

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist and
Director

March 19, 2025

David Barnett
La Plata County Planning Department
dbarnett@lpcgov.org

Location:
NE $\frac{1}{4}$ Section 1,
T37N, R9W, N.M.P.M.
37.5077, -107.8055

Subject: Glacier Club Area G Phase 3 Preliminary Development Plan (PDP)
Project No. PL20240239; La Plata County, CO; CGS Unique No. LL-25-0012-2

Dear David:

At your request (February 24, 2025), the Colorado Geological Survey has reviewed the Glacier Club Area G Phase 3 Preliminary Development Plan referral (PL20240239). I understand the applicant proposes a three-story, six-unit condominium building with an underground parking level on 3.4 acres.

The available referral documents include:

- Geologic Hazard Study for Areas G, F, and J at Tamarron Resort, Durango, Colorado (Lambert and Associates Project Number D04176GE, June 30, 2004, missing Plate 2, geologic map), and
- Geotechnical Design Report, The Glacier Club Area G Building 3, La Plata County, CO, LPC Project #2024-0054 (Moab Geotechnical Group Project No. 2023-102, November 5, 2024)

Moab's Geotechnical Design Report provides a very good characterization of potential hazards impacting the site, subsurface conditions, and slope stability under proposed grades and loads. Moab's geotechnical recommendations are valid. Provided Moab's recommendations are correctly incorporated into project plans and specifications and adhered to, CGS has no objection to PDP approval.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson", written over a horizontal line.

Jill Carlson, C.E.G.
Engineering Geologist



March 27, 2025

David Barnett, Project Planner
La Plata County Planning Department
Transmission via email: dbarnett@lpcgov.org

RE: Glacier Club Area G Phase 3 (Re-subdivision Timber Village Lot 6)
Project No. PL20240239
NE ¼ Sec. 1, Twp. 37N, Rng. 9W, N.M.P.M.
Water Division 7, Water District 30
CDWR Assigned Subdivision No. 33829

To Whom It May Concern:

We have received the submittal concerning the above-referenced proposal to boundary adjust and re-subdivide an existing lot to allow for the construction of three multi-unit condominiums planned for construction on the 3.39 acre parcel, previously known as Lot 6R. Glacier Club Area G Phase 3 will only consist of the construction of one six (6) unit condominium. Water and sewer service will be provided by Elbert Creek Water Company.

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal indicates that the estimated use is 2,250 gallons-per-day per lot for a total annual water demand of 2.52 acre-feet.

Source of Water Supply

The source of water for the proposed development is to be served by the Elbert Creek Water Company. The referral materials included an undated/unsigned letter indicating that an unspecified amount of water is commitment to serve the proposed development.

State Engineer's Office Opinion

Based upon the above and pursuant to sections 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion on the adequacy of the water supply. It appears in order obtain a favorable opinion, **the Applicant must provide the following:**

1. The Applicant must specify the water supply source and provide evidence that the source is adequate (e.g. a will serve letter from a water provider with valid commitments).

Sincerely,

Ivan Franco, P.E.
Water Resource Engineer

cc: Rob Genualdi, Division 7 Engineer
Jeff Titus, District 30 Water Commissioner



David Barnett

From: James Green <jamesg@setengineering.com>
Sent: Friday, April 18, 2025 12:48 PM
To: Kakavas, Shane
Cc: David Barnett; burkhartplanning@gmail.com
Subject: RE: Glacier Club - Area G Phase 3 - Fire Line

Thanks Shane! Have a great weekend!

Thank you,
James A. Green, PE
Project Lead
970-844-0306
SET Engineering, LLC
Sensible, Efficient, Thorough



CIVIL ENGINEERING

From: Kakavas, Shane <shane.kakavas@durangofire.org>
Sent: Friday, April 18, 2025 12:25 PM
To: James Green <jamesg@setengineering.com>; David Barnett <DBarnett@lpcgov.org>
Subject: Re: Glacier Club - Area G Phase 3 - Fire Line

David and James,

The note from our office, as identified in the previous email for PL20240239, is a required element as construction progresses. The note should not hold the conceptual development stage for planning and development. This is a reminder that underground fire suppression lines require a plan review and issuance of a permit prior to installation through our office. The installing contractor shall be registered through the referenced state agency.

Hope this email will suffice so the planning portion of the property can move forward.

