



PIONEER
DEVELOPMENT
COMPANY

December 9th, 2025

Lynn Hyde
Community Development Director
La Plata County Planning Department
211 Rock Point Drive
Durango, CO 81301

RE: Response to Second Compliance Review — Project #PL2023-0036, Durango Village Camp

Dear Lynn,

Thank you for your continued review of the Durango Village Camp application. We appreciate the County's thorough evaluation and the opportunity to address all remaining comments from the second compliance review. The responses below correspond to every item outlined in the County's June 11, 2025 review letter and reflect updates incorporated across the project narrative, civil plans, landscape plans, lighting documents, and related submittal materials.

Responses to County Comments

Referral Agency Responses: All agency comments have been addressed, and written responses have been submitted for each item.

CDOT Additional Requests: Coordination with CDOT is ongoing, and written confirmation will be provided upon completion of their review.

Boundary Adjustment Requirements: A draft boundary adjustment plat and notarized authorization letter from Trimble Storage LLC is included in our application.

Roadway Improvements on CR 252: Revised site plans will integrate CR 252 improvements or clearly reference the roadway improvement drawings.

Plat Amendment for Easements: An amended plat will depict vacated easements and new easements per HSD and LPEA requirements.

Riverbank Trail Setback Compliance: All trails remain at the top of bank, utilizing minimal-disturbance methods and preserving stabilizing willow vegetation.

Internal Pedestrian Circulation and ADA Compliance: Pedestrian signage, sight-distance triangles, speed limits, and ADA-compliant crossings will be incorporated throughout the site.

Cyclist and Pedestrian Connectivity on CR 252: Pedestrian and cyclist improvements remain, including shoulder widening and other safety upgrades coordinated with County Engineering.

Signage Encouraging RV Use of US 550: Advisory signage and guest communication will direct RVs to use US 550 to reduce cyclist conflicts.

Dependent Camping Vehicles Prohibition: The narrative and Rules & Regulations now explicitly prohibit dependent camping vehicles.

Clubhouse Waste Enclosure: A screened solid-waste enclosure has been located adjacent to the clubhouse service area.

Clubhouse Use and Trip Generation: Clubhouse amenities are for registered guests only, and therefore do not affect trip-generation or parking calculations.

Refuse Container Requirements: Centralized dumpsters exceed the State requirement of 60 gallons per five campsites.

Lighting Fixtures and Photometric Updates: Full cut-off lighting fixtures have been selected, and photometric plans updated to show property lines and prevent spillover.

Building-Mounted Lighting: No lighting is mounted to the clubhouse or bathhouse structures.

Phasing and Landscape Installation: Phase 1 construction is anticipated to last 1–2 years, followed by Phase 2; landscaping will be phased alongside infrastructure.

Lighting Mounting Height Clarification: All pole fixtures are set at 17.5 feet, and all acronyms and dimensions have been clarified.

North Property Line Light Spill: The photometric plan eliminates all off-site light spill.

Landscape Buffering Adjustments: Additional conifers will be added along the southern property line to strengthen buffering.

North Property Line Buffer Treatment: The existing metal fence provides adequate buffering along the north property line.

Internal Landscaping Requests: Interior landscaping has been significantly enhanced while balancing long-term water-use efficiency.

Landscape Plan Coverage: The full property and berm conditions are now depicted, with supplemental planting added near the detention pond.

Entry Sign Sight-Distance Requirements: Sight-distance triangles will be included in engineering plans demonstrating safe sign placement.

Compatibility Improvements: The project incorporates more than 2,000 linear feet of public trail and substantial landscape enhancements exceeding minimum standards.

Riparian Protection and Trail Fencing: Stay-on-trail signage will be added; natural vegetation provides the necessary low-impact boundary.

Erosion and Floodway Protection: Existing riparian vegetation provides natural stabilization, and the project will implement adaptive measures if future river migration occurs.

Neighborhood Meeting Feedback: A narrative section summarizing community feedback and corresponding design changes has been included.

Wetland Delineation and USACE Correspondence: Wetland delineation documentation and USACE correspondence are included in the re-submittal.

We appreciate the County's collaborative approach throughout this review process. Please let us know if any additional clarification or supplemental materials would be helpful as we work together toward finalizing this application.

Sincerely,

Andrew Arnold
Founder | Principal
Pioneer Development Company
Durango, Colorado