION ITEMS

Strategy A. Expand Winter and Shoulder Seasons to Enhance Year Round Economy

7. Create new activities in winter and shoulder seasons

Strategy B. Support and Enable Local Businesses and Entrepreneurship

1. Continue Chamber efforts to promote Silverton to businesses that align with the community's values.
2. Help local businesses connect to resources available to support small businesses such as assisting with site locations, information on the town process, etc.
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DURANGO FIRE & RESCUE

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THIS ITEM APPEARS ON

NEW CONSTRUCTION (/NEW-CONSTRUCTION)

EXISTING BUILDINGS (/EXISTING-BUILDINGS)

NEW FIRE CODE PLAN REVIEW APPLICATION

Allow 14 days for review after full submittal, including fees.

**If fee statement isn't received within two business days please contact the Fire Marshal Division:
firemarshal@durangofire.org; 970-382-6001**

Phased projects will require a meeting prior to permit issuance to identify the additional inspections and reviews required based on the phasing.

PDF uploads cannot be any larger than 16 MB. There is an option to share files through a shared link. See instructions below.

APPLICANT

Name (required)

Phone (required)

Email (required)

Mailing Address (required)**City/State/Zip (required)****PROJECT/SITE****Name (required)****Gross Sq. Ft. (required)****Address (required)****City/State/Zip (required)****BUILDING OWNER****Name (required)****Phone (required)****Email (required)****Mailing Address (required)****City/State/Zip (required)**

- ☐ Tenant Improvement
- ☐ Change of Use

IBC Occupancy Classification (required)**IBC Construction Type (required)****Number of Stories (required)****Area of Work Sq. Ft. (required)****Building Height (required)**

File (PDF set of scaled plans submitted - hard copy when required by DFR), Specifications (PDF only), Other Info. (The max size file that can be uploaded is 16 MB. If you need to share files through a shared link, please do so in the box below.)

04f Bath House Plans.pdf

Shared Link**Additional File**

No file chosen

Additional File

No file chosen

Additional File

No file chosen

File

No file chosen

SCOPE OF WORK**Describe the scope of work. (required)**

Setting up campsites and building a bathhouse.

Submit

RESUBMITTAL PERMIT APPLICATIONS - ALL PROJECT TYPES

If you have a resubmittal of any project type, please use this application.

APPLICATION »

(/resubmittal-permit-applications-all-project-types)

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DISTRICT TRANSPARENCY (TRANSPARENCY.HTML)

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