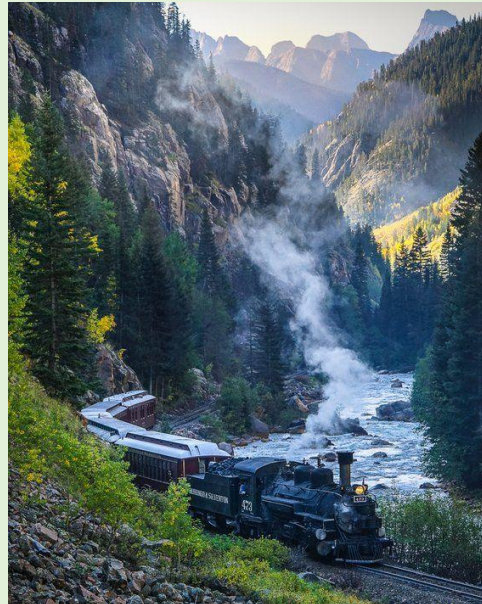


*Animas Valley Action Coalition (AVAC)*  
Protecting the Unique Historic Animas River Valley  
*300 + Strong*





## Meet AVAC Coordinating Committee

*Change.....*

*Change will not come if we wait for some other person or some other time. We are the ones we've been waiting for. We are the change that we seek.*

*Barack Obama  
president*





# Ground Rules for the Meeting

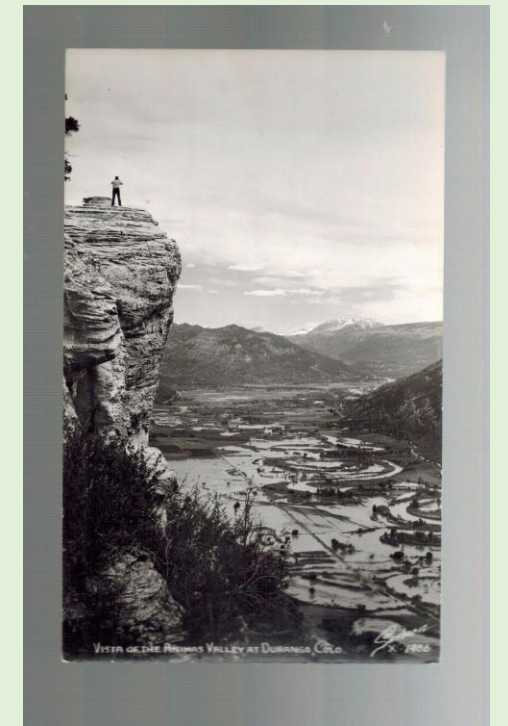
- At times you learn more by listening
- Respect all ideas
- One person talks at a time
- Be concise in your responses
- Meet your neighbors
- Humor is appreciated





- ❑ Initiated Public Meetings
- ❑ 300+ Members
- ❑ Created AVAC Website:  
Information, Updates, County  
Submittals, Place for Comments
  
- ❑ Legal Representation:  
Advocacy, Legal Advice, Colorado  
Open Records Requests
  
- ❑ Monitored Roberts' Submittals
- ❑ Organized "Listening Sessions"
  
- ❑ Worked with Registered District  
Advisory Committee: Revising La  
Plata Land Use Code
  
- ❑ County & Commissioners  
Planning Meetings
  
- ❑ Letters to the Editor

Coordinating Committee  
& Member  
Accomplishments:



## Roberts Proposal Update, 2<sup>nd</sup> Submittal

- ❑ 1<sup>st</sup> submittal: 257 RV stalls, 49 cabins, club house, office, small store & river put in
- ❑ 1<sup>st</sup> submittal numerous non-compliance issues i.e. maintain small rural community with low density, & compatibility with existing characteristics of the area
- ❑ Compliance letter responded to 28 resident concerns, *please read they are yours*

### **2nd Submittal:**

- ❑ Confusing: 275 RV stalls, 1 clubhouse, 1 bathhouse, park models are mentioned --- how many? Permanent, for sale in the future along with RV sites?
- ❑ Compatibility issues: with La Plata Land Use Code 70.5.III.D, “this type of use in its current form, in combination with density, does not meet the maintenance of existing character” *Tez Hawkins* or the traditional rural quality of area, small community, & density does not correspond to the surrounding neighborhoods
- ❑ Fire: exits to close, not enough hydrants, RV sites to close together, no fire preparedness plan
- ❑ Traffic: (“very little improvements, if any, need to be made”) reality of use is different, site distance, curves....

