



February 17, 2026

Revised: March 21, 2026 (Water and Wastewater Provider Comments)

Durango River View RV Resort, LLC

C/O: Andrew Arnold

8350 E Raintree, Suite 220

Scottsdale, AZ 85260

**Sent Via Email**

RE: Project # PL2023-0036, Durango Village Camp Third Compliance Review

To Andrew Arnold:

Thank you for submitting the project application. Staff appreciates the well-organized application materials. At this time, the project is not in compliance with the County Land Use Code, and the following comments must be addressed before the application can move forward in the review process.

#### Referral Agency Comments

1. La Plata County (LPC) received comments from the following referral Agencies: **County Engineer, the Hermosa Sanitation District (HSD), and the Animas Water Company**. Please provide written responses to address the comments and requests of all referral agencies.
2. The following comments received during the second referral review have been addressed: the La Plata County Building Department, Colorado Parks and Wildlife, La Plata County Public Health Department (LPCPH), LPEA, Colorado Department of Public Health and Environment (CDPHE), the La Plata County 3<sup>rd</sup> Party Traffic Impact Study Reviewer Fox Tuttle, and the Durango Fire Protection District, Animas Water Company, the Durango Fire Protection District and La Plata Electric Association (LPEA).

#### Plat, Dedication, Easements, and Ownership Comments

1. Delineate and call out the proposed property line on the site plan and landscape/buffering plan. **This is a previously unaddressed comment.**
2. A preliminary Boundary Lot Line Adjustment (BLA) Plat was submitted with this application and suffices to address comments for this Minor Land Use Development Application. A separate BLA application will need to be submitted if the Land Use Development application is approved. The BLA plat that was submitted with this application doesn't appear to show all the easements applicable to the property. The Plat amendment will also be required to depict an accurate floodway in the existing conditions exhibit. A plat note should be added to the future plat to highlight the need for future development to adhere to applicable FEMA floodway and floodplain maps and the applicable LPC development standards. This comment is only informational, and no response is necessary.

#### LUC Compliance and State Campground Compliance Comments

1. **[Unaddressed Comment]** Safe ingress and egress of pedestrian and vehicular traffic shall be provided, and pedestrians shall have the right-of-way. ([6 CCR 1010-9, State Campground Regulations](#)). There are pedestrian paths shown internally to the site that do not show indications of safe pedestrian/cyclist ingress and egress, such as sight distance triangles, ground-striped crosswalks, or signage indicating crossings or speed limits. At a minimum, safe internal pedestrian circulation should be demonstrated through pedestrian crossing signage, speed limit signage, and the sight distance triangles at the internal pedestrian pathways. The site distance triangles should address the length of the longest RV allowed at the park. Provide a demonstration of the intent to meet ADA accessibility requirements. Section 4.7 of the Colorado Campground regulations states, "Walkways, footbridges or other safe means of passage shall be provided in common use service areas." **The applicant responded, but the pedestrian improvements were not shown in any plan set. The internal site pedestrian improvements also need to be shown and designed into the civil plans. All pedestrian improvements will be required to be constructed before the operation of the RV Campground.**
2. **[Unaddressed Comment]**. Cyclist and pedestrian connections or improvements need to be provided to and from the RV Park along CR 252 between the southern property line and Horse Thief Lane. This will mitigate the impacts on existing conditions in which CR 252 is a popular cycling route. Per the LUC, some minor and major land use permits will require sidewalks or pedestrian walkways to extend along property frontage for the entire distance of a lot or project where improved sidewalks or walkways exist adjacent to a project or where the director determines that the proposed project will generate pedestrian use. Pedestrian and cyclist infrastructure shall be constructed of equal or greater quality than the adjacent facilities or per the specifications in Sec. 74.-5.II.A, which uses CDOT M &S Standards. ([Sec. 74-5.II.A](#)) **The project narrative and comment responses imply that a multi-use path will be provided in the future and that La Plata County will lead the effort for a multi-use path. However, La Plata County hasn't discussed this direction with the Durango Village Camp Project Team, and therefore, additional discussion is needed between both entities, or this comment must be addressed directly as stated. LPC will contact the Durango Village Team to schedule a meeting.**

