



Dedicated to protecting and improving the health and environment of the people of Colorado

David Barnett
La Plata County Planning Department
211 Rock Point Drive
Durango, CO 81301

VIA EMAIL

RE: Correspondence from La Plata County - Agency Notification (Word) (PL20230206)

Dear David Barnett,

The Colorado Department of Public Health and Environment's Air Pollution Control Division (APCD or Division) received a request for an air quality administrative review concerning the proposed Leaf Properties CR 233 Retail Store Preliminary Plan project as described in your correspondence dated July 11, 2024. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

Land Development

We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulated by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer

4300 Cherry Creek Drive S., Denver, CO 80246-1530 P 303-692-2000 www.colorado.gov/cdphe
Jared Polis, Governor | Jill Hunsaker Ryan, MPH, Executive Director



Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Please refer to the website <https://cdphe.colorado.gov/apens-and-air-permits> for information on land use APENs and permit forms. Click on “Land Development” to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-692-4092, kenneth.houlden@state.co.us if you have any specific questions about APENs and permit forms.

If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Thank you for contacting the Air Pollution Control Division about your project.

Sincerely,
Brendan Cicione
Air Quality and Transportation Planner
General SIP Unit
Air Pollution Control Division
Colorado Department of Public Health and Environment
303-691-4104 // brendan.cicione@state.co.us



From: Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us>

Sent: Monday, July 29, 2024 7:30 AM

To: Planning <Planning@lpcgov.org>

Subject: Fwd: FW: Correspondence from La Plata County - Agency Notification (Word) (PL20230206)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This sender is trusted.

Hello,

Please see the following comments below from CDPHE:

HMWMD - Solid Waste has the following comments:

1. If regulated solid wastes are encountered during the disturbance of soils, the applicant must contact the Colorado Department of Public Health and Environment, Hazardous Materials and Waste Management Division, and provide a proposal for the appropriate management of those wastes prior to their disposition.
2. All wastes generated from the project must be appropriately disposed of at a permitted solid waste disposal site or provided to a registered recycler for reuse.

Kind regards,

----- Forwarded message -----

From: Johannes - CDPHE, Caren <caren.johannes@state.co.us>

Date: Mon, Jul 22, 2024 at 9:17 AM

Subject: Re: FW: Correspondence from La Plata County - Agency Notification (Word) (PL20230206)

To: Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us>

HMWMD - Solid Waste has the following comments:

1. If regulated solid wastes are encountered during the disturbance of soils, the applicant must contact the Colorado Department of Public Health and Environment, Hazardous Materials and Waste Management Division, and provide a proposal for the appropriate management of those wastes prior to their disposition.
2. All wastes generated from the project must be appropriately disposed of at a permitted solid waste disposal site or provided to a registered recycler for reuse.

Caren Johannes

Environmental Protection Specialist

Solid Waste Administration and Waste Tire Compliance Unit



COLORADO
Hazardous Materials
& Waste Management Division
Department of Public Health & Environment

HMWMD-B2, 4300 Cherry Creek Drive South, Denver, CO 80246-1530

O 303.692-3347 | F 303-759-5355

caren.johannes@state.co.us | www.colorado.gov/cdphe/hm

From: Murray AICP, Daniel <Daniel.Murray@durangoco.gov>

Sent: Friday, January 10, 2025 8:38 AM

To: David Barnett <DBarnett@lpcgov.org>

Cc: Dessen, Patrick <Patrick.Dessen@durangoco.gov>; Bernstein, Leanne <leanne.bernstein@durangoco.gov>; Shine, Scott <Scott.Shine@durangoco.gov>

Subject: RE: Correspondence from La Plata County - (PL20230206) 2nd agency review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David,

The City's comments remain as provided by Engineering on September 5, 2024 (attached) and from Planning on September 6, 2024. There is one added Planning comment which is a new #8 below regarding screening or alternatives for the water storage tank.

