

## SECTION 1: PROJECT SUMMARY & ANALYSIS

### Project Information:

<b>Project Number</b>	PL20240238
<b>Project Name</b>	Glacier Club Area G Area Conceptual Plan (ACP) Amendment No. 4
<b>Project Type</b>	Administrative Permit
<b>Staff</b>	David Barnett

**Project description:** Amendment to the Area Conceptual Plan for Area G, designated in the Glacier Club Development Agreement, to shift the boundary slightly along east side and redesign unplatted phases.

**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.

The Tamarron – Area G Conceptual Development Plan (CDP) Amendment #1, project 2006-0051 was approved by the Board of County Commissioners on April 4, 2006. The Tamarron – Area G CDP Amendment #2, project 2007-0024 was approved administratively on February 6, 2007. The Tamarron – Area G CDP Amendment #3 was contemplated in 2008 under project 2008-0113, but was ultimately not pursued or approved. The last approved amendment, Amendment #2, had an overall density of 33 units for Area G. The density of 32 units on this current amendment aligns with the Master and Conceptual Plan Map and DA Amendment #4 adopted in 2011.

**Process:** Minor amendments to Area Conceptual Plans involving less than 10% change in area may be administratively approved by the Director of Planning (DA Sec. 2.1).

### Applicant and Property Information:

<b>Agent</b>	Dan Burkhart, Burkhart Planning & Permitting, LLC
<b>Applicant(s)</b>	Glacier Properties Associates, LLC
<b>Property Owner(s)</b>	Glacier Properties Associates, LLC
<b>Project Location/Address</b>	Glacier Club Drive, Durango, CO 81301
<b>Parcel Number(s)</b>	537101400831
<b>Parcel Size</b>	411.162 acres
<b>Project Size</b>	19.63 acres
<b>Planning District</b>	North County

<b>Type of Use</b>	Residential
<b>Land Use Classification</b>	Resort

### **Attachments:**

1. Project Narrative
2. Area Conceptual Plan

### **Analysis: Land Use Code (LUC) Sec. 66-29**

Sewer and Water: Proof of adequate sewer and water are not required to be reviewed at the Area Conceptual Plan stage. Elbert Creek Water Company, which provides sewer and water for properties within the Tamarron/Glacier Club development area, is anticipated to deliver these services to any future developments within this Area.

Access: Proof of adequate access is not required to be reviewed at the Area Conceptual Plan stage. Tamarron Metro District, which provides access for properties within the Tamarron/Glacier Club development area, is anticipated to deliver these services to any future developments within this Area.

Lot Legalization: All lots involved are legal.

Lot Design Specifications: Compliance with the lot design standards in LUC Sec. 67-15.III will be analyzed at the subsequent stage of review of Preliminary Development Plan.

Plat and Easements: Revised Plan dated 03/28/2025. No negative impact to easements.

General Approval Criteria: The proposal is generally consistent with the criteria stated in LUC Sec. 66-16.II. Detailed compliance with the development standards referenced in such criteria will be analyzed at the subsequent stage of review of Preliminary Development Plan.

### **Agency Comments:**

Staff notified applicable agencies of the proposed development. No comments were provided for this project. A list of notified agencies is below.

1. US Forest Service – None
2. Colorado Department of Transportation – None
3. La Plata County Planning Engineer – None
4. Durango Fire Protection District – None
5. Tamarron Metro District – *“The Tamarron Metro District has no comments and no objections.”*
6. Elbert Creek Water Company – *“Elbert Creek Water Company has no comments.”*
7. La Plata Electric Association – None
8. Ting Internet – None
9. Atmos Energy – None
10. Animas La Plata Water Conservancy District – None

### **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 #PL20240238, Glacier Club Area G Area Conceptual Plan (ACP) Amendment No. 4 with the following findings and conditions:

### **Findings:**

- A. Proof of adequate water, sewer, and access are not required to be reviewed at the Area Conceptual Plan stage. However, Elbert Creek Water Company and Tamarron Metro District, which provide sewer, water and access for properties within the Tamarron/Glacier Club development area, are anticipated to deliver these services to any future developments within this Area (Tamarron DA, Sec. 2.1, rec. no. 837525).
- B. The Area Conceptual Plan is consistent with the standards for an Area Conceptual Plan as required by the Tamarron/Glacier Club Development Agreement, as amended (Tamarron DA, Sec. 2.1, rec. no. 837525).
- C. The project is compatible with the surrounding area (LUC Sec. 70-5).
- D. The applicant has demonstrated compliance with the applicable Area Conceptual Plan Standards (Tamarron DA, Sec. 2.1, rec. no. 837525).
- E. Minor amendments to Area Conceptual Plans involving less than 10% change in area may be administratively approved by the Director of Planning (Tamarron DA, Sec. 2.1, rec. no. 837525).
- F. Area G has a total density of up to 32 units. Two subdivisions totaling 16 units have been platted in Area G thus far. However, the total platted units was reduced to 14 units, through one lot consolidation (rec. no. 1099603) and one proposed boundary adjustment (Project No. PL20240227). This approved Area Conceptual Plan amendment allows for up to 18 multi-family residential units to be platted in the remaining phases of Area G.

