



MEMORANDUM

Memo

TO: John Shepard

FROM: Bob Perry

DATE: May 6, 2019

SUBJECT: Last Resort RV Park & Campground CUP (PLN19-170)

After reviewing the package submitted for this project we have the following requests:

- After construction of the pads and driveways and before the occupancy of the site, the Engineering Department will require a signed and sealed letter from the design engineer stating that the site was built according to the approved plans (dated-April 4, 2019) and will work appropriately in accordance with Road and Bridge Design Standards.

John Shepard

From: Heinlein - CDOT, Jo <jo.heinlein@state.co.us>
Sent: Thursday, April 25, 2019 3:04 PM
To: John Shepard
Cc: Shaylyn Hatch - CDOT
Subject: Re: COUNTY REVIEW: Last Resort RV Park CUP (PLN19-170)

Hi John,

No State Highway Access Permit has ever been issued for CR 339 (either end). The applicant should submit a new access permit application for this change in use.

Since the access (CR 339) is technically owned by Archuleta County, either Archuleta County can sign the application as Permittee/Property Owner, and the land use applicant can sign as access permit applicant; or Archuleta County can waive their right to be permittee (in writing) and provide a copy of that waiver letter to CDOT. Then the land use applicant can sign the access permit application as permittee/property owner. Either one of these processes assigns the rights of permittee to the applicant and places no obligation on Archuleta County for fulfilling any of the terms and conditions of the access permit.

CDOT has some concerns about the sight distance at this location, but a field review will be performed to determine if this distance is adequate. For an RV park as the primary use, the sight distance will need to be 850 feet. If this distance cannot be met, CDOT may not be able to issue an access permit for this location to accommodate the increased use without the requirement for construction of a dedicated left turn lane.

Let me know if you need additional information.

Thanks,

Jo Heinlein

Permits Program Manager



Region 5 - Traffic & Safety

P 970.385.3626 | F 970.385.8361

3803 N. Main Ave., Suite 100, Durango, CO 81301

From: Robert Perry <rPerry@archuletacounty.org>
Sent: Tuesday, May 7, 2019 3:57 PM
To: John Shepard <jShepard@archuletacounty.org>
Subject: RE: Last Resort RV & campground Memo

John,

At this point I am choosing to ignore the CDOT request for a Right-of-Way Permit for CR-339 access to Hwy 84. No other county road in Archuleta County has an access permit on record for access to a state hwy.

CR-339 predates Hwy 84, so CR-339 accessed Hwy 84 when it was built, which may explain why CR-339 does not have existing access paperwork.

There is 850 feet of sight distance on the West intersection of CR-339 & Hwy 84, so that is not an issue.

I do not want to voluntarily begin a process that would require Archuleta County to generate significant paperwork on each and every county road that intersects with a state highway and has some sort of development adjacent to that county road or any of its tributaries any time there is a development. CDOT may have the resources to process that kind of paperwork, but Archuleta County R&B does not.

If it becomes mandatory, for whatever reason, then we may begin the process, but not until it is **mandatory** .

Bob

From: Crabb - DNR, Chester <chester.crabb@state.co.us>

Sent: Monday, April 29, 2019 4:34 PM

To: John Shepard <jShepard@archuletacounty.org>; Jeff Titus - DNR <jeff.titus@state.co.us>

Subject: Re: Site & Utility Plans RE: COUNTY REVIEW: Last Resort RV Park CUP (PLN19-170)

Hi Mr. Shepard -

The current well permit #48649 is approved for up to 30 Recreational Vehicle (RV) sites. **No** - well permit modification is required for the expansion from 20 to 28 RV sites.

Thanks

Joe Crabb

Lead Water Commissioner - Pagosa Springs

Division 7



P 970-731-2931 | F 970-259-0944 C 970-769-2931

46 Eaton Drive, Suite 6, Pagosa Springs, CO 81147

chester.crabb@state.co.us | www.water.state.co.us

Please complete our new [DWR User Experience Survey](#) to express your opinions of our service. Your complete satisfaction is important to us!