Planning Comments 9/6/24, supplemented on 1/10/25:

Since City water is not being used, the following are not official requirements, but rather, strong recommendations. The applicant is encouraged to seriously consider City standards as it may be easiest to comply now and avoid modifications potentially being required in the future due to nonconformities.

1. The building materials should be modified. The City's Commercial Design Guidelines do not allow metal as a primary material. Additional information is also needed to evaluate proposed colors. White and other bright colors are allowed only as accents. Muted colors and earth tones should be used for primary building colors.
2. The building should be divided into modules. The City's Commercial Design Guidelines state that a primary façade plane should not exceed 100ft in length without a jog being provided.
3. The blank walls should be modified. The City's Land Use and Development Code states that no building wall may include an area larger than 15ft tall by 15ft wide that does not include one or more architectural features or details as listed under B in Sec. 3-4-4-4. The Commercial Guidelines also state that large surfaces of panelized products or featureless materials should be avoided and that façade components should establish a human scale. Windows in particular are noticeable absent from the proposed building and are recommended by the Commercial Design Guidelines to help establish a human scale.
4. Parking lot landscaping should be added. The City's Land Use and Development Code states that parking lots with 31 or more spaces must meet landscaping standards for perimeter buffer, tree planting, and islands as outlined in Sec. 4-6-4-4. Landscaping on adjacent property is not used in the evaluation of compliance with on-site requirements.

5. The proposed development is overparked and the number spaces could be reduced. The City's Land Use and Development Code requires one space per 250sqft of Gross Floor Area for "medium volume" commercial retail uses.
6. Bicycle parking should be added. The City's Land Use and Development Code require one bicycle space for each ten required off-street parking spaces.
7. The sizes of the signs should be reduced. The City's Land Use and Development Code allows for wall signs with a maximum area of 40sqft in a Mixed-Use zone.
8. The water storage frac tank is a unique aspect of the project. This is most comparable to an onsite utility or service area for which the Design Guidelines require some type of screening or measures to mitigate the visual impacts. This includes but is not limited to fencing, placing it deeper into the site by the loading dock so it less visible from the street, exploring if a reduced size tank is viable, or alternative design such as below (or partially below) ground water storage tank.

Thanks,

Daniel Murray AICP

Development Services Manager
Community Development

215 E. 12th Street | Durango, CO 81301
Office: (970) 375-4860 Cell: (970) 764-7412
DurangoCO.gov
[OPENGOV](#) portal is live for online permitting



Follow us



Teamwork | Dependability | Professionalism | Service | Respect | Innovation | Well-Being



Durango Fire Protection District

Division of the Fire Marshal

103 Sheppard Drive • Durango, Colorado 81303 • (970)382-6001 • Fax (970)382-6028

Major Site Review #2_PL20230206 12-26-2024

General Comments (3)



Status: General Comments set by Kakavas on 12/26/2024 at 1:00:06 PM

Subject: 1-Major Site Review - County

Author: Kakavas

Date: 12/26/2024 12:59:22 PM

Page Label: 1

Color: ■

Layer:

Space:

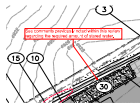
A major site review has been conducted as part of a request from the county for PL20230206. This is the fourth (4th) review of this project.

Previous review comments were provided for PL20230136 on September 9, 2024, October 27, 2023, and April 19, 2024, which include some of the same comments listed herein. Some of the previous comments describing a modified water supply for the building fire suppression system is no longer acceptable as the approach to a modified water supply does not meet any specific code requirements.

Water storage for fire flow for the structure and surrounding area is required for operational use.

Any questions or comments regarding the review please contact me at 970-382-6026 or shane.kakavas@durangofire.org

We look forward to working with everyone on this project



Status: General Comments set by Kakavas on 12/26/2024 at 12:31:51 PM

Subject: NFPA 1142

Author: Kakavas

Date: 12/26/2024 12:31:46 PM

Page Label: [2] C1.0 OVERALL SITE PLAN

Color: ■

Layer:

Space:

See comments previously noted within this review regarding the required amount of stored water.