### **Conditions:**

None

### **Director Signature:**



Lynn Hyde  
Community Development Director

### **Decision Date:**

April 22, 2025

**Glacier Club Area G Conceptual Plan Amendment #4**  
**Project Number 2024-0238**  
**Project Narrative**  
**January 15, 2025**  
*Revised April 4, 2025 (per LPC Planning Compliance Requirements)*

**CONTACTS**

Owner/Applicant

Glacier Properties Associates, LLC  
600 Glacier Club Dr.  
Durango, CO 81301  
jgoodman@theglacierclub.com  
(970) 382-6756

Project Engineers

SET Engineering, LLC  
150 Rock Point Dr., Suite F  
Durango, CO 81301  
jeffp@setengineering.com  
(970) 759-8129

Planning Consultant

Burkhart Planning & Permitting, LLC  
Dan Burkhart, AICP  
17 Lizard Head Dr.  
Durango, CO 81301  
burkhartplanning@gmail.com  
(970) 946-4916

Project Surveyors

Moreno Surveying  
635 E. Second Avenue  
Durango, CO 81301  
josh@morenosurveying.com  
(970) 385-8535

**SUBJECT PROPERTY**

Proposed Addresses

Various - Area Conceptual Plans Cover Many Properties

Directions from US Hwy 550 N

North Tamarron Drive to Glacier Club Drive

Planning District Designation

North County – Resort

Subject Parcel APN(s)

5371-014-00-831

Section/Township/Range

Sec 1, T 37 N, R 9 W

Area G Current Acreage

20.10 +/- Acres

Area G Proposed Acreage

19.63 +/- Acres

**PROJECT DESCRIPTION**

Amendments to the Area G Conceptual Plan were last approved by La Plata County in 2007 under Project Number ~~2006-0054~~ 2007-0024, Amendment #2. Amendment #3 was proposed in 2008, but the Glacier Club never applied to La Plata County for approval. Since a Project Number was assigned to Amendment #3 and to maintain a proper paper trail, the current proposal is known as Amendment #4.

Proposed amendments from Amendment #2 to Amendment #4 include updated unit counts and lot locations to reflect approved final plats, density relocation, density reductions to match the current Development Agreement and Master and Conceptual Plan, and Area Conceptual Plan (ACP) boundary changes. Area G Phase 1 was platted as the 10-lot Royal Elk Subdivision under RN 964388 in 2007. Lots 2 and 3 within this subdivision were approved for consolidation and recorded under RN 1099603 in 2015. Therefore, the Royal Elk Subdivision is currently nine lots.

Area G Phase 4A was platted under RN 982373 as the 6-lot Timber Village Subdivision in 2008. Lot 6 of this subdivision was undesirable on the real estate market. An application to boundary adjust Lot 6 to create Lot 6R (Area G Phase 3) has been submitted concurrently with this ACP Amendment #4 application under Project Number 2024-0227. The boundary adjustment application is anticipated to be approved and recorded before the ACP amendment application. After the boundary adjustment plat is recorded, Moreno Surveying will revise the ACP to cross-reference the boundary adjustment plat on the ACP. Area Conceptual Plans are not recorded. The boundary adjustment effectively reduces the number of lots/units in the Timber Village Subdivision from six to five.

The remaining undivided land within Area G is shown on the ACP as three phases with phase numbers consistent with Amendment #2 – Phase 2A, 2B, and 3, however, the unit counts have changed. One six-unit condominium is anticipated in each of these phases. These buildings will be very similar to those in the Etta Ridge Subdivision (Area E). Phase 3 will be constructed first and a Preliminary Development Plan will be forthcoming. Phase 2A and 2B Preliminary Development Plans will be submitted at a date driven by market conditions, but possibly in the next year or two.

ACP Amendment #2 contemplated 33 units in Area G. The Development Agreement and Master and Conceptual Plan were revised after Amendment #2; these documents reflect 32 units in Area G. Amendment #4 also contemplates 32 units in Area G.