## Roberts Proposal Update, 2<sup>nd</sup> Submittal

- Water: no guarantee of water or pressure for fire suppression, need own fire suppression system, drainage into the river under flood conditions
- Sanitation: land not within the Hermosa Sanitation District, upgrades coming in the near future, pay his fair share for upgrades
- Lighting: under 1<sup>st</sup> submittal 29 light poles across 38 acres, along with poles at individual sites, camper lights, etc. 2nd submittal schematics unreadable, how many poles, RV lights, and no lights out policy
- River put in was taken out and pause on use
- 2<sup>nd</sup> submittal still under review by Tez Hawkins, contracted planner for completeness
- Application comments are needed now**
- Next Steps: neighborhood meeting April 29 5:30-7:00 pm, planning commission, possible call up to Board of County Commissioners

## Other Roberts Resorts – Development Model

At **Oasis Durango RV Resort**, we offer year-round accommodations, including spacious RV sites, cozy deluxe cabins, and convenient tent sites. Whether you're seeking a long-term stay or a weekend escape, our resort has everything you need for a memorable stay in Durango.

### **GOLD CANYON Snowbird Annual Special**

**Calling all snowbirds! Tired of the RV shuffle every 6 months? Secure an ANNUAL site with us and keep your rig right where it belongs – on your own site! Say goodbye to using storage. Make our beautiful resort your year-round home and relish our 5-star amenities!**

### **OAK FOREST Stay 3 Months, Get 1 Free!**

Reserve your spot in the exciting 169 RV lot expansion at Oak Forest RV Resort in Austin. For a limited time, enjoy a complimentary month when you book a 3-month stay! Experience one of Austin's premier RV destinations with this incredible introductory offer.





Flagstaff Village Camp by Roberts – Note Luxury Homes Whether you're here for a short getaway or an extended stay, you'll find everything you need to feel right at home.