Status: General Comments set by Kakavas on 12/26/2024 at 12:30:58 PM

Subject: Secondary access

Author: Kakavas

Date: 12/26/2024 12:30:55 PM

Page Label: 5

Color: ■

Layer:

Space:

The adopted International Fire Code does not require a secondary access road for this location. If the average daily trips required a second access point that would be in accordance with the Land Use Code requirements, not DFPD.

Response Required (4)



Status: Response Required set by Kakavas on 12/26/2024 at 12:30:12 PM

Subject: Electric Service Disconnect - County

Author: Kakavas

Date: 12/26/2024 12:19:44 PM

Page Label: [2] C1.0 OVERALL SITE PLAN

Color: ■

Layer:

Space:

Provide an outside service disconnect for main electrical service on the exterior portion for the building in accordance with Article III, section 18-42 of the Land Use Code.

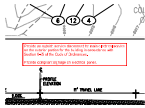
Provide compliant signage on electrical panel.



Durango Fire Protection District

Division of the Fire Marshal

103 Sheppard Drive • Durango, Colorado 81303 • (970)382-6001 • Fax (970)382-6028



Status: Response Required set by Kakavasse on 12/26/2024

at 12:30:07 PM

Subject: Electric Service Disconnect - City

Author: Kakavasse

Date: 12/26/2024 12:19:37 PM

Page Label: [2] C1.0 OVERALL SITE PLAN

Color: ■

Layer:

Space:

Provide an outside service disconnect for main electrical service on the exterior portion for the building in accordance with Section 6-35 of the Code of Ordinances.

Provide compliant signage on electrical panel.



Status: Response Required set by Kakavasse on 12/26/2024

at 12:30:16 PM

Subject: Gas Service Disconnect-Signage

Author: Kakavasse

Date: 12/26/2024 12:20:24 PM

Page Label: [2] C1.0 OVERALL SITE PLAN

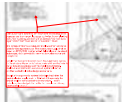
Color: ■

Layer:

Space:

Provide a shut-off to the gas service at the exterior portion for the building. (if applicable)

Provide compliant signage on gas supply/meter.



Status: Response Required set by Kakavasse on 12/26/2024

at 12:30:42 PM

Subject: NFPA 1142

Author: Kakavasse

Date: 12/26/2024 12:30:37 PM

Page Label: 13

Color: ■

Layer:

Space:

A fire suppression system is not required for the building as the proposed use is a mercantile occupancy limited to a single-story, and under 12,000 square feet, will not contain more than 5,000 square feet of mattresses and/or upholstered furniture.

The location shall provide adequate fire-flow with on-site stored water for fire department use. The stored water supply shall be based on NFPA 1142 requirements. A full analysis of the stored water supply to be provided to our office for further review and acceptance.

Should the developer choose to add a fire suppression system for the structure the amount of stored water and how the water is stored to be in accordance with the installation standards. Available water for the fire suppression system will not be modified and will follow the design requirements.

Should a fire suppression system be installed and when the municipal water supply is within 400-feet of the property the system shall be connected to the infrastructure. The fire sprinkler system design to be verified for compliance with any future water flow data.

PROJECT NUMBER: PL20230206
NARRATIVE FOR LAND USE DEVELOPMENT APPLICATION

Revised: December 18, 2024



Property Location

920 CR 233

APN: 566-912-201-101-2
Durango, CO 81301

Owner/Applicant

Leaf Properties
PO Box 1224
Helen, GA 30545

Civil Engineer



126 Rock Point Drive, Suite A
Durango, CO 81301

A major site review has been conducted as part of a request from the county for PL20230206. This is the fourth (4th) review of this project.

