

SECTION 1: PROJECT SUMMARY & ANALYSIS

Project Information:

Project Number	PL20240227
Project Name	Glacier Club Area G Phase IV-A Lot 6 Boundary Adjustment
Project Type	Administrative Permit
Staff	David Barnett

Project description: Proposal to boundary adjust between Area G Phase IV-A Lot 6 and approx. 411-acre parcel.

Background: All development within Glacier Club is subject to the Tamarron Development Agreement (DA) established in 2002, currently on the 5th DA Amendment adopted in September 2015.

Tamarron Area G Phase IV-A Lot 6 was platted in 2008 under reception number 982373. This boundary adjustment is proposed concurrently with Area G Area Conceptual Plan (ACP) Amendment No. 4, project PL20240238, and will create a site for condominium development.

Process: Boundary line adjustments shall follow the procedures of the Code (DA Sec. 2.6). Boundary Adjustments shall be processed according to the administrative land use permit procedures in LUC Sec. 66-18 (LUC Sec. 67-9).

Applicant and Property Information:

Agent	Dan Burkhart, Burkhart Planning & Permitting, LLC
Applicant(s)	Glacier Properties Associates, LLC
Property Owner(s)	Glacier Properties Associates, LLC
Project Location/Address	Glacier Club Drive, Durango, CO 81301
Parcel Number(s)	537101400831
Parcel Size	411.162 acres
Project Size	3.382 acres
Planning District	North County
Type of Use	Residential
Land Use Classification	Resort

Attachments:

1. Project Narrative
2. Plat

Analysis: Land Use Code (LUC) Sec. 67-9

Sewer and Water: There is no impact to the existing approved sewer and water services provided by Elbert Creek Water Company, which provides sewer and water for properties within the Tamarron/Glacier Club development area.

Access: There is no impact to the existing approved access provided by Tamarron Metro District, which provides access for properties within the Tamarron/Glacier Club development area.

Lot Legalization: All lots involved are legal.

Lot Design Specifications: Compliant with the lot design standards in LUC Sec. 67-15.III.

Plat and Easements: Revised Plat dated 04/17/2025. No negative impact to easements.

General Approval Criteria: The proposal is generally consistent with the criteria stated in LUC Sec. 66-16.II.

Agency Comments:

Staff notified applicable agencies of the proposed development. Relevant comments received are summarized below. All comments were addressed during the project review process. The proposal complies with agency comments.

No Comments Provided:

1. US Forest Service – None
2. Colorado Department of Transportation – None
3. La Plata County Planning Engineer – None
4. La Plata County GIS/Rural Addressing – *“Since there are no addressing topics associated with this project, GIS has no comment on addressing at this time.”*
5. Tamarron Metro District – *“The Tamarron Metro District has no objections and no comments.”*
6. Elbert Creek Water Company – *“Elbert Creek Water Company has no comments.”*
7. La Plata Electric Association – *“LPEA has reviewed these documents and has no comments or concerns.”*
8. Ting Internet – None
9. Atmos Energy – None
10. Animas La Plata Water Conservancy District – None

Comments Provided:

11. La Plata County Reviewing Surveyor – Required detail for a witness corner position and commented on other state statute requirements. Full comments are available in the project file.
12. Durango Fire Protection District – *“The following boundary adjustment for PL20240227 was reviewed was conducted for Area G Phase IV-A Lot 6, no additional comments to be provided by our office unless additional adjustments are made. The review does not include any fire code reviews for structures, access roads, driveway, fire hydrant locations, or other reviews outside of verifying the boundary adjustment for said lot(s).”*

Public Comments:

Staff followed the La Plata County Land Use Code (LUC), noticing procedures and standards in Sec. 66-14.

No public comments were received as of the writing of this staff report.

SECTION 2: ADMINISTRATIVE DECISION

Approve Project #PL20240227, Glacier Club Area G Phase IV-A Lot 6 Boundary Adjustment with the following findings and conditions:

Findings:

- A. The application meets the requirements and standards for an administrative boundary adjustment (LUC Secs. 66-11.I, 66-16, 66-18, 67-9 & 67-15).

Conditions:

1. Prior to final plat recording, the final plat shall be provided to the County Reviewing Surveyor for review and signature (LUC Sec. 67-15).
2. Prior to final plat recording, the applicant shall provide a certification from the county treasurer showing that all ad valorem taxes applicable to the property have been paid for all years prior to the current year (LUC Sec. 67-15.VII.A).
3. Prior to plat recording, all fees shall be paid, including but not limited to recording fees (LUC Sec. 66-11.I.E).
4. Approval of this permit application constitutes a vested property right pursuant to C.R.S § 24-68-101 et seq. (LUC Sec. 66-13.III)

Director Signature:



Lynn Hyde
Community Development Director

Decision Date:

May 5, 2025