

From: [Gester Garcia](#)
To: [Tez Hawkins](#)
Subject: PL20230036 - Roberts Resorts Village Camp Durango - Phase 1 Project Type – Minor Land Use Permit
Date: Thursday, February 8, 2024 3:05:53 PM

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Hello Tez,

LPEA has reviewed these documents and has some initial concerns, we would need dedications on the lot with the park model homes as they would be placed in and of use. Is the owner going to sell to private parties for homes in the future, They would need each a meter of its own unless you are planning to put a Homeowners Association or HOA clause on the electricity as sub- metering is not allowed. The lot dedications or easements are only required if you are going to sell homes.

I am also unaware of a pole relocation request or job by the river if that pole is going to be relocated.

The uses and amenities are in alignment with the County’s description of an RV Park. For example, the Park Model Cabins are defined by Chapter 18, Attachment 3 of La Plata County’s Building Code as follows: *“Park model homes are a special subset of recreational vehicles that are constructed for the purpose of permanent placement in a park or on a residential site. Park Model Homes must be placed on a permanent foundation or follow the temporary block set requirements. Park Model Homes must also comply with all Building Code and Land Use Regulations.”*

LPEA is also concerned regarding the heavy load on a full capacity so a system improvement could be required to support load if moving forward.

There is also a gap between the NW easement and the SW easement so installing a line would be difficult unless there is an easement that connects it. LPEA suggest dedications to utility along the row or Right of way throughout the park.

Alternatively, a blanket easement is another choice to resolve the matter if you do so choose.

If you have any questions, please do not hesitate to contact me for further conversation regarding the matter.

Sincerely,

Gester Garcia

Right of Way Agent

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La Plata Electric Association provides its members safe, reliable electricity at the lowest reasonable cost while being environmentally responsible.

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