# Registered District Advisory Committee (RDAC)

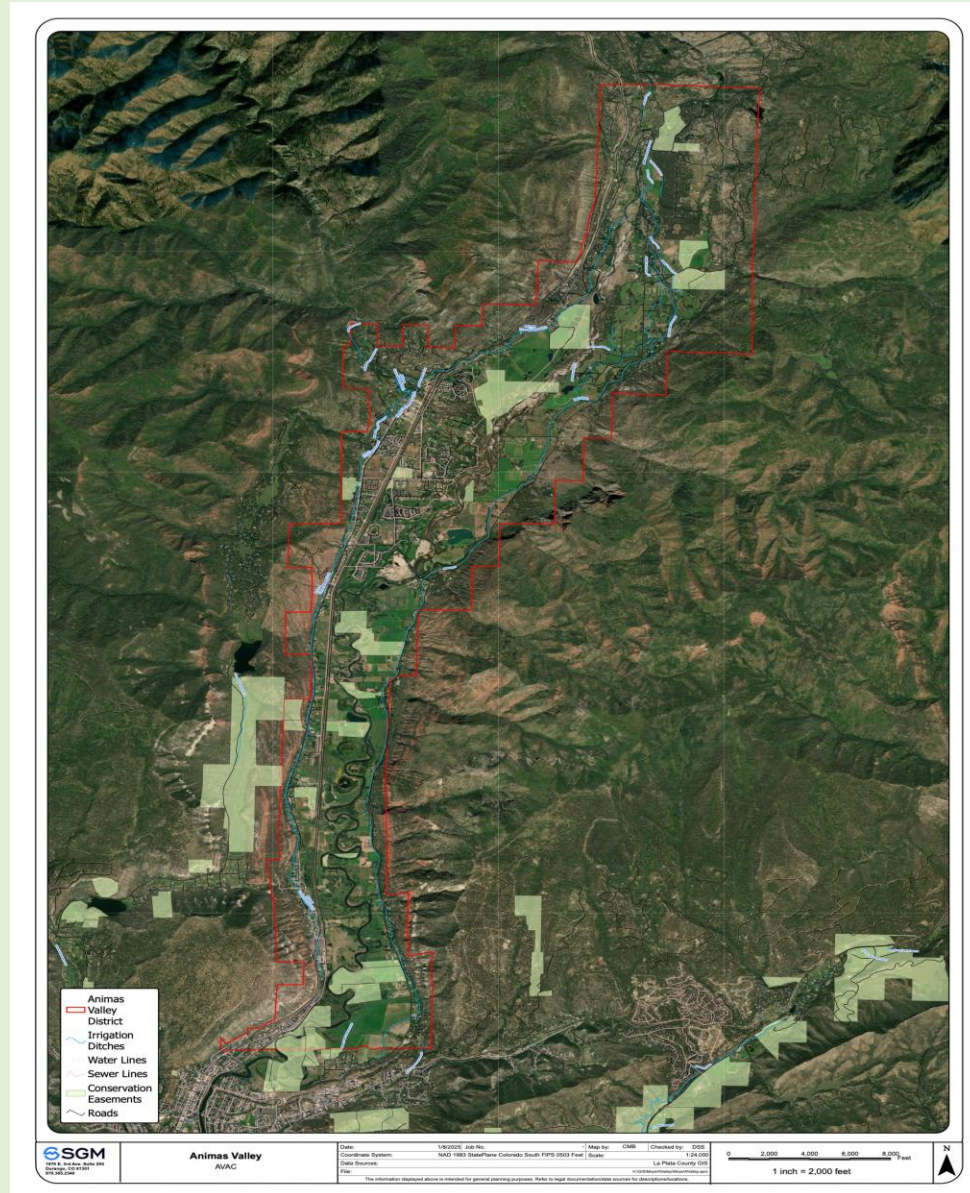
*And Code Changes we are Seeking for the Valley*





# What Does the Future Look Like....

- Summary of listening sessions
- Next steps for AVAC
- Sketch Plan for the Valley
- County Parks Department
- Special District - parks





## ❑ THANK YOU FOR YOUR DONATIONS

### ❑ Donations:

- we have raised >\$20K
- legal fees so far \$4,608 (does not include latest report requests)
- miscellaneous fees for legal, website, and printing of \$1032

❑ Continued donations will further support legal requests and long-term strategic planning for the Animas Valley

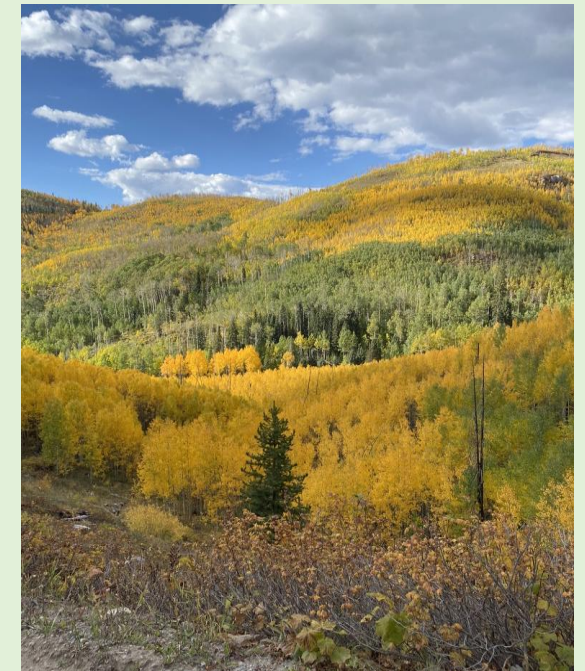
❑ Hired the firm Hoskin Farina & Kampf.