Pedestrian and cyclist infrastructure should be designed and installed along this section of the road. Poor site distances along this section of CR 252 create hazards at the entrances of the RV Park, and existing conditions show CR 252 to have moderate cyclist activity. The additional traffic generated by large vehicles is expected to generate safety conflicts between cyclists, existing traffic, and RV traffic. Regarding future conditions, it's expected that patrons of the RV park will walk or bike to nearby destinations such as the grocery store, the CR 252 cycling route, or amenities provided by Dalton Ranch. Please refer to the County Engineer's comments for additional detail on the recommended improvements, which include a multi-use path along the property line, widening the CR 252 shoulder between the property and Horse Thief Lane, and an identified safe pedestrian crossing to the path currently under construction on the north side of CR 252 at Dalton Ranch Road. This comment is also related to the Colorado State Campground Regulations, which indicate that safe ingress and egress of pedestrian and vehicular traffic shall be provided, and pedestrians shall have the right of way ([6 CCR 1010-9, State Campground Regulations](#)). The LUC also requires that applicants and owners be responsible for addressing and mitigating the road system impacts associated with their proposal as necessary to provide safe, efficient access to the development or use ([Sec.73-4.I](#)). Provide scaled drawings demonstrating the construction of the proposed pedestrian circulation in the civil drawings. The internal trails and paths need designated pedestrian crossings where they cross a vehicular access or golf cart access point. Please also refer to the County Engineer's comments regarding golf carts on a public road.

Specially designated pedestrian and cycling paths are endorsed along CR 203, Hwy 550, **CR 252**, and northern CR 250 rights-of-way ([65-2.II.B](#)). County staff met with the Durango Village Camp Team on May 19, 2025, where additional pedestrian/cyclist safety measures were discussed; however, feasibility is

unclear due to maintenance concerns, available right-of-way or private land, and impacts to existing infrastructure. The County will continue to explore these options with the Durango Village Camp Team.

3. **[Unaddressed Comment].** During the neighborhood meeting on April 29, 2025, residents suggested that the Durango Village Camp install signage and implement rules and regulations requiring RVs to use Highway 550 rather than CR 252 to improve cyclists' safety along the County Road's cycling route. While this is not a county requirement, please consider whether this could be incorporated into the proposal to address the neighbors' concerns. **A response stating that signage related to RV ingress and egress will be implemented; however, there is no demonstration of this signage in the application documents. If signage is proposed, then it should be shown on the civil plans.**
4. This comment is only for record-keeping purposes and does not require a response. Individual campsites shall be set back from the public right-of-way (ROW) 25' per Sec. 73-5.III.C. The site plans demonstrate that these setbacks are being met. However, due to the proximity of the campsites to the 25-foot setback, an Improvement Location Certificate (ILC) may be required after construction to ensure the setback is met ([SEC. 70-6.III, Verifying Setbacks](#)). To prevent any incident of constructing campsites that encroach into the 25' setback, staff will recommend a condition of approval requiring pre-construction staking, including a temporary vertical boundary (construction fencing) delineating the 25' setback.
5. This comment is only for record-keeping purposes and does not require a response unless the statement is not accurate. The Animas Water Company (AWC) Comments dated February 28, 2025, discuss the dedication of fire hydrant lines. It appears that the lines are currently not owned or dedicated to the AWC, and if this is accurate, then the dedication of the line should be delineated on the boundary adjustment plat. This statement will be tied to a condition of approval. ([SEC 73-5.III. E.2, Campground Water Supply](#)) ([SEC. 70-4.I.D, Domestic Water](#))
6. **[Unaddressed Comment].** Comment responses from the previous compliance review state that "Dependent camping vehicles will not be allowed or accommodated." This statement needs to be provided in the narrative and the rules and regulations. **It appears that the dependent camping vehicle restriction text was added to the narrative, but wasn't added to the rules and regulations document provided by the application resubmittal.**
7. **[Unaddressed Comment].** Durable, water-tight, easily cleanable refuse containers, sufficient to contain all the refuse, shall be provided at each service building and sanitary waste station or at a central storage area readily accessible and located not more than 300 feet from any camp or picnic site unless provided at the campsite. Refuse containers shall be provided at the rate of eight cubic feet (60 gallons) for every five campsites or the equivalent thereof if containers are provided at individual sites. ([6 CCR 1010-9, State Campground Regulations](#)). **The single dumpster shown on the plan meets the cumulative volume requirements; however, it's not located within 300 feet of each campsite. The applicant also responded to this comment, stating that an adequately sized trash disposal was located near the clubhouse kitchen; however, no trash disposal is shown near the clubhouse kitchen. Per the state campground regulations, there needs to be a receptacle at every service building, including the clubhouse and bathhouse, that cumulatively meet the total volume requirements, or a receptacle within 300 feet of each campsite that cumulatively meet the total volume requirements.**
8. The Landscape and buffering plan needs to show and callout the "proposed property lines." The comment is primarily aimed at the northern property line, which is slated for a BLA plat. The landscape should also delineate how the proposed BLA area along the northern property will be buffered, screened, and vegetated per the County Code ([SEC 70-17, Landscaping and Buffering](#))
9. **[Unaddressed Comment].** Lighting shall not spill across property lines. The photometric plan shows lighting spilling across the northern property line. **It appears that the northern property line on the photometric plan is the existing property line rather than the proposed property line. Revising the lighting plan to show and callout "the proposed property line" will bring the lighting plan into**

