

SECTION 1: PROJECT SUMMARY & ANALYSIS

Project Information:

Project Number	PL20240238
Project Name	Glacier Club Area G Area Conceptual Plan (ACP) Amendment No. 4
Project Type	Administrative Permit
Staff	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:

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	19.63 acres
Planning District	North County

Type of Use	Residential
Land Use Classification	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
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Durango, CO 81301
jgoodman@theglacierclub.com
(970) 382-6756

Planning Consultant

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

Project Engineers

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

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

Subject Parcel APN(s)

5371-014-00-831

Directions from US Hwy 550 N

North Tamarron Drive to Glacier Club Drive

Section/Township/Range

Sec 1, T 37 N, R 9 W

Planning District Designation

North County – Resort

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,P,M
LA PLATA COUNTY, COLORADO

CONTRACTS OF SUBMITTER

This document is a Area Conceptual Plan in a "plan" and not a "plat" as described in the FPA Amendment to Remedial and Partial Development Agreement recorded with Reception Number 1821512 in the La Plata County Clerk and Recorder's Office. This document does not create, modify, amend, or terminate any easements, rights, or interests in real property. It is intended to be approved, signed, and recorded.

This Area Conceptual Plan was prepared in December of 2024 under the best reasonable opinion and holding of public. Carefulness of Review Surveying and Geographics, Inc., being Colorado Licensed Surveyors, I am not certifying the Preliminary Plan Notice and this does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-101 C.R.S.

John J. Connelly, P.E.
 Colorado Registration No. 27903

PRELIMINARY

SUBJECT PROPERTIES

1. Notice: Title Research - Title, easement and right-of-way research was conducted by Colorado Title & Closing Services, LLC, per file No. 2024-0238, effective December 7, 2024 at 10:00 AM, and not from research conducted by Messers Surveying & Geographics, Inc. Any and all parties having interest in subject tracts of land are hereby referred to said title commitment and any title insurance issued at a later date.
2. Notice: Assumptions of Records - In no event, commence any legal action based upon any defect in this survey unless then 10 years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than 10 years from the date of the certification shown herein.

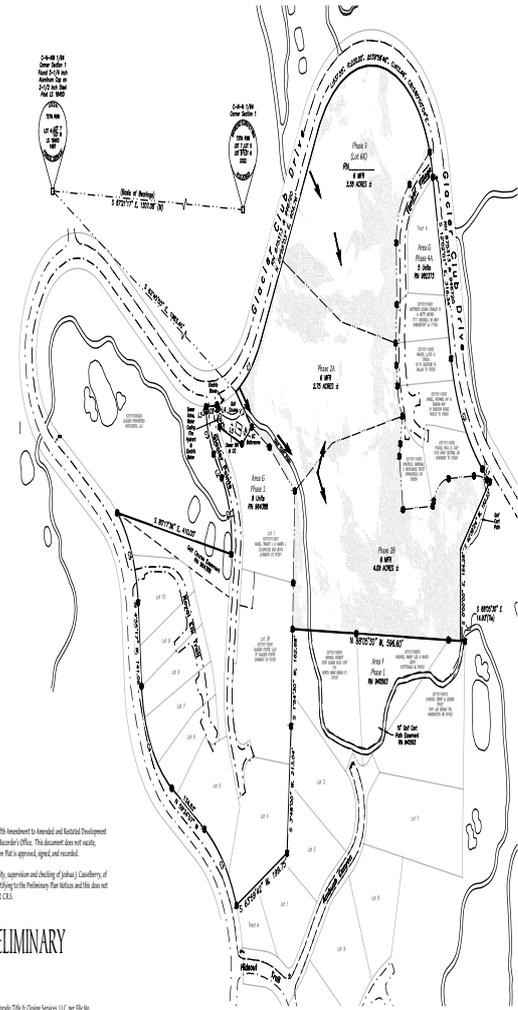
PLAT NOTES

1. Development Agreement: This property is subject to the Remedial and Partial Development Agreement Tamarron Master and Conceptual Plan recorded under reception number 1821512, 182024, 182026, 182028, 182030, 182032, 182034, 182036, 182038, 182040, 182042, 182044, 182046, 182048, 182050, 182052, 182054, 182056, 182058, 182060, 182062, 182064, 182066, 182068, 182070, 182072, 182074, 182076, 182078, 182080, 182082, 182084, 182086, 182088, 182090, 182092, 182094, 182096, 182098, 182100, 182102, 182104, 182106, 182108, 182110, 182112, 182114, 182116, 182118, 182120, 182122, 182124, 182126, 182128, 182130, 182132, 182134, 182136, 182138, 182140, 182142, 182144, 182146, 182148, 182150, 182152, 182154, 182156, 182158, 182160, 182162, 182164, 182166, 182168, 182170, 182172, 182174, 182176, 182178, 182180, 182182, 182184, 182186, 182188, 182190, 182192, 182194, 182196, 182198, 182200, 182202, 182204, 182206, 182208, 182210, 182212, 182214, 182216, 182218, 182220, 182222, 182224, 182226, 182228, 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191482, 191484, 191486, 191488, 191490, 191492, 191494, 191496, 191498, 191500, 191502, 191504, 191506, 191508, 191510, 191512, 191514, 191516, 191518, 191520, 191522, 191524, 191526, 191528, 191530, 191532, 191534, 191536, 191538, 191540, 191542, 191544, 191546, 191548, 191550, 191552, 191554, 191556, 191558, 191560, 191562, 191564, 191566, 191568, 191570, 191572, 191574, 191576, 191578, 191580, 191582, 191584, 191586, 191588, 191590, 191592, 191594, 191596, 191598, 191600, 191602, 191604, 191606, 191608, 191610, 191612, 191614, 191616, 191618, 191620, 191622, 191624, 191626, 191628, 191630, 191632, 191634, 191636, 191638, 191640, 191642, 191644, 191646, 191648, 191650, 191652, 191654, 191656, 191658, 191660, 191662, 191664, 191666, 191668, 191670, 191672, 191674, 191676, 191678, 191680, 191682, 191684, 191686, 191688, 191690, 191692, 191694, 191696, 191698, 191700, 191702, 191704, 191706, 191708, 191710, 191712, 191714, 191716, 191718, 191720, 191722, 191724, 191726, 191728, 191730, 191732, 191734, 191736, 191738, 191740, 191742, 191744, 191746, 191748, 191750, 191752, 191754, 191756, 191758, 191760, 191762, 191764, 191766, 191768, 191770, 191772, 191774, 191776, 191778, 191780, 191782, 191784, 191786, 191788, 191790, 191792, 191794, 191796, 191798, 191800, 191802, 191804, 191806, 191808, 191810, 191812, 191814, 191816, 191818, 191820, 191822, 191824, 191826, 191828, 191830, 191832, 191834, 191836, 191838, 191840, 191842, 191844, 191846, 191848, 191850, 191852, 191854, 191856, 191858, 191860, 191862, 191864, 191866, 191868, 191870, 191872, 191874, 191876, 191878, 191880,

GLACIER PROPERTIES ASSOCIATES, LLC
 TAMARRON AREA G
 AREA CONCEPTUAL PLAN AMENDMENT NO. 4
 PROJECT NO 2024-0238
 NE 1/4 S1, T37N, R9W, N4E, PM
 LA PLATA COUNTY, COLORADO



Scale: 1 inch = 200 feet
 Lined Dashed are US Survey feet.
 Most of bearings bearing are based on
 south line of Lot 1, Section 1, Quarter
 Property Records, LLC, Cross Here North,
 Township: Area Three Subdivision, Final
 Plat, Reception Number 223493, County of
 La Plata (Quadrant 872127 East),
 monumented as shown herein.



Lot	Length	Width	Area	Acres
C1	120.00'	120.00'	14,400.00'	0.32834'
C2	120.00'	120.00'	14,400.00'	0.32834'
C3	120.00'	120.00'	14,400.00'	0.32834'
C4	120.00'	120.00'	14,400.00'	0.32834'
C5	120.00'	120.00'	14,400.00'	0.32834'
C6	120.00'	120.00'	14,400.00'	0.32834'
C7	120.00'	120.00'	14,400.00'	0.32834'
C8	120.00'	120.00'	14,400.00'	0.32834'
C9	120.00'	120.00'	14,400.00'	0.32834'
C10	120.00'	120.00'	14,400.00'	0.32834'

Lot	Length	Width	Area	Acres
L1	120.00'	120.00'	14,400.00'	0.32834'
L2	120.00'	120.00'	14,400.00'	0.32834'
L3	120.00'	120.00'	14,400.00'	0.32834'
L4	120.00'	120.00'	14,400.00'	0.32834'
L5	120.00'	120.00'	14,400.00'	0.32834'
L6	120.00'	120.00'	14,400.00'	0.32834'
L7	120.00'	120.00'	14,400.00'	0.32834'
L8	120.00'	120.00'	14,400.00'	0.32834'
L9	120.00'	120.00'	14,400.00'	0.32834'
L10	120.00'	120.00'	14,400.00'	0.32834'

- Legend**
- Found or located, proposed or shown
 - Found or located with 1/2 inch diameter cap stamped PLS 11242
 - Set 1/8 inch diameter by 24 inch long with aluminum cap stamped PLS 17943
 - Property Boundary
 - Phase Line
 - Slopes 1:20
 - Access Location

CERTIFICATE OF SURVEY

This document is a Area Conceptual Plan in a "plan" and not a "plat" as described in the 1978 Amendment to the Revised and Restated Development Agreement recorded under Reception Number 223493 in the La Plata County Clerk and Recorder's Office. This document does not create, substitute, amend, or convey interests or property shown herein and a Final Subdivision Plat is approved, signed, and recorded.

This Area Conceptual Plan was prepared in December of 2024 under the direct responsibility, supervision and checking of Joshua J. Coady of Moreno Surveying and Geographics, Inc., being a Colorado Licensed Surveyor. I am not certifying the Preliminary Plan Notices and this does not constitute a Land Survey Plat as required by section 38-51-102 C.R.S.

PRELIMINARY

Joshua J. Coady, P.L.S.
 Colorado Registration No. 57963

- SURVEYOR'S NOTES:**
1. Notice: This Research - Title, easement and Right-of-Way research was conducted by Colorado Title & Survey Services, LLC, per the LUTERANUS effective November 7, 2024 at 2:00 PM, 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 comments 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 applicable above notice.

GLACIER PROPERTIES ASSOCIATES, LLC
 TAMARRON AREA G
 AREA CONCEPTUAL PLAN AMENDMENT NO. 4
 PROJECT NO 2024-0238
 NE 1/4 S1, T37N, R9W, N4E, PM
 LA PLATA COUNTY, COLORADO

Moreno SURVEYING & GEOPHYSICS
 8550 Main Street, Durango, CO 81703-9555
 PHONE: 970-250-2025 SCALE: 1"=200'-00" (SEE TITLE)
 PREPARED BY: JCC CHECKED BY: LJS, WJS, MJS, BJS

SHEET 2 OF 2