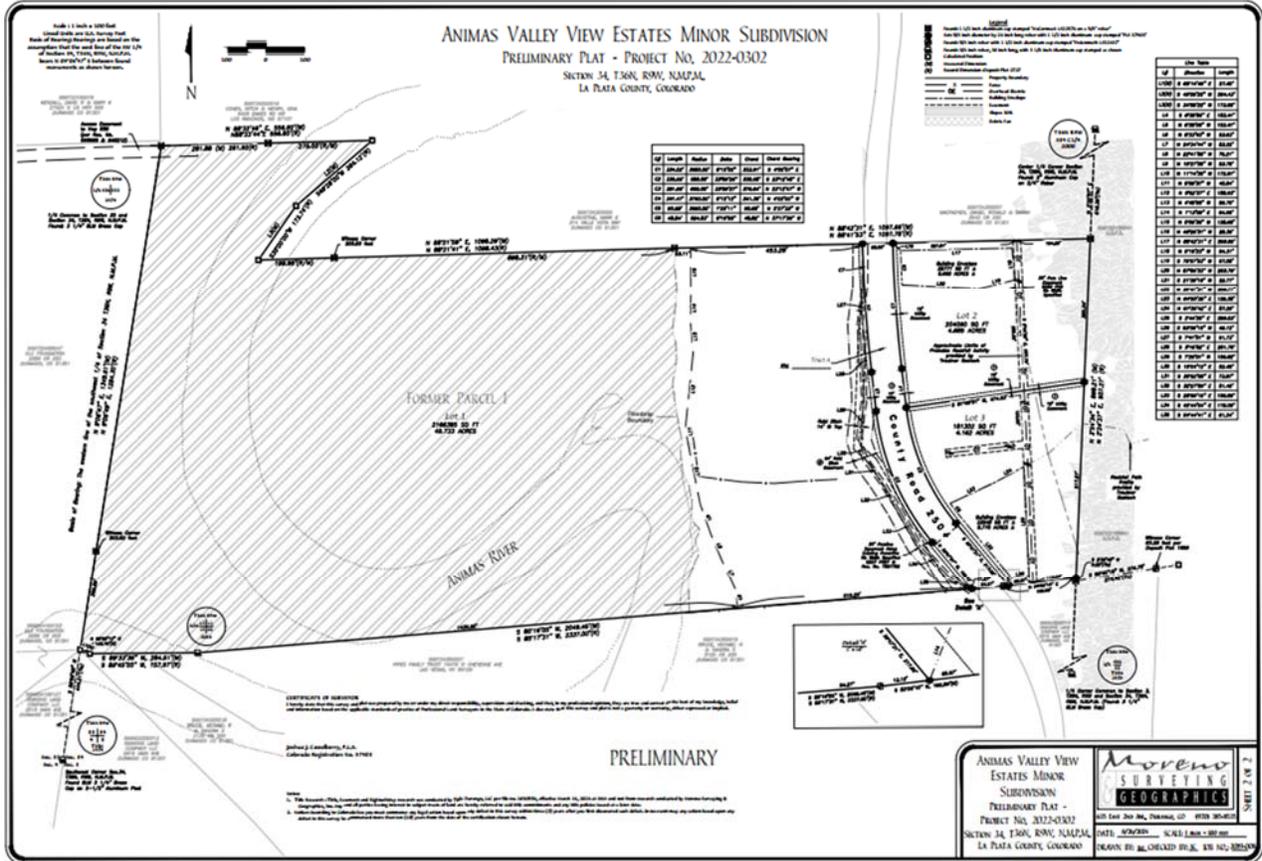


Animas Valley View Estates Narrative

Preliminary Plat 2022-0302

4/1/2024 – revised 9/24/24



Property Info & Proposal

Property Owner / Applicant: Pipes Family Trust
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Agent: Riess Research and Planning
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 Durango, CO 81303
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Parcel #: 559734300008

Legal Description: Section: 34 Township: 36 Range: 9 TR IN N/2SW/4
3403 CR 250 Durango 81301
Acres: ≈60.36 acres
Existing Use: River Corridor / 10 Acre Single Family / 3 Acre Single
Family
Historic Use: Agricultural / Residential
Proposed Use: River Corridor / 10 Acre Single Family / 3 Acre Single
Family

This proposal is to subdivide one lot of ≈60.36 acres into three residential lots of ≈4.685 acres, ≈4.162 acres, and a remainder lot of ≈49.733 acres.