compliance. ([SEC. 70-7 Lighting](#))

10. **[Unaddressed Comment]**. A comment response was provided with a desire to maintain the visibility of the river from the RV Park, La Plata County; however, LPC would like to meet in the middle on this by providing some height-intensive coniferous landscape buffering similar to what's provided on the east side of the southern property line. ([SEC 70-17.I, purpose](#)). To meet the purpose of the LUC, the landscape screening of the RVs and RV spots should show a reasonable effort. The attached landscape buffering plans redlines. **It appears that there were no changes to the reference area of this comment.**
11. **[Unaddressed Comment]**. The landscape plan shows the existing property line rather than the proposed property line. How will buffering be handled along the north property Line? ([SEC. 70-17.III.D.1 Buffer Materials and Specifications](#)).
12. **[Unaddressed Comment]**. No setback is required for signs, so long as the sign placement does not interfere with sight distance for the proposed pedestrian path along CR 252 or otherwise impair the health, safety, and welfare of the public. Signs that project over public or private pedestrian walkways shall maintain a minimum clearance of eight and one-half (8.5) feet. Demonstration of this can be provided through sight-distance triangles. [SEC. 70-20, Signs. Site Triangles for the proposed sign is not located on the landscape and buffering plans or the civil plans. Additionally, the landscape and buffering plan needs to delineate the sight triangles per SEC 70-17.III.D.](#)
13. If lighting and illumination are proposed for the entry sign, it should be shown and should comply with. [SEC. 70-20, Signs.](#)
14. **[Unaddressed Comment]**. To protect riparian areas and prevent erosion control along the Animas River, include a split-rail fence along the south side of the footpath, as well as signage that includes directions to users to 'stay on the path/trail.' The split-rail fence is not necessary where there's designated river access. ([SEC. 70-5.III.F Compatibility Assessment](#)). **The split-rail fence was stated not to be feasible due to the steepness of the Animas riverfront area; however, staff doesn't agree. Refer to the attached split-rail fence example from Eagle, Colorado, along Brush Creek, used to deter pedestrians from accessing and damaging the creek/riverbank. Additionally, the wildlife analysis provided in the application submittal recommendations for split-rail fencing to protect riparian habitats.**
15. **[Unaddressed Comment]**. LPC has not received comments of substance from USACE. It was stated during the meeting held between LPC and the Durango Village Camp that a wetland delineation and permitting with USACE had been completed. Provide the wetland delineation report as well as correspondence from the USACE. This project shall protect existing wetlands unless permitted by USACE. **Staff did not see a letter or correspondence from USACE, as stated in the applicant's response.**
16. Agreements for public road improvements and other on-site improvements will be required. The agreement templates are an attachment to this letter for the applicant's review. A letter of credit will also be required and is referenced in the agreement templates. These agreements will need to be finalized prior to a public hearing.

### Proposed Conditions of Approval

Also refer to the conditions of the County Engineer. Due to the nature of the use, many conditions of approval will need to be met after approval, but before issuance of the land use permit.

1. To prevent any incident of constructing campsites that encroach into the 25' setback, pre-construction staking for the RV sites abutting the County ROW shall erect a temporary vertical boundary delineating the 25' setback prior to beginning construction. A preconstruction meeting may be required to ensure compliance. ([SEC. 70-6.III, Verifying Setbacks](#)).