❑ Advising us on legal steps available to address immediate and on-going concerns

❑ Our attorneys have submitted Colorado Open Records Act (CORA) requests:

- **La Plata County** for traffic impact studies, bridge loading studies, Dalton Ranch & Golf Club studies, and any future traffic planning studies related to the North Animas Valley
- **Hermosa Sanitation** for the by-laws, site application, service area, reported violations, expansion plans studies and/or studies related to the proposed Roberts project (have received 103 documents so far)

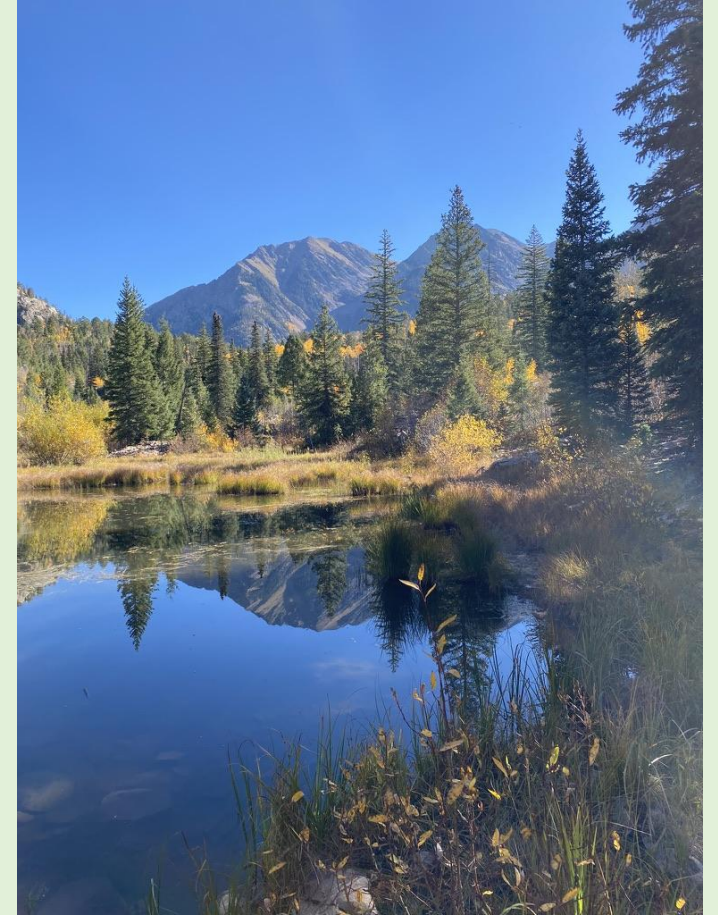
## Logistics: Donations, Legal



# Logistics: Website

Website: [www.avacdurango.org](http://www.avacdurango.org)

- Latest posts are available on the “Home” and “All Posts” pages
- 2<sup>nd</sup> submission documents pulled from the County website for easy access. Use the comments section at the bottom or email us directly with concerns.
- View the “Durango Herald Articles” page for links to the Herald’s articles
- Donation details are available on the “Donations” page
- Resources page hosts a variety of related documents & articles





# Logistics: Website (cont):

[www.avacdurango.org](http://www.avacdurango.org)

The screenshot shows a web browser window with the AVAC Durango website. The browser's address bar shows the URL <https://avacdurango.org>. The website's navigation menu includes Home, Resources, Poster, AVAC Flyer, About, Donations, and Contact. A search dropdown menu is open, listing various topics such as Top 10 Impacts, Roberts Second Submittal, How To Find This Project On-Line, How To Comment On This Project, Durango Herald Articles, Animas Valley RDAC, Animas Valley District Plan, County Meetings, AVAC Meetings, Roberts Resorts Plan, and La Plata GIS. Below the search menu, the main content area features a large image of a mountain valley and the heading "Animas Valley Action Coalition". The text below the image describes the coalition's purpose and mentions the Roberts Resort Village Camp. A "Latest News:" section is visible on the right side of the page, containing two news items: "AVAC Meeting 4/5/2025" and "Second Submittal Notice".

File Edit View History Bookmarks Tools Help

Home - AVAC Durango

https://avacdurango.org

Accel - RF Instruments... Getting Started ARF R&D - Sharepoint... Bitbucket Trailhead Map STAR Mail - David San... Jira AVAC Photos - Google... AVAC Durango AVAC Durango WP

Bookmarks

Search bookmarks

Bookmarks Toolbar

Bookmarks Menu

Mozilla Firefox

NWCC iMap

MapShare

MakerWorld: Do...

Other Bookmarks

AVAC Durango

Home Resources Poster AVAC Flyer About Donations Contact

Top 10 Impacts

Roberts Second Submittal

How To Find This Project On-Line

How To Comment On This Project

Durango Herald Articles

Animas Valley RDAC

Animas Valley District Plan

County Meetings

AVAC Meetings

Roberts Resorts Plan

La Plata GIS

All Posts

### Animas Valley Action Coalition

**Purpose of the Action Coalition:** An organized group (Va... is developed under the Animas Valley District Plan (AVDP)... and mitigate the adverse impacts of new development on e... transportation and planning/zoning in the Animas Valley. Th... beauty and landscape, rural lands and viability of agricultural production on the valley and its residents.

We believe the Roberts Resort Village Camp at the Trimble Crossing of the Animas River is one such n...

If you are interested to explore the hidden impacts of the Robert Resort Village Camp and what the pos...

<https://avacdurango.org/roberts-second-submittal/>

#### Latest News:

[AVAC Meeting 4/5/2025](#)  
March 26, 2025

It has been some time since our last Animas Valley Action Coalition meeting, and in that time many developments have occurred. Therefore, we believe it is timely to convene a meeting to discuss not only updates, but potential changes to AVAC and the future of the Animas Valley. In addition to the recent application updates... [Read more](#)

[Second Submittal Notice](#)  
March 12, 2025

Roberts has submitted his second submission for the Village Camp Durango project (located at Trimble Road and the Animas Bridge). Now would be a good time to submit your concerns directly to the application through the County website portal (see link below). The re-submittal is currently under review by Tez Hawkins (Senior Planner from the... [Read more](#)

[2nd Submittal Update](#)



# Audience & Panel Discussion: questions, comments, ideas, future of AVAC etc.

Brenda Fernandez, Sheila Lee, Anita Rancatti, Dave Sanderlin, Louis Meyer, Tom Penn & Darlene Koontz





## Call to Action: what we all can do...

- Roberts Development: post a comment on the La Plata County Planning Website
- Attend the neighborhood meeting April 29, 5:30-7:00 pm
- Attend the Planning Commission Meeting
- Write editorials to the newspaper
  
- Join AVAC Coordinating Committee
- Host a listening session
- Write editorials in support of strategic & smart growth
- Write County Commissioners & Planning Department in support of the code changes
- Attend Animas Water & Hermosa Sanitation Board Meetings

**Thank You for Attending – Keep those comments & opinion pieces coming!**





# Sunrise Roberts Resort Apache Junction AZ





## We'll Move Your Legacy Forward

“Roberts Communities and Resorts brings over 50 years of expertise to the Manufactured Housing and RV Resort industry, with a growing portfolio of more than 10,000 sites, including expansion sites, across Arizona, California, Colorado, Texas, Utah and Alabama. Our hands-on operational approach ensures success at every level, as we work closely with property managers to deliver exceptional service, foster strong tenant communities, and create lasting value through a dedicated and caring management team.

*We take a forward-thinking approach to investments, focusing on long-term ownership rather than short-term turnover. As a nimble and growing company, we offer Sellers the advantage of a streamlined process with direct access to 2-3 decision-makers, avoiding the red tape often seen in larger organizations. Backed by a team with over \$3 billion in transaction experience and the capital to close deals up to \$300 million, we conduct thorough due diligence upfront to ensure a smooth and reliable closing at the agreed price. Ultimately, our goal is to create a “win-win” experience, paving the way for happy residents and guests and ensuring a seamless transition for the next generation of ownership.”*

I Don't See No Stinking Impacts!

