



ARCHULETA COUNTY

ENGINEERING DEPARTMENT

MEMO

Date: November 20, 2019

To: Brad Callender

CC: Bob Perry

From: Yari Davis

RE: Navajo Peak Lodge

The Engineering Department has reviewed the above project. The Department finds no issues for granting the variance to not pave the driveway.



Pagosa Fire Protection District



December 6, 2019

Brad Callender, AICP CNU-A

Development Director

Archuleta County Development Services Department

P.O. Box 1507 | 1122 Hwy 84 South

P (970) 264-1390 | F (970) 264-3338

RE: Navajo Peak Lodge CUP PLN19-465

Mr. Callender,

The Pagosa Fire Protection District has no objections to the proposed CUP on the aforementioned property. However, as they move forward I would like them to keep in mind Fire Department access in from the highway and around the Structure. I have done a site visit with Tim Hatch and we discussed with the homeowner in depth, the improvements that would need to be completed to his driveway to bring it up to AC Road and Bridge specifications, allowing safe access for fire department apparatus.

Water is not easily accessible in that area and this should be taken into consideration for safety and firefighting needs.

Sincerely,

Kelly Robertson

Captain Fire Prevention Director

Brad Callender

From: Johnnie Walker <JWalker@lpea.coop>
Sent: Wednesday, November 20, 2019 2:43 PM
To: Brad Callender
Subject: Navajo Peak Lodge LLC -CUP Comments from LPEA

Brad,

Good afternoon! I would like to submit LPEA's comments on the two projects associated with this property PLN19-465 and PLN19-466.

-LPEA has no comment.

Thank you for the review,
Johnnie

[Johnnie R Walker](#)
[Right of Way Agent](#)
[La Plata Electric Association](#)
[1-970-382-3536 Office](#)
[1-970-749-4612 Cell](#)

La Plata Electric Association provides its members safe, reliable electricity at the lowest reasonable cost while being environmentally responsible.

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LPEA is an EEO/Affirmative Action Employer.

Brad Callender

From: Brian Devine <BDevine@sjbpublichealth.org>
Sent: Tuesday, December 3, 2019 4:41 PM
To: Brad Callender
Subject: RE: Referral for Comments - PLN19-465

Brad, SJBPH has reviewed the proposed CUP project (PLN19-465) at 24601 Hwy 84.

The site is served by a permitted OWTS (permit number WWP2016-154A) designed and permitted for two dwellings with a total of eight bedrooms. While the system was not designed for residential and not commercial lodging use, design standards for "hotels and motels" and "boarding houses" do not appreciably differ from residential design standards if the room or occupant count is not changing, and SJBPH will not be requiring a new permit for the addition of formal lodging uses.

If a second dwelling structure is ever built on this property, SJBPH may need to revisit the total design capacity of the system prior to signing a building permit application, or providing comments on a planning application, or similar.

Regards,

Brian Devine, MS
Water/Air Quality Program Manager
970-335-2030



Existing septic system records are now available online: [Click here](#) to begin searching.

From: Brad Callender <bCallender@archuletacounty.org>
Sent: Tuesday, November 19, 2019 1:02 PM
To: Andy Riales (andy.riales@blackhillscorp.com) <andy.riales@blackhillscorp.com>; Brian Devine <BDevine@sjbpublichealth.org>; Crystal Cooley (Crystal.cooley@blackhillscorp.com) <Crystal.cooley@blackhillscorp.com>; Cynthia Purcell (purcy@centurytel.net) <purcy@centurytel.net>; Dennis Fish (dennis.fish@zitomedia.com) <dennis.fish@zitomedia.com>; Jeff Titus (jeff.titus@state.co.us) <jeff.titus@state.co.us>; Joe Crabb (chester.crabb@state.co.us) <chester.crabb@state.co.us>; Johnnie Walker (Jwalker@lpea.coop) <Jwalker@lpea.coop>; Kara Hellige (Kara.A.Hellige@usace.army.mil) <Kara.A.Hellige@usace.army.mil>; Kelly Robertson (krobertson@pagosafire.com) <krobertson@pagosafire.com>; Kirby Bryant (Kirby.bryant@centurylink.com) <Kirby.bryant@centurylink.com>; Randy Larson (rlarson@pagosafire.com) <rlarson@pagosafire.com>; Rhonda Beam (rhonda@rpowerc.com) <rhonda@rpowerc.com>; Scott Hunter (Scott.Hunter@blackhillscorp.com) <Scott.Hunter@blackhillscorp.com>; Yari Arceneaux <yarceneaux@archuletacounty.org>
Subject: Referral for Comments - PLN19-465

Please review the attached documents for a Conditional Use Permit (CUP) request for a proposed Bed & Breakfast located at 24601 Hwy 84, Chromo, CO 81128.

If you have any comments, please submit them back to me before Wednesday, December 4, 2019. No response assumes there is no comment for this request.

MEMORANDUM

November 20, 2019

To: Brad Callender, Development Director, Archuleta County Development Service Department

From: Division of Water Resources, Division 7

Subj: PLN19-465, Navajo Peak Lodge LLC/Eric Scheufler

The proposed project is located in an area currently considered to be not over-appropriated. Our records indicate that the property is currently being served by well permit #160832 which is permitted for fire protection, ordinary household purposes inside one single family dwelling, the irrigation of not more than one acre of home lawns and gardens and the watering of domestic animal. The applicant can apply to have the use of the current well permit expanded to serve the uses described in the project narrative. Until such time that a well permit for the uses described in the narrative is approved our office can not comment favorably.

Jeff Titus

Well Commissioner