2. A CDOT access permit will be required prior to issuance of a land use permit.
3. Prior to land use permit approval, a boundary adjustment must be recorded to reflect the proposed property boundaries of the development and address all public and private easements required by utility providers, La Plata County, and other relevant entities. ([Land Use Code SEC 67-11.III, Amendments to recorded plats](#)). A plat note should be added to the future plat to highlight the need for future development to adhere to applicable FEMA floodway and floodplain maps and the applicable LPC development standards.
4. A performance guarantee for landscape, irrigation, and other public improvements shall be executed prior to the issuance of any building permit ([SEC. 70-17.IV, Guarantees and Maintenance](#)). The Bond shall ensure that all proposed landscaping is installed and maintained in perpetuity equal to or greater than what is shown in the approved landscape plan. Adequate protection for all existing trees shall be installed for the duration of construction using a fenced critical root zone, and the protection of riparian areas shall be maintained.
5. All outdoor lights shall be extinguished or lowered by no later than 10:00 p.m. ([SEC. 70-7.II.F](#))
6. Before a public hearing, an agreed-upon lease agreement must be in place for the improvements proposed within the County right-of-way that outlines the maintenance and agreement in place for the improvements.
7. A preconstruction meeting will be required to verify the installation of temporary erosion and sediment control measures, as well as vegetation and wetland protection.
8. All pedestrian improvements will be required to be constructed prior to the operation of the campground.
9. Impact Fees are required to be paid prior to the issuance of a land use permit.
10. Animas Water Company requests a condition of approval requiring AWC's acceptance of revised engineering plans, construction of the infrastructure to the specifications of AWC, DFPD, CDPHE, and IFC regulations, and the company's preparation and approval of the service agreement and easement.
11. Proof of adequate water supply for protection purposes is required prior to issuance of land use permit.

If any requests or statements made by La Plata County are inaccurate, please provide a detailed response in a formal response letter. Revisions, additions, and corrections to application materials in response to staff's compliance review shall be submitted within 120 days of the date of this letter. The required information shall be submitted electronically and include a comprehensive response outlining how each of the above items has been addressed, along with all additional revised and/or supporting documentation. Please note that when new information is provided, staff may provide new comments and requests.

Please let me know if you have any questions at [tez.hawkins@baselinecorp.com](mailto:tez.hawkins@baselinecorp.com) or 970-688-2175.

Regards,

La Plata County Planning Department

Attachments:

1. Staff Planner's Site Plan Mark-Up
2. Split Rail Fence Images
3. Development Agreement Template
4. Public Improvements Agreement Template



**9.0 REFUSE CONTAINERS**

**REQUIRED:** 60 GAL. / 5 SITES OR EQUIVALENT IF PROVIDED AT EACH SITE

**PER SITE:** 60 GAL. / 5 = 12 GAL. CAN / SITE

**DUMPSTER SIZE:** 274 / 5 = 55 x 60 GAL. = 3,300 GAL. DUMPSTER  
 8 CUBIC FEET = 60 GAL.  
 55 X 8 = 440 CUBIC FEET = 16.3 CUBIC YARDS  
 PROVIDE ~17 YARD DUMPSTER