From: [Brian Devine](#)
To: [John Shepard](#)
Subject: Planning Agency Comments PLN19-170 Last Resort RV Park
Date: Monday, May 6, 2019 1:20:06 PM
Attachments: [image003.png](#)

John,

The property owners of the Last Resort RV Park at 256 County Road 339 have applied for an OWTS permit (application number WWP2019-0101) to alter the existing system currently serving the RV park on the property. The expansion design proposes to serve 6 additional RV/travel trailer sites with individual water and sewer connections by expanding the current OWTS (most recent final permit is WWP2009-047A). The details of this design are still undergoing review, but the basic design concept and sizing calculations have been approved. SJBPH continues to work with the design engineer on the component details. The six RV sites with sewer connections are the only new facilities accounted for in the expansion design.

Regards,

Brian Devine, MS

Water/Air Quality Program Manager

970-335-2030

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public health

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


ON-SITE WASTE WATER TREATMENT PERMIT

APPLICANT	PROPERTY OWNER	CONTRACTOR
THE LAST RESORT RV PARK & CAMPGROUND INC. 256 CR 339 PAGOSA SPRINGS, CO 81147 (970) 264-6464	THE LAST RESORT RV PARK & CAMPGROUND INC. 256 CR 339 PAGOSA SPRINGS, CO 81147 (970) 264-6464	LIC #: EXP:
ADDRESS: 256 COUNTY RD 339, PAGOSA SPRINGS	PARCEL #: 588734101013-A	
PERMIT TYPE: ALTERATION	SUBDIVISION: Hudson Rio Blanco	
LOT #: U8L1	LOT SIZE (ACRES): 8.98	
DWELLING UNITS: 0	BEDROOMS: 0	
SITE EVAL LTAR: 0.8 gpd	LIMITING ZONE: Groundwater	
DEPTH: 5 ft	WATER SUPPLY: Well	
SEPTIC TANKS: add 1500 gal to existing		
DESIGN FLOW: add 600 gpd		
DISTRIBUTION: Pressure, Pump		
SOIL TREATMENT: Add 4 trenches of 3'x40' Add 40 Infiltrator chambers 1.5 in pressure pipe w 1/4" orifices @ 4 ft centers		
WORK DESCRIPTION: Expanding STA and adding septic tank to accommodate 6 additional RV sites. Total system capacity under current regulations is 2000 gpd.		

SPECIAL CONDITIONS
None

PLEASE READ BEFORE SIGNING

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HERIN OR NOT. THE GRANTING OF THE PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OF THE PERFORMANCE OF CONSTRUCTION.

_____	_____		5/9/19
Owner, Contractor, Agent Signature	Date	Authorized By	Date

FINAL INSPECTION

The above system has been inspected and found to comply with the requirements as described on the issued permit.

_____	_____	_____
System Installed by (name,company,phone)	Environmental Health Specialist	Date
RIVERBEND ENGINEERING C/O CHRIS PITCHER 102 N 3RD ST PO BOX 2979 PAGOSA SPRINGS, CO 81147		

System Designed by (name,company, phone)		



Pagosa Fire Protection District



May 6, 2019

John Shepard
Planning Manager
Archuleta County Development Services
PO Box 1507
Pagosa Springs, CO. 8114

RE: Last Resort RV Park & Campground CUP PLN19-170

Mr. Shepard,

The Pagosa Fire Protection District has no objections to the proposed CUP on the aforementioned property.

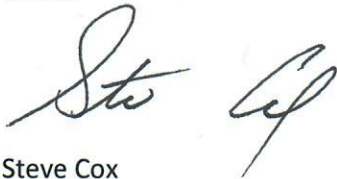
Sincerely,

Kelly Robertson
Captain Fire Prevention Director

Planning Department

My wife and I moved into the home directly above the campground, The Last Resort RV Park & Campground Inc., operated by TJ and Stacey Fitzwater in September of 2018. We live in the home directly overlooking and closest to the campground and if anyone is expected to be affected by the addiotnal 8 RV sites to be added under this proposal then it would be us. We have been surprised at how little impact the campground has made on our scenic views and day to day activities. I believe this is because the campsite is well run and well maintained by TJ and Stacey. We have no objections to the addition of 8 RV sites.

We would have attended the meeting to be held on May 22nd but will out of town during that time frame.

A handwritten signature in cursive script that reads "Steve Cox".

Steve Cox

A handwritten signature in cursive script that reads "Michelle Cox".

Michelle Cox

719-425-5735

295 County Road 339

Pagosa Springs, CO 81147