Water

The existing water source is a well (permit #314076), which will continue to be used for this project. The well is sized for “3 single family dwellings, the irrigation of not more than one acre of home gardens and lawns, and the watering of domestic animals.” This well will continue to be used for the existing home. The two new lots on the east side of CR 250 will apply for and drill their own wells as this is not a water-critical area. A water supply information summary has been submitted with this project. Water supply quantity and quality test have been conducted on the existing well with results submitted.

Sanitary Sewer

Sanitary sewer is currently handled on the property by septic systems permitted under permit numbers 1976-126 and 1999-565 with the 1999 permit likely replacing the 1976 permit. This system will continue to be used to handle sanitary sewer for the existing home. This system will not be shared with any other users. The current system is 1500 gallons and is for an office, a 3 bedroom house, and a guest house. The two new lots will permit and construct their own individual septic systems.

Access and Traffic

All of the lots contemplated by this proposal will directly access CR 250. There is no need for emergency or secondary access and no neighboring parcels will take access across the subject parcel.

Fire Protection

This project will comply with all fire protection standards by strictly adhering to the standards laid out in LUC Sec. 70-2.IV.

Solid Waste Disposal

Each lot contemplated in this proposal will be responsible for their own solid waste disposal.

Critical Lands & Building Envelopes

Trauter & Asso performed a comprehensive geotechnical assessment. His report and recommendations are submitted. In particular, Trauter identified building areas for the two lots on the east side of CR 250 as follows (found on pg 4 of 18 of his report). Based on these recommendations, we have added building envelopes to the plat for both lots.



Figure 2 – Site Plan. Adapted from La Plata County GIS.

2.1 Current Scope of Development

As previously stated, we understand the approximate 13.5 acre portion of the property located on the east side of County Road 250 will be subdivided into two residential lots. The proposed lot boundaries have not yet been established; however, we did identify two potential building sites during our field reconnaissance that will limit impacts from site geologic hazards. The potential building sites are identified on Figure 2 above.

As Trautner has made the building site recommendations based on safety from the debris fan and potential future rockfall events, we have not included any other mitigation such as debris berms.

Additionally, a wetland determination was conducted by EIS Environmental and Permitting Solutions. No wetlands were found east of the county road based on their site visit and assessment. See submitted report from EIS.

There is an existing conservation easement on Lot 1 (shown as Open Space). No part of that property is proposed for any sort of change. The property on the east side of the county road was not included in the Conservation Easement and was contemplated at that time for subdivision.

Compatibility, Landscaping, and Buffering

Compatibility Criteria:

The property is buildable, and the proposed use suits the area as there are many similarly sized lots in the area.

The proposed project will not create any new, odor, vibration, dust, or glare that will negatively impact adjacent properties.

This proposal is not proposing anything that would impermissibly cause pollution of groundwater or surface waters, air and soil.

Maintenance of Existing Character:

- a) The proposed subdivision will create and infill an orderly land use pattern as there are other similar lots in the area. The area where the two smaller lots are proposed is already listed as “3 Acre Single Family” in the Animas Valley plan.
- b) County setbacks ensure that there will be no construction close to external property lines. As all uses are residential, there does not need to be additional buffering.
- c) The density of the proposed subdivision will be the same as many of the surrounding lots.
- d) New construction homes in this subdivision will be similar to other homes in the area in terms of size and quality.
- e) The proposed subdivision will not increase or create any new hazards.
- f) There are no negative issues associated with the infrastructure that will be required for this proposal.

