

Just what is Roberts Village Camp Durango?

This proposal would place 277 “cabins” and luxury RV sites next to the river in the Animas Valley. 277 is comparable to the number of homes in North and South Dalton Ranch combined. The developer proposes to rent the “cabins” (actually expanded “tiny homes on wheels”) for stays up to 180 days and also sell the cabins to private owners. There has been lip service, but no actual plan formulated for river put-in.

Roberts plan application now has more “cabins” than RV sites. His overall intention is to continue having more cabins than RV sites. **This WILL be a VRBO-like dense subdivision of tiny homes with some RVs.** It’s being called an “RV Park” because what this really is, a **Manufactured Home Park**, is not allowed due to zoning. RV Park stays, per our County Code, are limited to a maximum of 60 days.

The Animas Valley Action Coalition (AVAC) was formed to evaluate and challenge development proposals, like this one, which we believe are not suitable for our Valley and do not meet the requirements of the Animas Valley District Plan and the Animas Valley Land Use Plan. This includes the codified purpose of “preventing high density housing development and maintaining the traditional rural quality of the area....”

CONCERNS:

- ✳ Extremely high sanitation demand
- ✳ Density is not compatible with area
- ✳ High water usage
- ✳ Impacts to established neighborhoods
- ✳ Heavy Traffic
- ✳ Fire evacuation congestion
- ✳ Soundscapes
- ✳ Properly managed river put-in
- ✳ Protection and preservation of the river corridor
- ✳ Night skies



Find more info on
our website:
AVACDurango.org

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