Should you have any questions, please let us know.

Regards,

Shane



Durango Fire & Rescue

SHANE KAKAVAS

● shane.kakavas@durangofire.org

● www.durangofire.org

Plans Examiner/ Fire Investigator

● 970.382.6026

● 103 Sheppard Drive, Durango, CO 81303

In accordance with the Colorado Open Records Act, this email and all correspondence to or from this email address may be subject to public disclosure.

[You can view my calendar](#)

From: James Green <jamesg@setengineering.com>
Sent: Friday, April 18, 2025 8:43 AM
To: Kakavas, Shane <shane.kakavas@durangofire.org>
Subject: Glacier Club - Area G Phase 3 - Fire Line

External message - please be cautious when opening links or attachments in email.

Hi Shane,
Happy Friday!

Per my voicemail, I'm wondering if this comment from 3-19-2025 needs to be completed during the preliminary development plan phase or prior to the building permit phase. I'm hoping it's the latter, so that construction in the mountainous and rocky terrain can be initiated. Then, the best location for the fire line can be determined, followed by plan preparation for your review, inspection, etc. This is how it was handled it on Etta Ridge. If you're ok with it being required during the building permit phase, please will you provide a response to that effect so that County Planning is aware?



Status: Required set by KakavasSE on 3/19/2025 at 3:50:36 PM

Subject: Underground Submittal

Author: KakavasSE

Date: 3/19/2025 3:49:50 PM

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Underground fire lines supplying the buildings fire s shall include a full submittal compliant with NFPA 2 submitted to Durango Fire Protection District for rev and on-site visual inspections.

Electronic submittals to include:

- Scaled drawings on sheets of uniform size
- Material data sheets for all materials including man instructions

Drawings to include, but not limited to:

- Name of owner
- Location, including street address if available(built
- Point of compass
- A graphic representation of the scale used on all p
- Name and address of contractor
- Scope of work, location of work being permitted
- Size of main
- Length of main
- Location of main
- Point of connection to city main
- Sizes, types, and locations of valves, valve indicat meters, and valve pits
- Depth at which the top of the pipe is laid below gra
- Method of restraint
- Thrust block detail

Installation work shall be performed by a contractor current State of Colorado Underground Registration Division of Fire Prevention and Control.

Thank you,
James A. Green, PE
Project Lead
970-844-0306
SET Engineering, LLC
Sensible, Efficient, Thorough



CIVIL ENGINEERING



Durango Fire Protection District

Division of the Fire Marshal

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

Fire dept comments_Conceptual Dev_Glacier Area G_Phase 3 3-19-2025

General Comments (3)

Status: General Comments set by KakavasSE on 3/19/2025 at 3:50:16 PM

Subject: 1 - Signature - Closing Statement

Author: KakavasSE

Date: 3/19/2025 3:43:12 PM

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This review is for preliminary comments and a site review for PL20240239. This review does not include a formal fire code plan review, suppression system review, fire alarm review or any reviews outside of planning and site plan.

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 KakavasSE on 3/19/2025 at 3:50:33 PM

Subject: Aerial Apparatus - Proximity

Author: KakavasSE

Date: 3/19/2025 3:48:45 PM

Page Label: [1] C001 COVER SHEET

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Aerial access roads have been provided and are positioned appropriately from the building.

Status: General Comments set by KakavasSE on 3/19/2025 at 3:50:29 PM

Subject: Hydrant - Placement

Author: KakavasSE

Date: 3/19/2025 3:45:23 PM

Page Label: [1] C001 COVER SHEET

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Final evaluation of hydrant placement has been completed as part of this preliminary review. The location shown is in-line with our operational functions.

Required (2)

Status: Required set by KakavasSE on 3/19/2025 at 3:50:21 PM

Subject: Hydrant - Fire Flow

Author: KakavasSE

Date: 3/19/2025 3:44:00 PM

Page Label: [1] C001 COVER SHEET

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A fire flow test and report to be provided to our office of the new and surrounding fire hydrants to ensure the fire flow requirement is available prior to arrival of any combustible materials for the site including vertical construction. IFC 507 and 507.1



Durango Fire Protection District

Division of the Fire Marshal

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

Status: Required set by KakavasSE on 3/19/2025 at 3:50:36 PM

Subject: Underground Submittal

Author: KakavasSE

Date: 3/19/2025 3:49:50 PM

Page Label: [1] C001 COVER SHEET

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Underground fire lines supplying the buildings fire sprinkler system shall include a full submittal compliant with NFPA 24 and submitted to Durango Fire Protection District for review, permit, and on-site visual inspections.

