

April 29th, 2025

Neighborhood Compatibility Meeting

Durango Village Camp Resort



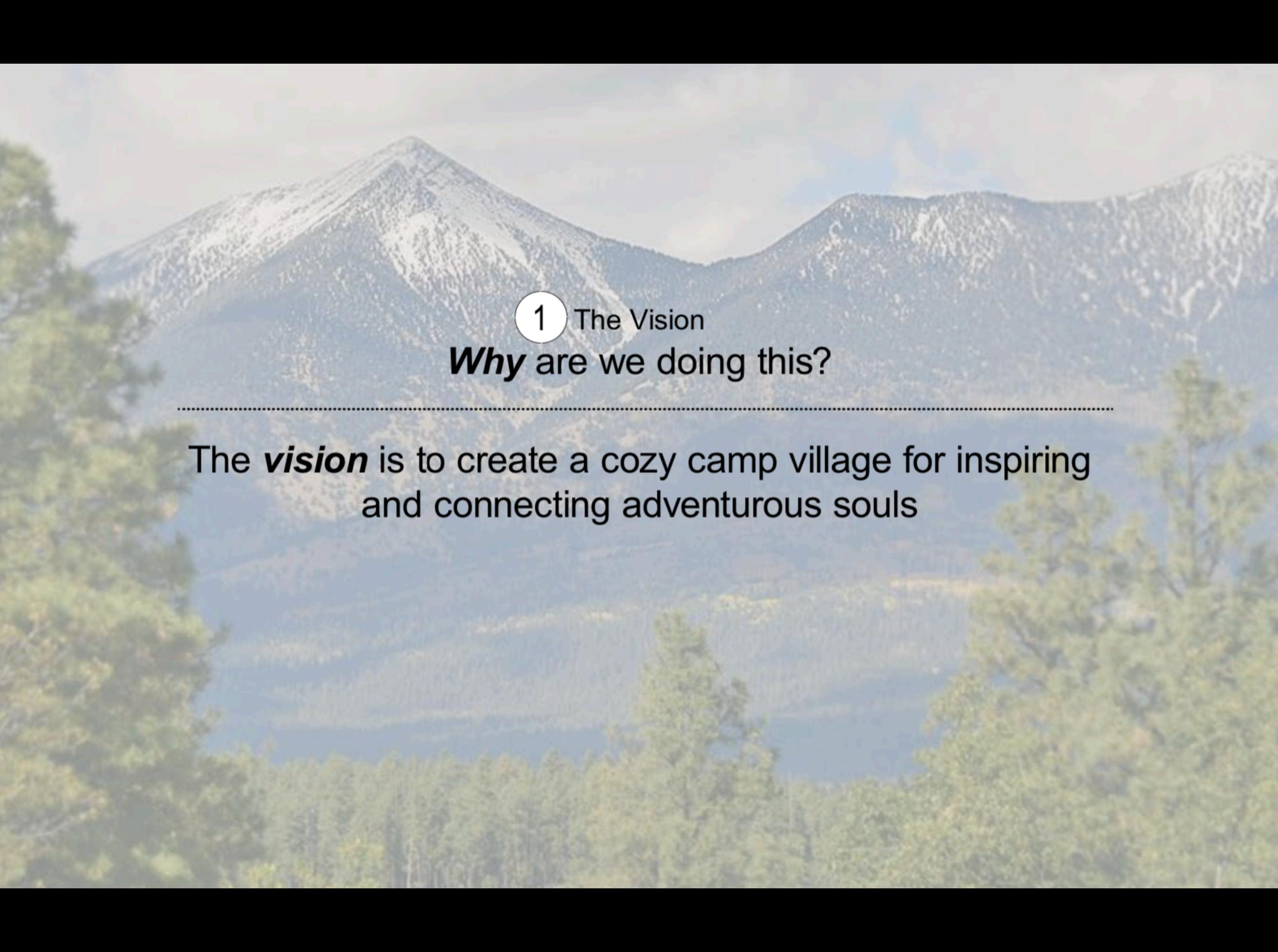


VILLAGE CAMP

OUTDOOR RESORT

RVS-CABINS-GLAMPING

ADVENTURE AWAITS



1 The Vision

Why are we doing this?