The boundaries of the ACP are proposed to change slightly (2.33% reduction). Since the Amendment #2, the Mountain Golf Course was built to the north of Area G. A golf cart path on the southeastern side of Area G now creates a logical boundary Area G. Further, it is anticipated that the golf courses at the Glacier Club will soon be subdivided from the Master Parcel, and the cart path and golf course currently within the east side of Area G will be included as part of the Mountain Golf Course once subdivided. Consistent with Amendment #2, Amendment #4 omits an existing comfort station and golf facilities on the western portion of Area G. It is anticipated that this portion of the property will also be included as golf course as part of the golf course subdivision.

Under Section 3.10 of the DA, Area G shall provide a minimum of thirty percent (30%) Passive Open Space (POS) upon full development. Therefore, at least 5.89 of the 19.63 acres in Area G shall be dedicated as POS following the (assumed) approval of the Area G ACP Amendment #4 and concurrent with the final development phase. 3.14 acres of POS were previously dedicated in the Royal Elk and Timber Village Subdivisions. The Glacier Club "Master Binder" is used to track dedicated POS and will be updated following County approval of the Area G ACP Amendment.

ACPs do not require water or sewer tap commitments, dedication of utility or access easements, or demonstration of road maintenance. Elbert Creek Water Company and Tamarron Metro District provide water, sewer, and access to county-required levels of service to the existing subdivisions, and they are anticipated to deliver these services to any future developments within Area ~~GK~~.

GLACIER PROPERTIES ASSOCIATES, LLC  
TAMARRON AREA G  
AREA CONCEPTUAL PLAN AMENDMENT NO. 4  
PROJECT NO 2024-0238  
NE 1/4 S1, T37N, R9W, N4M,1M  
LA PLATA COUNTY, COLORADO

CERTIFICATE OF SUBMITTER

This document is a Area Conceptual Plan is a "plan" and not a "plat" as described in the 1978 Amendment to Revised and Retitled Development Agreement recorded under Reception Number 1221212 in the La Plata County Clerk and Recorder's Office. This document does not create, modify, amend, substitute, or convey interests or property above herein and is not a Subdivision Plat as approved, signed, and recorded.

This Area Conceptual Plan was prepared in December of 2024 under the direct supervision, supervision and handling of [signature] (City Clerk) of the Town of Tamarron and [signature] (City Clerk) of the Town of Tamarron. I am not certifying to the Preliminary Plan Notes and this does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-101-102 C.R.S.

City of Tamarron, CO  
City Clerk (Signature No. 2700)

PRELIMINARY

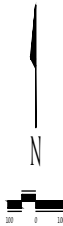
PLAT NOTES

1. Notice: This Research - Title, survey and light of day research was conducted by Colorado Title & Closing Services, LLC, per file No. 2024-0238, effective November 7, 2024 at 10:00 AM, and not from research conducted by Moore Surveying & Engineering, Inc. Any and all parties having interest in subject tract of land are hereby referred to said Title Commitment and any Title policies issued at a later date.
2. Notice: According to Colorado law, you must commence any legal action based upon any defect in this survey within three (3) years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown herein.