**ADDITIONAL PARKING PROVIDED**

**VEHICLE PARKING:** AMENITY AREA: 7 SPACES  
 BATH HOUSE: 4 SPACES  
 CLUBHOUSE: 16 SPACES  
**TOTAL: 27 SPACES**

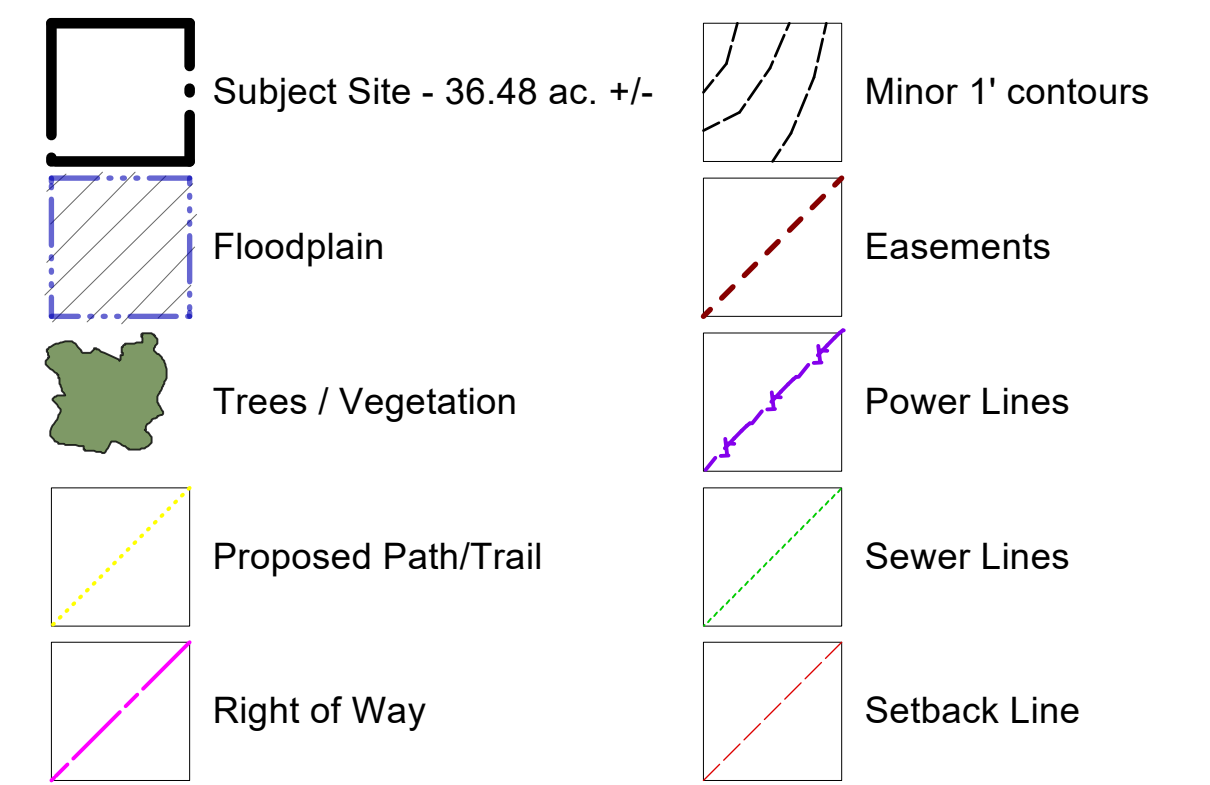
**GOLF CART PARKING:** CLUBHOUSE: 16 SPACES  
**TOTAL: 16 SPACES**

**SITE DATA:**

|                 |            |
|-----------------|------------|
| <b>RV SITES</b> |            |
| PULL-THRU SITES | 17         |
| BACK-IN SITES   |            |
| 40'             | 13         |
| 45' (SHORT RV)  | 19         |
| 35'             | 12         |
| 30'             | 213        |
| <b>TOTAL</b>    | <b>274</b> |

**GROSS DENSITY:**  
 274 / 36.48 +/- = 7.51 +/- U / Ac.

**DENSITY LESS ROADS, BUILDINGS, & COMMON AREAS**  
 36.48 Ac. - 6.2 Ac. = 30.28 Ac.  
 274 / 30.28 = 9.05 U / Ac.



**Notes:**

- Information is client provided unless otherwise noted
- All RVs 30' o.c. spacing unless otherwise noted on plan.
- All transformers to be located on site within 5' of existing pole.
- See CR252 Roadway Improvement Plan.

**PARKING REQUIREMENTS**

**73-5.111.G** 1 SPACE PER CAMPSITE AT A RATE OF 1 SPACE PER FOUR (4) PERSONS AND SHALL NOT EXCEED 100 SPACES PER ACRE.

**PARKING PROVIDED**

| SITE TYPE                                     | PARKING/SITE | # OF SITES | TOTAL SPACES |
|---|--------------|------------|--------------|
| PULL-THRU                                     | 2            | 17         | 34           |
| 40' BACK IN                                   | 2            | 13         | 26           |
| 35' BACK IN                                   | 2            | 12         | 24           |
| 30' BACK IN                                   | 2            | 213        | 426          |
| 45' SHORT B.I.                                | 1            | 19         | 19           |
| <b>TOTAL PARKING SPACES AT RV SITES</b>       |              |            | <b>529</b>   |
| 529 SPACES / 36.48 AC = 14.50 SPACES PER ACRE |              |            |              |

Name of Development: Durango Village Camp  
 Owner: Durango Riverview RV Resort, LLC  
 Applicant: Pioneer Development Company  
 Surveyor: Justin Bonnell, Red Mountain Surveying  
 Architect: SEH  
 Engineer: SEH  
 Land Planner: Nadi Group  
 Landscape Architect: DHM Design

**NOT FOR CONSTRUCTION**

**DURANGO VILLAGE CAMP SKETCH PLAN**

Prepared by: **nadigroup**

Prepared for: **Roberts Resorts**

Information furnished regarding this property is from sources deemed reliable. Nadi Group has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Drawings intended to be viewed on page size 24"x36".