The **vision** is to create a cozy camp village for inspiring and connecting adventurous souls



- A MODERN CAMPING EXPERIENCE, DESIGNED TO ENHANCING YOUR ACTIVE OUTDOOR LIFESTYLE
- Reconnect with nature, each other and yourself.
- Hospitality brand for like minded outdoor enthusiast to enhance their active lifestyle and personal growth.
- Onsite Bistro with wine and local draft beer
- Base Camp for adventure Mountain biking, hiking, skiing, river rafting, fly fishing



Village Camp Durango entry monument



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: 275 / 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:

RV SITES	
PULL-THRU SITES	17
BACK-IN SITES	
40'	13
45' (SHORT RV)	19
35'	12
30'	214
TOTAL	275

GROSS DENSITY:
 275 / 36.48 +/- = 7.54 +/- U / Ac.

DENSITY LESS ROADS,
 BUILDINGS, & COMMON AREAS:
 36.48 Ac. - 6.05 Ac. = 30.43 Ac.
 275 / 30.43 = 9.04 U / Ac.

Subject Site - 36.48 ac. +/-

Floodplain

Trees / Vegetation

Proposed Path/Trail

Right of Way

Minor 1' contours

Easements

Power Lines

Power Line (Relocated)

Setback Line

Notes:
 1. Information is client provided unless otherwise noted.
 2. All RVs 30' o.c. spacing unless otherwise noted on plan.
 3. All transformers to be located on site within 5' of existing pole.

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	214	428
45' SHORT B.I.	1	19	19
TOTAL PARKING SPACES AT RV SITES			531
531 SPACES / 36.48 AC = 14.56 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".

1 CONCEPTUAL SITE PLAN
 Scale: 1" = 100'-0"



Village Camp Durango 275 RV SITES



SPACIOUS RV SITES OPEN SPACE IN KEY HIGH VIEW AREA



Village Camp Durango Community Center

Village Camp

Flagstaff, AZ



Village Camp

Flagstaff, AZ



Village Camp

Flagstaff, AZ





VILLAGE CAMP DURANGO



Durango Village Camp will design and construct landscaping around the development's perimeter that faces neighboring parcels and residences. This additional landscaping and buffering is designed to meet the requirements outlined in LUC 73-7-II-A.

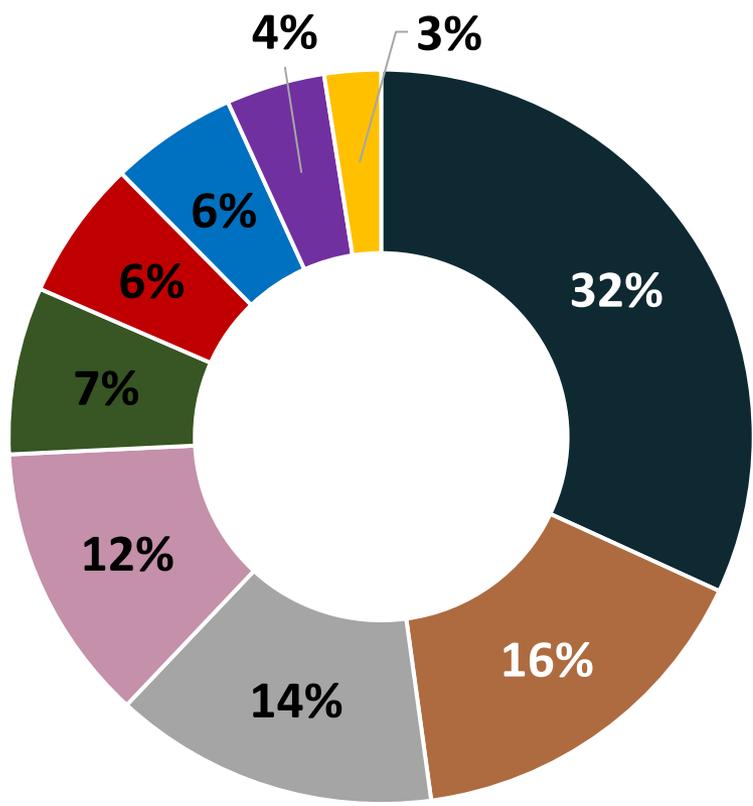
The proposed use is not anticipated to create any noise or light impacts to the surrounding community. All lighting will be dark sky compliant and noise impacts are strictly regulated in the Village Camp Operations and Rulebook. The development will also add significant landscaping and vegetation that will further enhance the character of the Valley and the Dalton Ranch Community.