The proposed subdivision shall not have a significant adverse effect on the ability of local governments and quasi-governmental agencies to provide the services necessary to accommodate the development or exceed the capacity of existing service delivery systems.

The proposed subdivision shall not adversely impact the natural environment and/or resources within the surrounding area. The property contains no archaeological or

cultural sites, existing wildlife habitat and migration corridors, or wetland riparian areas.

- g) Wildlife Corridor – Building envelopes will be placed outside of any existing wildlife habitat or migration corridors.
- h) Wetlands – Wetlands have been delineated and none were found east of the county road. Wetlands do exist on the west side of the property, but this area has been previously delineated and protected with a conservation easement. That property complies with the requirements of the conservation easement (shown as open space on the plat) and is already fully restricted from building near the wetland area.

Landscaping and Buffering:

All surrounding property is either 10 Acre Single Family, or 3 Acre Single Family. The closest structures, located to the north of the subject property, are naturally buffered by vegetation.

Proposed subdivision and uses will comply with all county standards for noise and vibration.

Natural Hazards and Sensitive Lands

A geotechnical report has been prepared and is included with this submittal to address any geologic hazards located on the property. This report will be used to ensure that the standards laid out in LUC 70-8 are met. Additionally, a wetland delineation has been prepared and included with this submittal. This delineation will be used to ensure that the standards laid out in LUC 70-8 are met.

District Plan

- 1) According to the Animas Valley district plan, the recommended land use designation is 10 Acre Single Family, and 3 Acre Single Family.
- 2) The proposed use for the new lots is 10 Acre Single Family, or 3 Acre Single Family, which is also what they are currently classified as. Smaller, subdivided lots are common in the area. Additionally, this subdivision will provide two new, badly needed, residential properties to La Plata County.
- 3) Goals:
 - a. Goal 1:
 - (i) This project speaks to goal 1 of the Animas Valley plan by being reviewed for natural hazards to avoid and by designating building envelopes on the east side of the property, avoiding the rock fall area.
 - b. Goal 2:
 - (i) The project speaks to goal 2 of the Animas Valley plan by retaining existing zoning, as well as being compatible with adjacent uses and the surrounding environment.

- c. Goal 3:
 - (i) This project speaks to goal 3 of the Animas Valley plan by maintaining primary view corridors and protection of the river corridor. The existing conservation easement on the west side of the property, fully protects the river corridor.
 - (ii) This proposal does not contemplate any changes that would have a negative impact on light, noise, visual disturbances, increased traffic, or air pollution. The new lots are heavily vegetated, new homes would be tucked in trees and against a much higher slope. No visual impacts would occur.

Approval Criteria

- A. Compliance with LUC 62-3
 - a. The proposed project implements the comprehensive plan by speaking to the guidelines laid out in the Animas Valley district plan.
 - b. This proposal provides planned and orderly use of land, as discussed previously in this narrative.
 - c. This proposal will preserve the character of the area as discussed previously in this narrative.
 - d. This proposal will help ensure there is adequate housing stock to meet the community needs.
 - e. This proposal will not create any land use conflicts.
 - f. The elements noted in LUC 62-3.II.F have been addressed previously in this narrative.
- B. This proposal will adhere to all agency comments that are received.
- C. This proposal is consistent with all previous approvals.
- D. The proposed subdivision will not have any significant unmitigated adverse impacts on the surrounding property or the natural environment.
- E. Conformance with adopted plans has been previously addressed in this narrative.
- F. The uses and density in general conformance with the district plan have been previously addressed in this narrative.
- G. There is no phasing proposed as part of this project.
- H. The proposed subdivision is consistent with all applicable agreements.
- I. The proposed subdivision complies with all applicable federal and state laws.

Review of Historical Resources

There are no historical resources that exist on the subject property.