Electronic submittals to include:

- Scaled drawings on sheets of uniform size
- Material data sheets for all materials including manufacturer's instructions

Drawings to include, but not limited to:

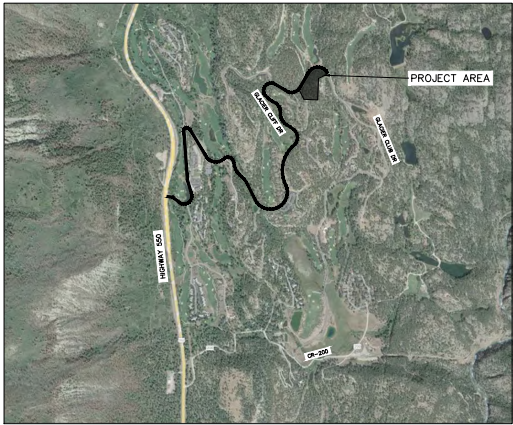
- Name of owner
- Location, including street address if available (building address)
- Point of compass
- A graphic representation of the scale used on all plans
- Name and address of contractor
- Scope of work, location of work being permitted
- Size of main
- Length of main
- Location of main
- Point of connection to city main
- Sizes, types, and locations of valves, valve indicators, regulators, meters, and valve pits
- Depth at which the top of the pipe is laid below grade
- Method of restraint
- Thrust block detail

Installation work shall be performed by a contractor holding a current State of Colorado Underground Registration through the Division of Fire Prevention and Control.

This review is
for preliminary
A fire flow test
Final
Aerial photos

GLACIER CLUB AREA G - PHASE 3 - BUILDING G3
CIVIL DRAWINGS FOR PRELIMINARY DEVELOPMENT PLAN (PDP)
SITE DEVELOPMENT IMPROVEMENTS
LA PLATA COUNTY, CO
LPC PROJECT # 2024-0054

Underground fire
lines supplying
the buildings fire
sprinkler system
shall include a
full submittal



VICINITY MAP
NTS

Sheet List Table		
Sheet #	Plan #	Sheet Title
1	C001	COVER
2	C002	NOTES
3	C003	LEGEND
4	C101	SITE PLAN
5	C102	UTILITY PLAN
6	C103	ACCESS AND GRADING PLAN
7	C104	FINE GRADING PLAN
8	C201	DETAILS
9	C202	SEWER DETAILS
10	C203	WATER DETAILS
11	C204	WATER DETAILS
12	C301	EROSION CONTROL PLAN
13	C302	ECP DETAILS I
14	C303	ECP DETAILS II
15	C304	ECP DETAILS III

OWNER
GLACIER PROPERTIES
ASSOCIATES, LLC

CIVIL ENGINEER
SET ENGINEERING, LLC
1309 E. 3RD AVE. #206
DURANGO, CO 81301
970-403-5088

SURVEYOR
MORENO SURVEYING
635 E 2ND AVE
DURANGO, CO 81301
970-385-8535

UTILITIES AND INFRASTRUCTURE
TAMMARON METROPOLITAN DISTRICT
ELBERT CREEK WATER CO
LA PLATA ELECTRIC
ATMOS ENERGY



PROJECT SUMMARY:
DEVELOPMENT OF ACCESS, UTILITY, AND PAD SITE FOR A
MULTIFAMILY RESIDENTIAL BUILDING IN AREA G.

LEGAL DESCRIPTION & BASIS OF BEARINGS:
REFER TO THE PRELIMINARY PLAT BY MORENO SURVEYING

COORDINATE SYSTEM & DATUM:
COLORADO STATE PLANE, SOUTH ZONE, US FT, NAD83

Revision Table

GLACIER AREA G - PHASE 3
CIVIL DRAWINGS FOR PDP
COVER SHEET
LA PLATA COUNTY, COLORADO

CIVIL ENGINEERING
1309 E. 3RD AVE. #206
DURANGO, CO 81301
970-403-5088

PLAN NO:
C001
Sheet: 1 of 15
Project: 2024-0054
Date: 01/10/2025
Drawn By: BRS
Checked By: JLS

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION