

**Glacier Club Area G Phases 3 – Overlook Condominiums**  
**Preliminary Development Plan**  
**Project Number 2024-0239**  
**January 15, 2025**

**CONTACTS**

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**SUBJECT PROPERTY**

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

Parent Parcel Acreage (from LPC GIS)

411.162 Acres

Parent Parcel APN(s)

5371-014-00-831

Lot 6R

3.382 Acres

**PROPERTY BACKGROUND**

The subject property is within Area G of the Glacier Club Master and Conceptual Plan. Timber Village is a subdivision within the eastern portion of Area G (Phase IV-A), which was platted in 2008 under Reception Number 982373. Glacier Properties Associates, LLC (GPA) recently submitted a Boundary Adjustment application to La Plata County under Project Number 2024-0227 to adjust the boundary of Timber Village Lot 6 (vacant) with the 400+ acre Glacier Club “Master Parcel.” The adjusted Lot 6 will be known as Lot 6R. Lot 6R will be 3.382 acres. The boundaries of the new Lot 6R will create the boundaries for Area G Phase 3, the subject property of this Preliminary Development Plan (PDP) application.

Furthermore, an Area G Area Conceptual Plan Amendment #4 application, Project Number 2024-0238, was recently submitted to the La Plata County Planning Department. Amendments to the Area G Conceptual Plan 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. Phase 3 in the amended ACP will reflect the six condominium units proposed in this PDP application upon approval (assumed).

## PROJECT PROCESSING

The Boundary Adjustment and ACP amendment applications are processed administratively. It is unlikely that these projects will require public hearings and will be approved (assumed) by the Community Development Director much more expeditiously than the PDP. The PDP application is a “full review” application requiring the Planning Commission’s review and subsequent approval from the Board of County Commissioners (BOCC). Therefore, the Boundary Adjustment and ACP are anticipated to be approved by the Community Development Director before action by the BOCC on the PDP.

The Glacier Club Development Agreement allows concurrent review of the Boundary Adjustment and ACP applications with this PDP application. The PDP, as submitted, reflects the assumed approval of the Boundary Adjustment and uses the proposed boundaries of Lot 6R as the Area G Phase 3 boundaries. Assuming the PDP is approved, the six-unit condominium building will be constructed similarly to those in Area E – Etta Ridge Condominiums. Following construction, an as-built Final Plat will require County approval and recordation.

## PROJECT OVERVIEW

GPA proposes a PDP to develop one six-unit condominium building within Area G Phase 3. The proposal is consistent with the approved Glacier Club Master and Conceptual Plan and the Development Agreement (DA). The subject Lot 6R (as described above) is 3.382 acres.

Two other six-unit condominium buildings are anticipated in the future, one each in Area G Phase 2A and Phase 2B; however, these buildings are not contemplated as part of this PDP application. The 18 units will be collectively known as The Overlook Condominiums and very similar to the Etta Ridge Condominiums under development within Area E.

## CONDOMINIUM BUILDINGS

Architectural plans are being finalized. The building will have an approximate footprint of 7,459 square feet and be three stories tall (approximately 58 feet high). The ground level will consist of a parking garage with 13 parking spaces (including one ADA space), a lobby with an elevator, a locker room, a mechanical, and a fire sprinkler room. Levels 1 through 3 will each have two, approximately 2,750 s.f. residential units with two covered patios attached to each unit, and around 227 s.f. of common area for unit entrances, stairs, and elevator.

All property outside of the building footprints will be owned and maintained in common as general or limited common elements more specifically delineated on Final Plats. Protective covenants, conditions, and restrictions will establish unit owner responsibilities.

## ACCESS

The Glacier Club is a master-planned community with private internal roads managed by the Tamarron Metropolitan District (TMD). The primary access to the community is directly from Highway 550 onto private roads. As a master-planned community, the intersections and entrances between Highway 550 and the project were fully vetted for code compliance. Several significant upgrades to Highway 550 and older internal roads have been made under the supervision of the La Plata County Engineering Department. The DA caps the total number of units that can be constructed within the development. The existing Highway 550 entrance is built for full buildout according to County and Colorado Department of Transportation (CDOT) standards.

The Main Entrance from Highway 550 is used to Area G Phase 3. Roads and intersections between the Highway 550 entrance and Area G Phase 3 were improved as part of the 2002 property expansion to the east. All substandard roads were identified and reconstructed as part of the expansion to comply with County Engineering or AASHTO standards. The Glacier Club Master Binder contains copies of the CDOT Access Permits and associated Traffic Impact Studies.

Access to the Area G Phase 3 condominiums will be via a new private driveway from Glacier Club Drive. The driveway includes a hammerhead as a fire truck turnaround. The Overlook Condominiums Homeowners Association will own and maintain the driveway as part of its General Common Elements. Covenants will be recorded and binding upon condominium unit owners concurrent with the Final Plat recording.

### SEWER and WATER

Per the Service Plan for TMD dated August 2003, TMD has constructed and completed any necessary sanitary sewer facilities to convey wastewater from the proposed subdivision to the Elbert Creek Water Company (ECWC) (formerly Tamarron Water & Sanitation) wastewater treatment facility and has completed any necessary water transmission lines, distribution lines, and appurtenant facilities for interconnection to the ECWC's potable water system. ECWC operates, maintains, and repairs the water and wastewater facilities under an existing Maintenance and Operations Agreement.

ECWC spent approximately \$4.2 million in 2018 to upgrade the water treatment facility and another \$3.8 million in 2021 and 2022 to upgrade the wastewater treatment facility. Based on total approved property entitlements, ECWC facilities are sized to accommodate all current and future users. Specifically, the system is sized to accommodate 1,348 possible water taps and 1,550 possible sewer taps.

Water and sewer tap commitment letters from ECWC to provide water and sewer taps to the proposed condominium building are included in the application.

### GRADING AND DRAINAGE

This proposal is consistent with the Glacier Club Storm Drainage Master Plan. Appropriate grading and drainage mitigation have been designed as shown in the Area G Phase 3 Infrastructure Improvement Plans and Drainage Report, meeting Land Use Code and DA requirements.

### OPEN SPACE

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. Approximately 1.017 acres of POS is anticipated to be dedicated on the Area G Phase 3 Final Plat, subject to refinement. Phases 2A and 2B remain unplatted, and can easily accommodate the remaining POS requirements within Area G. The Glacier Club "Master Binder" tracks dedicated POS and will be updated following County approval of the Area G ACP Amendment.

The DA was recently reinterpreted by Planning Department staff to require disturbances within buildable areas of slopes greater than 30% that have a vertical rise greater than or equal to 15 feet in height to dedicate Slope Open Space (SOS) at a ratio of one and one-half to one of the slope impact areas. The PDP demonstrates anticipated slope disturbances and potential areas for SOS dedications on the Area G Phase 3 Final Plat.

### BUFFERING, COMPATIBILITY & OTHER RELEVANT DOCUMENTS

This PDP proposal demonstrates consistent and compatible land uses under the Tamarron Master and Conceptual Plan – namely, multifamily residential.

The Glacier Club takes great pride in its high-quality internal landscaping standards, preserving the existing ponderosa pine forest as much as possible and designing improvements to complement the natural environment. These standards will continue in the proposed subdivision.

No jurisdictional wetlands exist within Area G or in proximity to the boundaries.

The La Plata County Weed Manager has approved a Glacier Club development-wide noxious weed management plan that will continue to be implemented. A copy of this plan is included in the Master Binder.

Area G Phase 3 will be subject to the master Declaration of Covenants, Conditions, and Restrictions for The Glacier Club Community. These covenants are included in the Master Binder and have been recorded in the La Plata County Recorder's Office. Protective covenants, conditions, and restrictions specific to the Overlook Condominiums will be recorded with Final Plats to define and control unit owner obligations.

Waste Management, Inc. is currently contracted to remove solid waste at all residential and resort facilities throughout The Glacier Club.

GPA owns all subsurface mineral rights.