Previous review comments were provided for PL20230136 on September 9, 2024, October 27, 2023, and April 19, 2024, which include some of the same comments listed herein. Some of the previous comments describing a modified water supply for the building fire suppression system is no longer acceptable as the approach to a modified water supply does not meet any specific code requirements.

Water storage for fire flow for the structure and surrounding area is required for operational use.

Any questions or comments regarding the review please contact me at 970-382-6026 or shane.kakavas@durangofire.org

We look forward to working with everyone on this project

PROJECT INFORMATION AND PROPOSAL

- The current Property Owner is Leaf Properties Exchange XI, LLC.
- The proposed project is located at the intersection of CR 233 and US Highway 160, parcel number 5669122011012, Section 12, Township 34, Range 9NW/4.
- The subject property consists of approximately 1.04 (+-) acres.
- There is no known existing and/or historic uses associated with the subject parcel.
- It is being proposed that the parcel, which is currently vacant land, would be developed to accommodate Commercial/Retail Use Development. This project will be built to suit for the future tenant(s). It can accommodate a single tenant, or multiple tenant units.
- At this time there is no tenant contracted and the building plans are speculative and subject to design changes.
- The proposed development provides for a 9,085 sq. ft. retail store or combination of stores/warehouse, operating seven (7) days per week, with hours of operation established at 9 a.m. – 9 p.m.
- Initially we have proposed approximately 7,430 square feet of retail sq.ft. that would require 36 parking spaces, two of them ADA spaces. That overall calculation could change based on actual retail floor space-calculated at 1 space per 200 sq. ft. of retail floor space. Also, bike racks (set of 4) will be provided.
- The proposed project is not a residential subdivision and therefore there are no residential lots or lot sizes. This project is planned as commercial/retail.
- Adjacent property uses:
 - North: County Road 233 and Residential
 - South: Highway 160 East
 - East: County Road 233
 - West: Residential

WATER

The estimated water demands are as follows:

Water Use	Description	No. of Units	Daily Water Use Per Unit (gpd)	Total Demand (gpd)
Commercial/Retail	Restrooms for employee and public use-	1	925	925 GPD
Landscaping	Seasonal Outdoor Sprinkler system (May-September) Approximately 24 gallons per day during Shrubs average 2 gpd Trees average 20 gpd	15 shrubs 7 trees	24GPD (May-September)	12 GPD
TOTAL				937 GPD

- The water sources for the proposed project will be provided by an existing well, permit 84848-F, approved pursuant to CRS 37-90-137(2).
- The proposed water source for the project is an on-site well.
- The water source will not be shared with any other users or parcels.
- An 8-hour well test, including recover, is on file with the county.
- Also a water quality test was conducted by Green Analytical Labs, copies of these results are on-file with the County.
- There is a commercial well permit (#84848-F) associated with the existing water source.



Leaf
Properties, Inc.

- The proposed water system is an on-site well with water lines connecting to the building. A copy of the project site plan is on file with the County.
- The Public Water System is being coordinated with CDPHE, who will oversee the design, implementation and regulation of the system.

SANITARY SEWER

- The proposed property is vacant land with no existing system or demands. The project proposes to tap into the South Durango Sanitation system with a demand of approximately 925 gallons per day.
- Proof of Central Sewer is noted on the attached Site Plan and confirmed with a tap purchases from South Durango Sanitation, which is on file with the County.
- The District line which ends at MH GF11 near the southwest corner of the property is the location proposed to serve this project. In addition the engineering site plan (on file with the County) specifically shows the location of the South Durango Sanitation District's line.
- The proposed system will not be shared with any other users or parcels.
- The project will connect to the public sewer system via a 4 inch sewer line.
- The proposed project will require the purchase of one ERT (equivalent residential tap) and required to pay a tap fee. A tap has been purchased from South Durango Sanitation District and South Durango Sanitation District has adequate capacity to provide for the proposed commercial building.
- The proposed project anticipates running approximately 300 feet of sewer line to tap into a South Durango Sanitation Company manhole.

ACCESS/TRAFFIC

Onsite Traffic Demands

Traffic Uses	Description/Notes	No. of Units	Unit Size	Total ADT
Commercial	ADT based on ITE Trip Generation Rates Code 814	1	9,085 s.f.	<100 trips during the AM or PM peak hours.

- The project is proposing access onto County Road 233, with good visibility from all directions.
- The site is located at the intersection of CR 233 and US Highway 160, which is easily accessible to all residents living and commuting from the eastern side of Durango.
- An emergency access has been waived by ~~the Durango Fire Protection District.~~ **La Plata County**
- CDOT has reviewed and approved the entry location and also determined that a CDOT access permit was required, however no improvements were required. A Traffic Impact Study was completed and is on file with the County.
- The project has been granted a Revocable License Agreement for the proposed driveway from La Plata County Public Works.
- No access will exist with adjacent neighboring parcels and subject property.
- A copy of the Traffic Study is on file with the county.

- Sunlight and air to enter the structure.
 - There will be a 50' setback from the east, a 20' setback from the south and a 10' setback from the west property lines.
- Preventing the spread of fire.
 - The setback areas will be maintained as to prevent the spread of fire.
- Maintaining existing vegetation whenever possible.
 - Existing vegetation will be maintained as possible; however, we have proposed a landscaping plan.
- Protecting the privacy of neighbors including: noise, odor, dust, smoke, glare, vibration, unsightly equipment or other external effects.
 - Mitigation may include: landscaping, screening, fences, retaining walls, etc.
- Compatibility with similar existing setbacks in the general area.
 - The setbacks are compatible for the general area.
- Providing room for snow removal and for preventing the shedding of snow onto adjacent properties, facilities or roadways.
 - We have adequate area for snow removal that does not affect the surrounding areas.
- Adequate visibility of traffic from driveways and intersections.
 - We have adequate visibility onto County Road 233.
- Meeting building code requirements.
 - The proposed building will meet the building code requirements.
- Adequate ingress, egress and general traffic safety
 - We have worked with CDOT and Road and Bridge to obtain the required permits.
- Adequate building maintenance between properties.
 - The property will be adequately maintained by the owner/operator of the building.

FIRE DEPARTMENT:

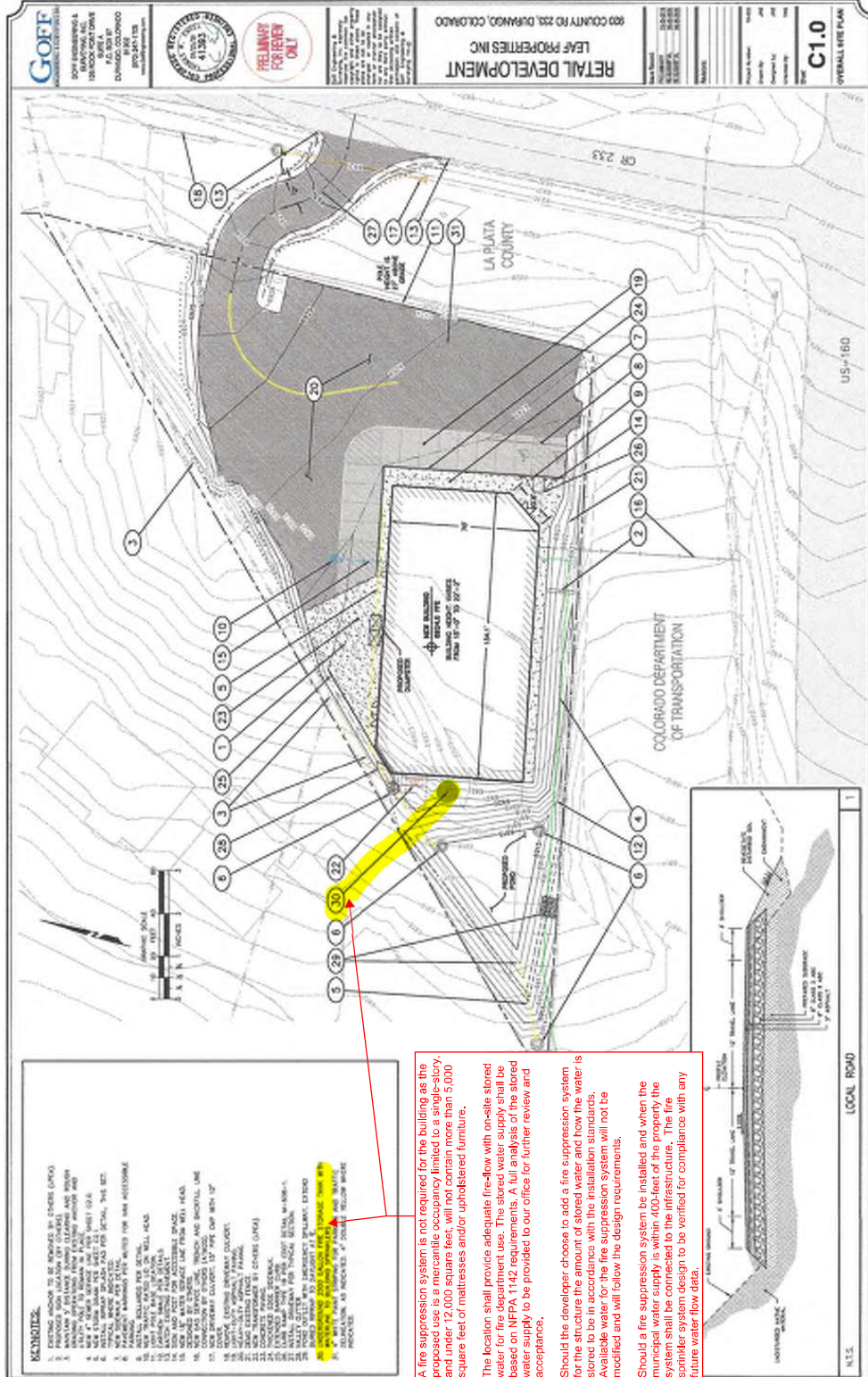
The applicant will comply with all the regulations from the Durango Fire Protection District in order to meet adequate fire flow since the project is not served by central water. It is estimated that there will be a requirement of 20,000 gallons of fire flow storage on site to be held in a frac tank, location shown on site plan and per discussions with the fire department staff. It was determined by DFPD that the emergency access would cause a negative impact and has been waived. ~~The adopted International Fire Code does not require a secondary access road for this location. If the average daily trips required a second access point that would be in accordance with the Land Use Code requirements, not DFPD.~~

GENERAL APPROVAL CRITERIA:

- This proposed development will comply with the following:
 - La Plata Land Use Code
 - Agency Comments
 - Any Prior Approvals
 - Any Intergovernmental Agreements
- There will not be any unmitigated adverse impacts to the surrounding area.
- This project development will comply with LUC Sec 70-21 Noise and Vibration.
- It will conform with all adopted plans:
 - Durango District Plan
 - La Plata County Comprehensive Plan
- We are not proposing any phasing.

DISTRICT PLAN

- The subject property is located within the Durango District Plan.
- The parcel is currently designated as Mixed Use.



NOTES:

- 1. EXISTING AND/OR TO BE MOVED BY OWNER (P&O)
- 2. PROVIDE SIGNAGE (P&O)
- 3. PROVIDE SIGNAGE (P&O)
- 4. PROVIDE SIGNAGE (P&O)
- 5. PROVIDE SIGNAGE (P&O)
- 6. PROVIDE SIGNAGE (P&O)
- 7. PROVIDE SIGNAGE (P&O)
- 8. PROVIDE SIGNAGE (P&O)
- 9. PROVIDE SIGNAGE (P&O)
- 10. PROVIDE SIGNAGE (P&O)
- 11. PROVIDE SIGNAGE (P&O)
- 12. PROVIDE SIGNAGE (P&O)
- 13. PROVIDE SIGNAGE (P&O)
- 14. PROVIDE SIGNAGE (P&O)
- 15. PROVIDE SIGNAGE (P&O)
- 16. PROVIDE SIGNAGE (P&O)
- 17. PROVIDE SIGNAGE (P&O)
- 18. PROVIDE SIGNAGE (P&O)
- 19. PROVIDE SIGNAGE (P&O)
- 20. PROVIDE SIGNAGE (P&O)
- 21. PROVIDE SIGNAGE (P&O)
- 22. PROVIDE SIGNAGE (P&O)
- 23. PROVIDE SIGNAGE (P&O)
- 24. PROVIDE SIGNAGE (P&O)
- 25. PROVIDE SIGNAGE (P&O)
- 26. PROVIDE SIGNAGE (P&O)
- 27. PROVIDE SIGNAGE (P&O)
- 28. PROVIDE SIGNAGE (P&O)
- 29. PROVIDE SIGNAGE (P&O)
- 30. PROVIDE SIGNAGE (P&O)
- 31. PROVIDE SIGNAGE (P&O)
- 32. PROVIDE SIGNAGE (P&O)
- 33. PROVIDE SIGNAGE (P&O)
- 34. PROVIDE SIGNAGE (P&O)
- 35. PROVIDE SIGNAGE (P&O)
- 36. PROVIDE SIGNAGE (P&O)
- 37. PROVIDE SIGNAGE (P&O)
- 38. PROVIDE SIGNAGE (P&O)
- 39. PROVIDE SIGNAGE (P&O)
- 40. PROVIDE SIGNAGE (P&O)
- 41. PROVIDE SIGNAGE (P&O)
- 42. PROVIDE SIGNAGE (P&O)
- 43. PROVIDE SIGNAGE (P&O)
- 44. PROVIDE SIGNAGE (P&O)
- 45. PROVIDE SIGNAGE (P&O)
- 46. PROVIDE SIGNAGE (P&O)
- 47. PROVIDE SIGNAGE (P&O)
- 48. PROVIDE SIGNAGE (P&O)
- 49. PROVIDE SIGNAGE (P&O)
- 50. PROVIDE SIGNAGE (P&O)
- 51. PROVIDE SIGNAGE (P&O)
- 52. PROVIDE SIGNAGE (P&O)
- 53. PROVIDE SIGNAGE (P&O)
- 54. PROVIDE SIGNAGE (P&O)
- 55. PROVIDE SIGNAGE (P&O)
- 56. PROVIDE SIGNAGE (P&O)
- 57. PROVIDE SIGNAGE (P&O)
- 58. PROVIDE SIGNAGE (P&O)
- 59. PROVIDE SIGNAGE (P&O)
- 60. PROVIDE SIGNAGE (P&O)
- 61. PROVIDE SIGNAGE (P&O)
- 62. PROVIDE SIGNAGE (P&O)
- 63. PROVIDE SIGNAGE (P&O)
- 64. PROVIDE SIGNAGE (P&O)
- 65. PROVIDE SIGNAGE (P&O)
- 66. PROVIDE SIGNAGE (P&O)
- 67. PROVIDE SIGNAGE (P&O)
- 68. PROVIDE SIGNAGE (P&O)
- 69. PROVIDE SIGNAGE (P&O)
- 70. PROVIDE SIGNAGE (P&O)
- 71. PROVIDE SIGNAGE (P&O)
- 72. PROVIDE SIGNAGE (P&O)
- 73. PROVIDE SIGNAGE (P&O)
- 74. PROVIDE SIGNAGE (P&O)
- 75. PROVIDE SIGNAGE (P&O)
- 76. PROVIDE SIGNAGE (P&O)
- 77. PROVIDE SIGNAGE (P&O)
- 78. PROVIDE SIGNAGE (P&O)
- 79. PROVIDE SIGNAGE (P&O)
- 80. PROVIDE SIGNAGE (P&O)
- 81. PROVIDE SIGNAGE (P&O)
- 82. PROVIDE SIGNAGE (P&O)
- 83. PROVIDE SIGNAGE (P&O)
- 84. PROVIDE SIGNAGE (P&O)
- 85. PROVIDE SIGNAGE (P&O)
- 86. PROVIDE SIGNAGE (P&O)
- 87. PROVIDE SIGNAGE (P&O)
- 88. PROVIDE SIGNAGE (P&O)
- 89. PROVIDE SIGNAGE (P&O)
- 90. PROVIDE SIGNAGE (P&O)
- 91. PROVIDE SIGNAGE (P&O)
- 92. PROVIDE SIGNAGE (P&O)
- 93. PROVIDE SIGNAGE (P&O)
- 94. PROVIDE SIGNAGE (P&O)
- 95. PROVIDE SIGNAGE (P&O)
- 96. PROVIDE SIGNAGE (P&O)
- 97. PROVIDE SIGNAGE (P&O)
- 98. PROVIDE SIGNAGE (P&O)
- 99. PROVIDE SIGNAGE (P&O)
- 100. PROVIDE SIGNAGE (P&O)

A fire suppression system is not required for the building as the proposed use is a mercantile occupancy limited to a single-story and under 12,000 square feet, will not contain more than 5,000 square feet of mattresses and/or upholstered furniture.

The location shall provide adequate fire-flow with on-site stored water for fire department use. The stored water supply shall be based on NFPA 1142 requirements. A full analysis of the stored water supply to be provided to our office for further review and acceptance.

Should the developer choose to add a fire suppression system for the structure the amount of stored water and how the water is stored to be in accordance with the installation standards.

Available water for the fire suppression system will not be modified and will follow the design requirements.

Should a fire suppression system be installed and when the municipal water supply is within 400-feet of the property the system shall be connected to the infrastructure. The fire suppression system design to be verified for compliance with any future water flow data.

FLOYD L. SMITH
ATTORNEY AT LAW

48 County Road 250, Suite 5
Durango, Colorado 81301
Telephone 970/247-1921
Fax 970/259-5224
bud@flslegal.com

July 26, 2024

David Barnett
La Plata County Planning Department

RE: South Durango Sanitation District
Leaf Properties CR 233 Retail Store
PL20230206

Dear Mr. Barnett:

The South Durango Sanitation District (the "District") staff has reviewed the June 24, 2024 project narrative for the Leaf Properties Retail Store to be located at 920 CR 233. The narrative states that the proposed development is a 9,250 sq. ft. retail store. The occupant of the store has not yet been determined and may involve a single tenant or multiple tenant units. This letter assumes the occupant will not have wastewater flows in excess of the volume and strength of those typically generated by retail stores.

The District has wastewater treatment service available for the proposed use. The property current has one inactive ERT (equivalent residential tap), Account #1725. Based on the information provided the project will require the payment of a plant investment fee to purchase additional ERTs. The projected daily flow of 925 gallons provided by the applicants engineer would require the payment of plant investment fees (tap fees) for the purchase of an additional 4 ERTs. Once additional information on the occupant is available a final determination will be made.

Service will be provided at the rates, charges and terms of service applicable at the time application is made for a building permit.

If you have any additional questions, please contact me.

Sincerely,

Floyd L. Smith

Floyd L. Smith

xc: Rick Johnson, San Juan Engineering – via email

Tim Sullivan
May 2, 2016
Page 2

Tiffany Rhodes – via email
Douglas Kinsey – via email