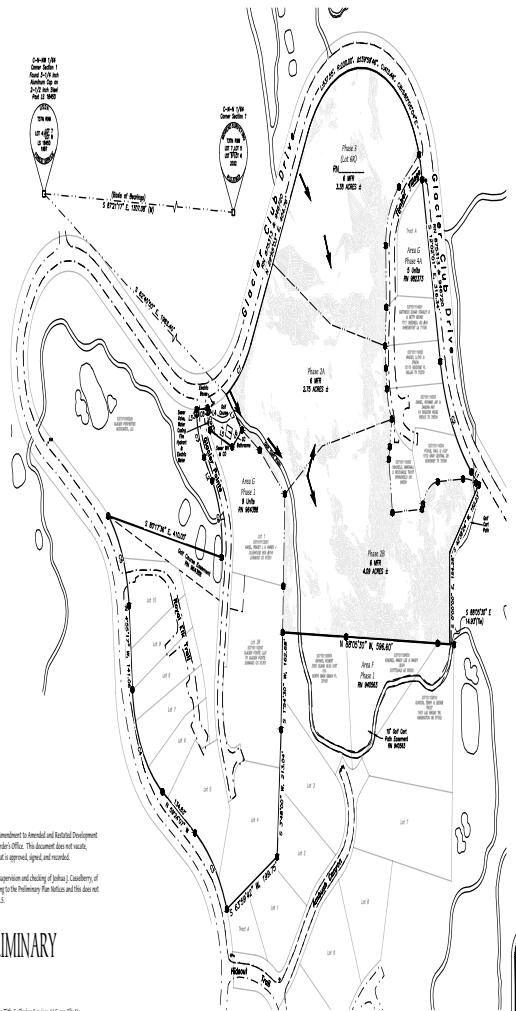
PLAT NOTES

1. Development Agreement: This project is subject to the Amendment and Retitled Development Agreement, Tamarron Village and Conceptual Plan recorded under Reception Number 1221212, 1221213, 1221214, 1221215, 1221216, 1221217, 1221218, 1221219, 1221220, 1221221, 1221222, 1221223, 1221224, 1221225, 1221226, 1221227, 1221228, 1221229, 1221230, 1221231, 1221232, 1221233, 1221234, 1221235, 1221236, 1221237, 1221238, 1221239, 1221240, 1221241, 1221242, 1221243, 1221244, 1221245, 1221246, 1221247, 1221248, 1221249, 1221250, 1221251, 1221252, 1221253, 1221254, 1221255, 1221256, 1221257, 1221258, 1221259, 1221260, 1221261, 1221262, 1221263, 1221264, 1221265, 1221266, 1221267, 1221268, 1221269, 1221270, 1221271, 1221272, 1221273, 1221274, 1221275, 1221276, 1221277, 1221278, 1221279, 1221280, 1221281, 1221282, 1221283, 1221284, 1221285, 1221286, 1221287, 1221288, 1221289, 1221290, 1221291, 1221292, 1221293, 1221294, 1221295, 1221296, 1221297, 1221298, 1221299, 1221300, 1221301, 1221302, 1221303, 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GLACIER PROPERTIES ASSOCIATES, LLC  
TAMARRON AREA G  
AREA CONCEPTUAL PLAN AMENDMENT No. 4  
PROJECT No 2024-0238  
NE 1/4 S1, T37N, R9W, NMPJM,  
LA PLATA COUNTY, COLORADO

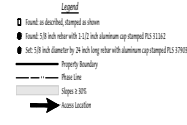


Scale: 1 inch = 200 feet  
Surveyed by: J. L. Smith, J. L. Smith & Associates, Inc.  
Date of Survey: August 1, 2024  
Project: Area G, Subdivision, Final  
Map, Reception Number 222452, County of  
La Plata (South 87° 22' 17" East),  
monumented as shown herein.



Curve Data				
Station	Length	Radius	Delta	Chord
1	10.00	100.00	18.00	18.00
2	10.00	100.00	18.00	18.00
3	10.00	100.00	18.00	18.00
4	10.00	100.00	18.00	18.00
5	10.00	100.00	18.00	18.00
6	10.00	100.00	18.00	18.00
7	10.00	100.00	18.00	18.00
8	10.00	100.00	18.00	18.00
9	10.00	100.00	18.00	18.00
10	10.00	100.00	18.00	18.00

Line Data		
Station	Distance	Length
1	10.00	10.00
2	10.00	10.00
3	10.00	10.00
4	10.00	10.00
5	10.00	10.00
6	10.00	10.00
7	10.00	10.00
8	10.00	10.00
9	10.00	10.00
10	10.00	10.00



**CERTIFICATE OF SURVEY**  
This document is a Area Conceptual Plan is a "Plan" and not a "Map" as described in the Fifth Amendment to the Revised and Restated Development Agreement recorded under Reception Number 222452, in the La Plata County Clerk and Recorder's Office. This document does not create, indicate, establish, or convey interests or property shown herein and is a Final Subdivision Plan as approved, signed, and recorded.  
This Area Conceptual Plan was prepared in December of 2024 under the direct responsibility, supervision and checking of Joshua J. Connelly, a Licensed Surveyor and Geographer, Inc., being a Colorado Licensed Surveyor. I am not certifying to the Preliminary Plan Notices and this does not constitute a Land Survey Map as required by section 38-5-102, C.R.S.

Joshua J. Connelly, P.L.S.  
Colorado Registration No. 57943

**SURVEYOR'S NOTES:**

1. Notice: This Research - Title, easement and Right-of-Way research was conducted by Colorado Title & Survey Services, LLC, per file No. U22429259 effective November 7, 2024 at 2:00 P.M. and not from research conducted by Moreno Surveying & Geographics, Inc. Any and all parties having interest in subject tracts of land are hereby referred to said title commitments and any title policies issued at a later date.
2. Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three (3) years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of this certification document.

PRELIMINARY

GLACIER PROPERTIES ASSOCIATES, LLC  
TAMARRON AREA G  
AREA CONCEPTUAL PLAN  
AMENDMENT No. 4  
PROJECT No 2024-0238  
NE 1/4 S1, T37N, R9W, NMPJM,  
LA PLATA COUNTY, COLORADO

3850 Main Street, Durango, CO 81301-9555  
PHONE: 970.255.1235 SCALE: 1 inch = 100 feet  
DRAWN BY: JLC CHECKED BY: JLC, JLS, JLS, JLS