Public Comments



Public Comment Summary

As of April 28th, 2025, we received **67 individual public comments** concerning our development proposal. These community concerns are summarized into **nine themes** and **frequency**.

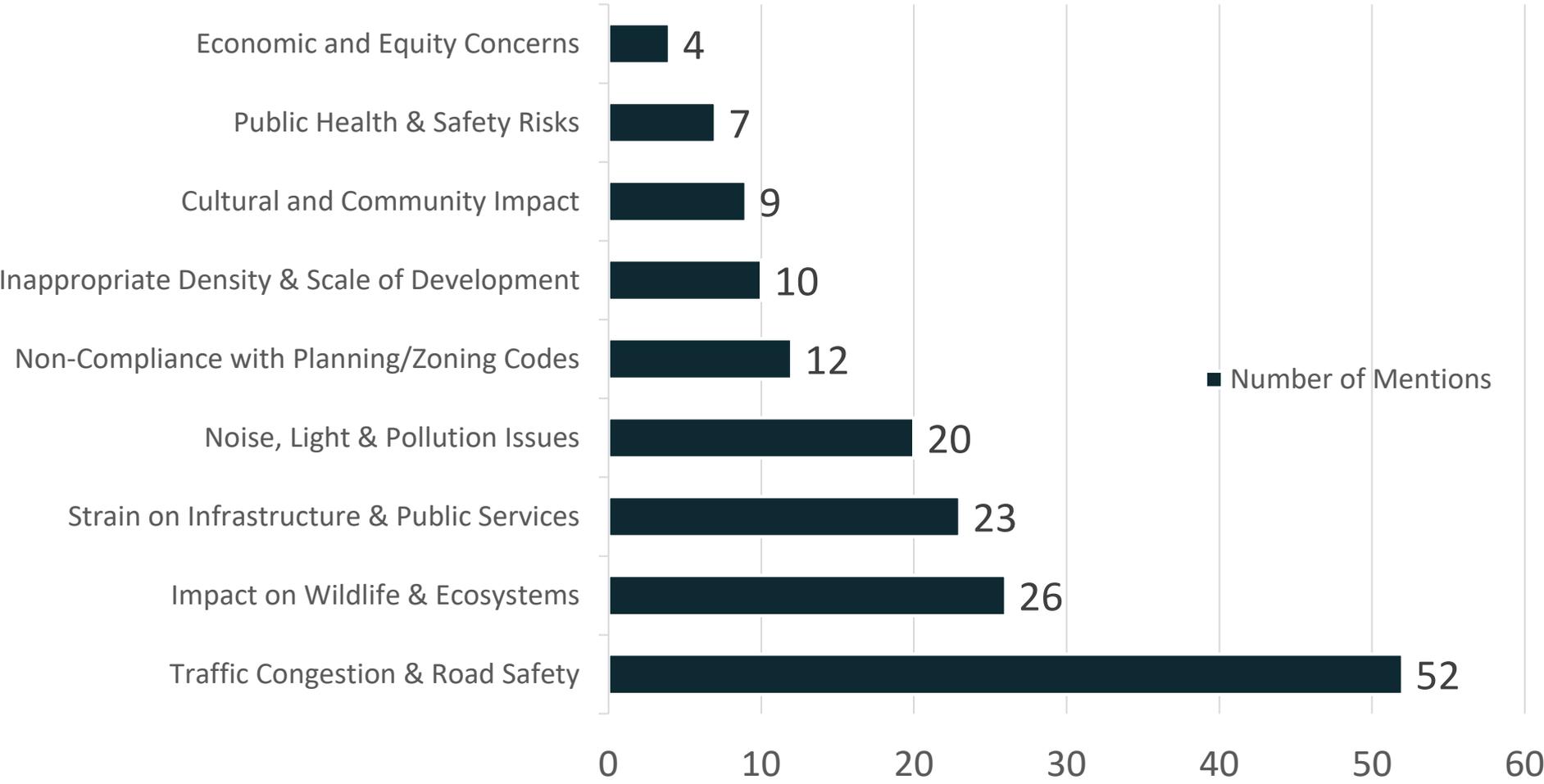


- Traffic Congestion & Road Safety
- Impact on Wildlife & Ecosystems
- Strain on Infrastructure & Public Services
- Noise, Light & Pollution Issues
- Non-Compliance with Planning/Zoning Codes
- Inappropriate Density & Scale of Development
- Cultural and Community Impact
- Public Health & Safety Risks
- Economic and Equity Concerns



Public Comment Summary

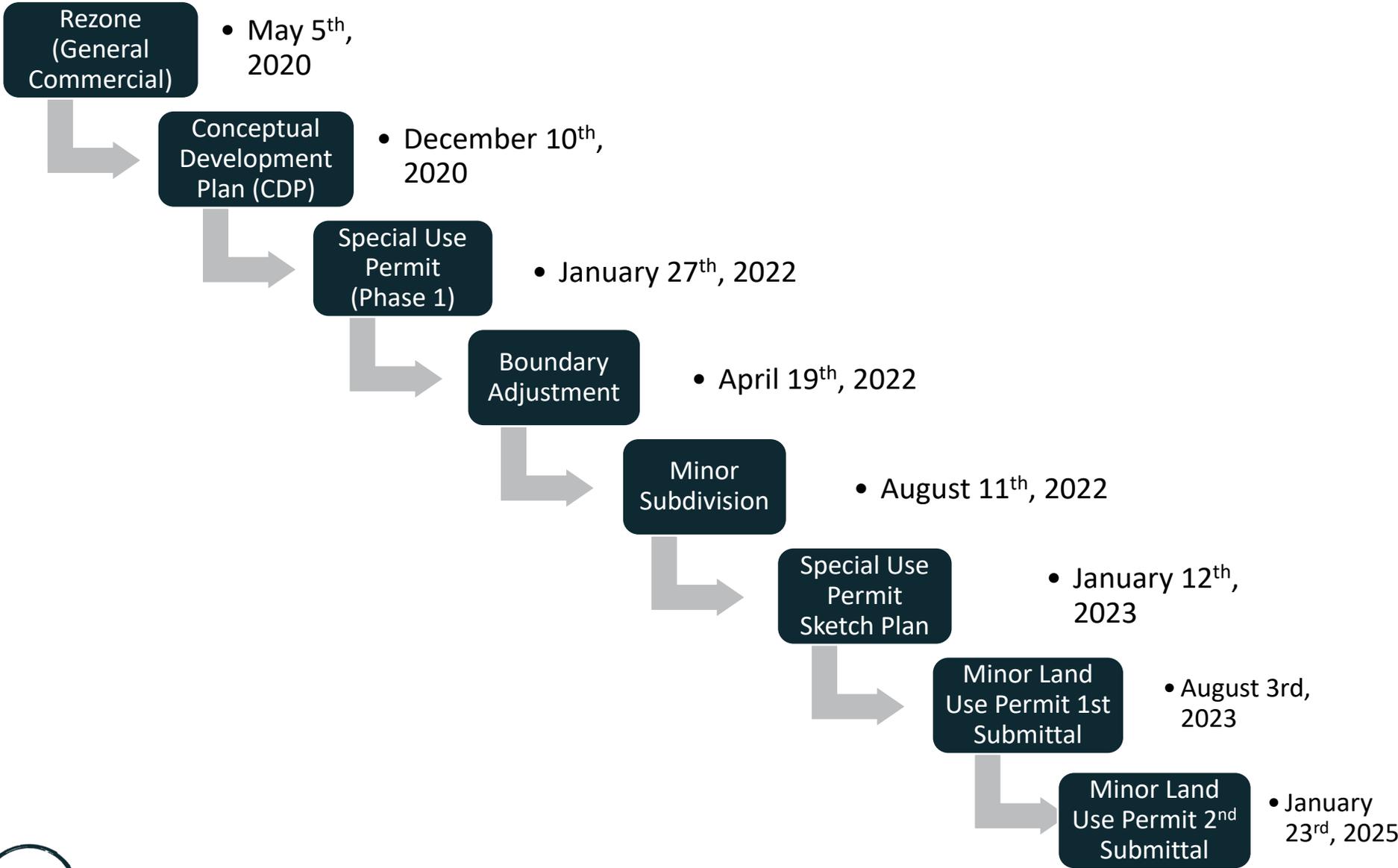
Community Concerns by Theme (as of April 28th, 2025)



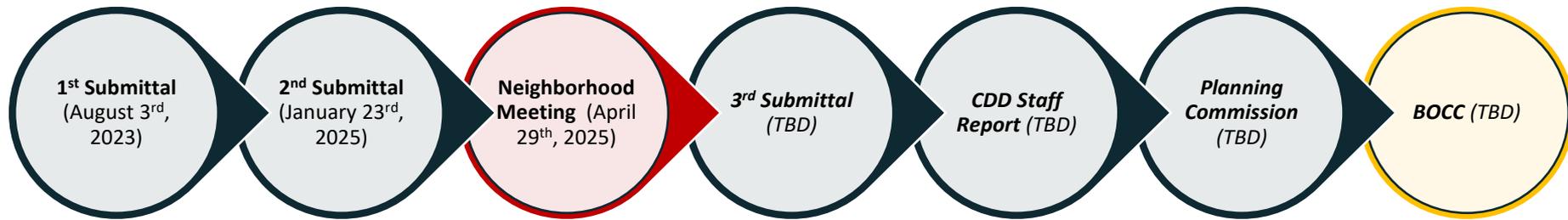
Land Use Development History



Land Use Development History



Minor Land Use Application Timeline



Durango Village Camp - Land Use Parcel Map



- La Plata County Parcels
- Durango Village Camp Project
- Special Use Permit (Storage)
- Boundary Adjustment (HSD)
- Proposed River Put-In Parcel



Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Community Concerns

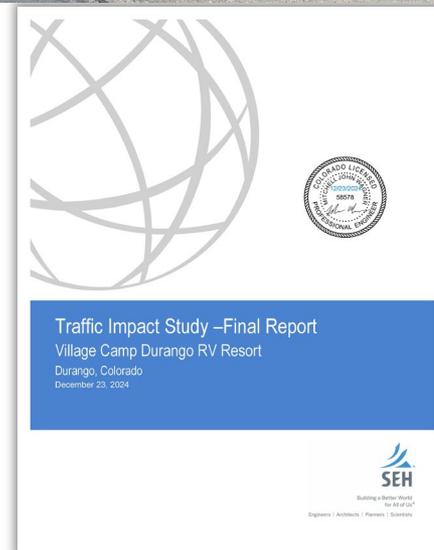


Traffic Congestion and Road Safety (~52 Mentions)

- **Key Community Concerns Included:**
- “Increased Traffic on Trimble Lane”
- “Safety concerns for cyclists, pedestrians”
- “Emergency Evacuation”
- “Inadequate Road Infrastructure for Development’s Traffic”



This project submitted a Traffic Impact Study (TIS). This study is under review by the County, a 3rd Party Reviewer, and CDOT.



Impact on Wildlife and Ecosystems (~26 Mentions)

- **Key Community Concerns Included:**
- “Disruption to Animal Migration Routes”
- “Threats to Animas River ecosystem”
- “General Ecological Degradation”

A Wildlife Impact Report was conducted for this project by **SME Environmental Inc.** This report was reviewed by the County and Colorado Parks and Wildlife (CPW). Both the Report and CPW Review found the Development’s Impacts to Wildlife and Wildlife Habitat “to be minimal”.



VILLAGE CAMP DURANGO



Strain on Infrastructure and Public Services (~23 Mentions)

- **Key Community Concerns Included:**
- “Overloading Hermosa Sanitation District”
- “Increased demand on water, sewer, fire, police, and EMT services”
- “General Lack of Infrastructure Readiness”

Each Submittal is reviewed by impacted Agencies/Utilities. Development has obtained “Will-Serve” letters from HSD, AWC, and LPEA. DFPD is actively reviewing the project. Development is required to align with Agency requirements, and to pay impact fees, service fees, tap fees, etc.



**DURANGO
FIRE & RESCUE**

**HERMOSA
SANITATION DISTRICT**



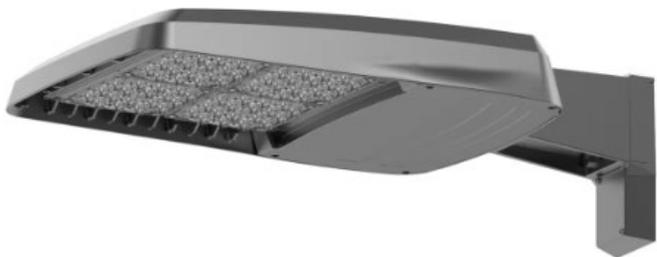
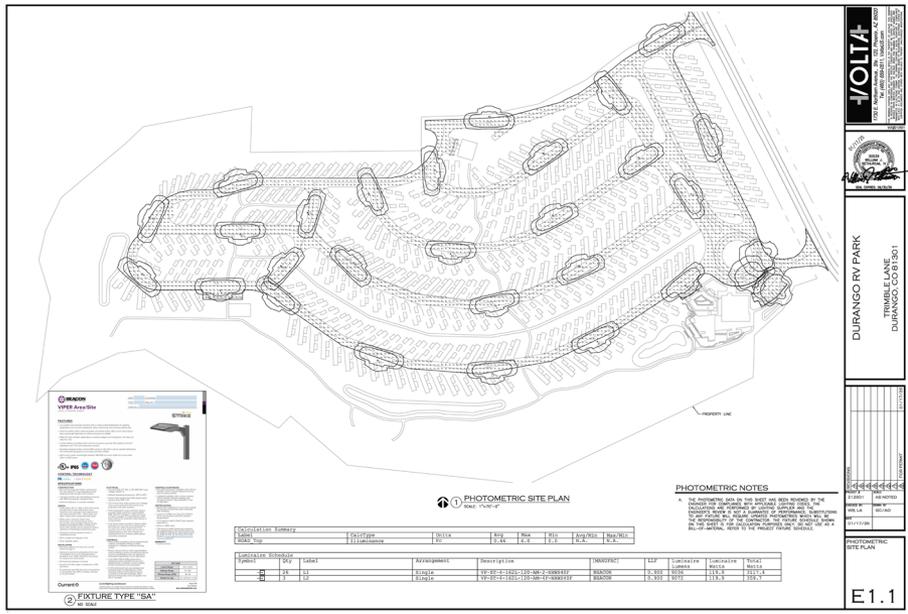
**ANIMAS WATER
COMPANY**



Noise, Light and Pollution Issues (~20 Mentions)

- **Key Community Concerns Included:**
- “Night Sky Light Pollution”
- “Noise Disturbances from RVs and Park Visitors”
- “Trash and Water Contamination”

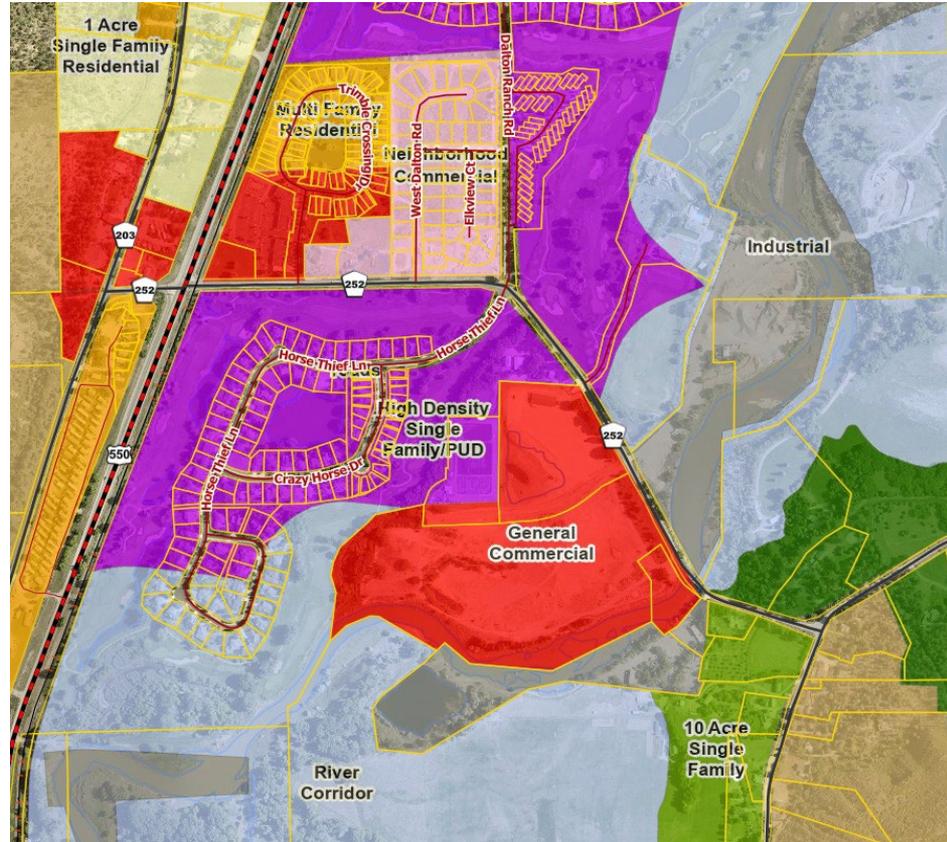
Development is designed to be Dark Sky compliant. Village Camp has detailed “Rules and Regulations” and “Operations Plans” that outline quiet hours, restrict generators, and provide designated areas for trash disposal.



Non-Compliance with Planning and Zoning Codes (~12 Mentions)

- **Key Community Concerns Included:**
- “Conflicts with Land Use Code and Animas Valley District Plan”
- “Mischaracterization of project as an RV Park when it resembles Permanent Housing”

Development must align with County Land Use Code and Zoning Requirements as part of review. Development application is for an RV Park, one of the Animas Valley General Commercial Zone’s Special Uses.



Special Uses Permitted in General Commercial Zone

- **Low-Intensity, Tourist Oriented Recreational Uses**
- Motels
- Restaurants
- Outdoor Entertainment
- Professional Office Buildings
- Plant Nurseries
- Sale of Goods hand-produced or hand-assembled on site
- Neighborhood-oriented businesses
- Public/quasi-public facilities
- Telecommunication facilities
- Marijuana Facilities



Inappropriate Density and Scale of Development (~10 Mentions)

- **Key Community Concerns Included:**
- “The project’s size and density not fitting with rural character”
- “The area is too small for this scale of population increase”
- “Density does not match surrounding residential density”

Development is significantly less than the allowable density limit for RV Parks in Colorado and La Plata County. Development is commercial, and when compared to commercial densities (FAR) it is similar to nearby Commercial developments.

Durango Village Camp Density Calculation – RV Park Regulations	
Gross Acreage	36.48
ROW, Buildings, Common Area Acreage	6.05
Net Acreage	30.43
Net Density	9.04 Unit Per Net Acre
Max Allowable RV Park Density	25 Units Per Net Acre

Durango Village Camp FAR Comparison	
Gross Acreage	36.48
Gross Land SF	1,589,069
RV Stalls #	275
Square Feet Per RV Stall	900
Total RV Stall SF	247,500
Total Building Improvement SF	6,500
Total Project Improvement SF	254,000
Project FAR	0.156
Comparable Commercial Properties (FAR)	
Trimble Crossing Shopping Center FAR	0.174

