

Reception # 1236435 10/17/2024 11:37:14 AM
La Plata County Recorder, Tiffany Lee Page 1 of 2
Rec Fee: \$23.00 Doc Fee: \$0.00 CP

DURANGO MOUNTAIN RESORT
BASE CAMP VILLAGE
CONCEPTUAL PLAN
PROJECT NO 2023-0161
S24, T39N, R9W, N.M.P.M.
LA PLATA COUNTY, COLORADO

CERTIFICATE OF SURVEYOR

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

Joshua J. Casselberry, P.L.S.,
Colorado Registration No. 37903



PLAT NOTES:

- Title research was not conducted for this plan at the request of the client and, therefore, Rights-of-way and easements are not shown.
- 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 hereon.

CERTIFICATE OF OWNERS KNOW ALL MEN BY THESE PRESENTS:

That Purgatory Village Holdings, LLC whose address is 23 Purgatory, Boulevard, Durango, CO 81301, being the legal and record owner of the undeveloped/unsold portions of the following described tracts of land, to wit:

Tract B.5R of the Durango Mountain Holdings, LLC Base Camp Village / Greyrock Village BA Plat, Project No. 2010-0119 as recorded August 15, 2011 at Reception No. 1034502

Have caused the same to be platted and designated as DURANGO MOUNTAIN RESORT, BASE CAMP VILLAGE CONCEPTUAL PLAN, PROJECT NO. 2023-0161.

THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTIES:

PURGATORY VILLAGE HOLDINGS, LLC, A Colorado Limited Liability Company

By:
Gary S. Derck, Manager

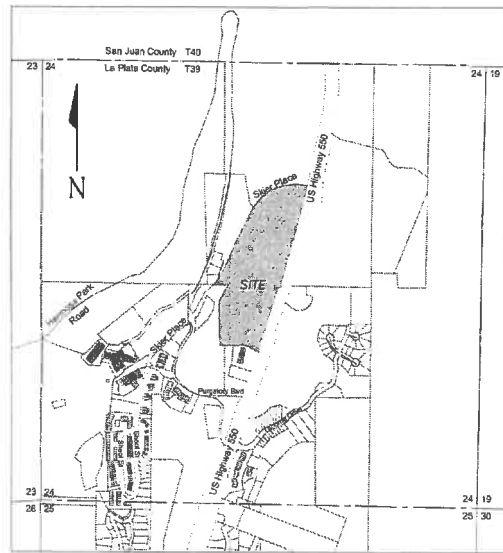
STATE OF COLORADO:

SS:

COUNTY OF LA PLATA:

This plat was acknowledged before me by Gary S. Derck, Manager of PURGATORY VILLAGE HOLDINGS, LLC on this 30th day of September, 2024 for the aforementioned purposes.

JOANNA LYNN LUCERO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20694015492
MY COMMISSION EXPIRES 05/26/2025



Vicinity Map
1" = 1000'

CONCEPTUAL DEVELOPMENT PLAN NOTICES:

- ALL DEVELOPMENT IN BASE CAMP VILLAGE SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE DURANGO MOUNTAIN RESORT DEVELOPMENT AGREEMENT AS RECORDED IN THE OFFICE OF THE LA PLATA COUNTY, COLORADO, CLERK AND RECORDER ON AUGUST 23, 2002, AS RECEPTION NO. 836596.
- A VILLAGE CONCEPTUAL PLAN DOES NOT CONSTITUTE A SITE-SPECIFIC DEVELOPMENT PLAN AS THAT TERM IS DEFINED IN C.R.S. SEC. 24-68-102(4) (SECTION 66-29 OF LPLUC), OR IN THE DURANGO MOUNTAIN RESORT LAND USE REGULATIONS, OR THE LA PLATA COUNTY CODE SECTION 66-29.
- MODIFICATIONS TO THE VILLAGE CONCEPTUAL PLAN SHALL CONFORM TO THE DURANGO MOUNTAIN RESORT LAND USE REGULATIONS.
- LOT SIZES, BUILDING ENVELOPE CONFIGURATIONS, AND ALL ROAD DESIGNS ARE CONCEPTUAL ONLY. ALL ROADS SHALL BE DESIGNED ACCORDING TO THE DURANGO MOUNTAIN RESORT LAND USE REGULATIONS AND MASTER INFRASTRUCTURE PLANS.
- THIS VILLAGE CONCEPTUAL PLAN ESTABLISHES MAXIMUM CONCEPTUAL DENSITIES THAT MAY OR MAY NOT BE ACHIEVED AFTER APPLICATION OF THE CRITERIA AND PROVISIONS CONTAINED WITHIN THE GOVERNING DOCUMENTS AND/OR THE COUNTY CODES. (SECTION 4.0 DURANGO MOUNTAIN RESORT LAND USE REGULATIONS)
- ALL DEVELOPMENT IN BASE CAMP VILLAGE SHALL CONFORM TO THE DURANGO MOUNTAIN RESORT AIR QUALITY MANAGEMENT PLAN.
- SNOW STORAGE AREAS SHALL BE PROVIDED ALONG ALL RIGHT-OF-WAYS AND AREAS SHOWN ON THIS MAP FOR THE STORAGE AND STOCKPILING OF SNOW DURING WINTERTIME PERIODS. SNOW STORAGE AREAS ARE RESERVED FOR THE PURGATORY METROPOLITAN DISTRICT FOR ITS USE.
- PUBLIC SERVICE COMPANY OF COLORADO DBA XCEL ENERGY, IT'S HEIRS AND ASSIGNS, REQUIRES A LICENSE AGREEMENT FOR ANY WORK, BOTH TEMPORARY AND PERMANENT, WITHIN ITS WATER PIPELINE (AQUEDUCT) EASEMENT. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL CROSSINGS, PARKING LOTS, AMPHITHEATERS, GRADING, AND CONSTRUCTION TRAFFIC. ANY QUESTIONS REGARDING THIS LICENSE AGREEMENT SHOULD BE DIRECTED TO CHRISTINE JOHNSON (303) 975-4066.
- TRAILS SHALL BE DEVELOPED AS SHOWN IN ORIGINAL TRAIL MASTER PLAN, WITH FINAL TRAIL LOCATIONS DEPENDENT ON FINAL ROAD AND BUILDING LAYOUT.
- THIS DRAWING IS A CONCEPTUAL DESIGN. ACTUAL INFRASTRUCTURE AND DENSITIES MAY CHANGE DEPENDING ON ACTUAL FIELD CONDITIONS.
- IF CONTRADICTIONS EXIST BETWEEN BASE CAMP VILLAGE CONCEPTUAL PLAN AND THE DEVELOPMENT AGREEMENT, THE DEVELOPMENT AGREEMENT SHALL TAKE PRECEDENCE.
- WETLAND INFORMATION IS BASED ON USACE WETLAND PERMIT #200175166 DATED 6/12/2003 (AS MAY BE MODIFIED BY USACE).

CERTIFICATION OF APPROVAL:

This project was reviewed and approved by the Board of County Commissioners of La Plata County, Colorado, on this 30th day of September, 2024.

BOARD OF COUNTY COMMISSIONERS
OF LA PLATA COUNTY, COLORADO

By:
Chairperson

Attest:
Clerk of Record



STATE OF COLORADO
SS)
COUNTY OF LA PLATA

I hereby state that this instrument was filed for record at 11:32 A.M. this day of Oct. 2, 2024 and duly filed.
Reception Number 1236435 Fee \$ 23.00
Tiffany Lee, Recorder
By:
Deputy

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BASE CAMP VILLAGE
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LA PLATA COUNTY, COLORADO

Moreno
SURVEYING
GEOGRAPHICS

3050 MAIN AVENUE, DURANGO, CO (970) 385-8535

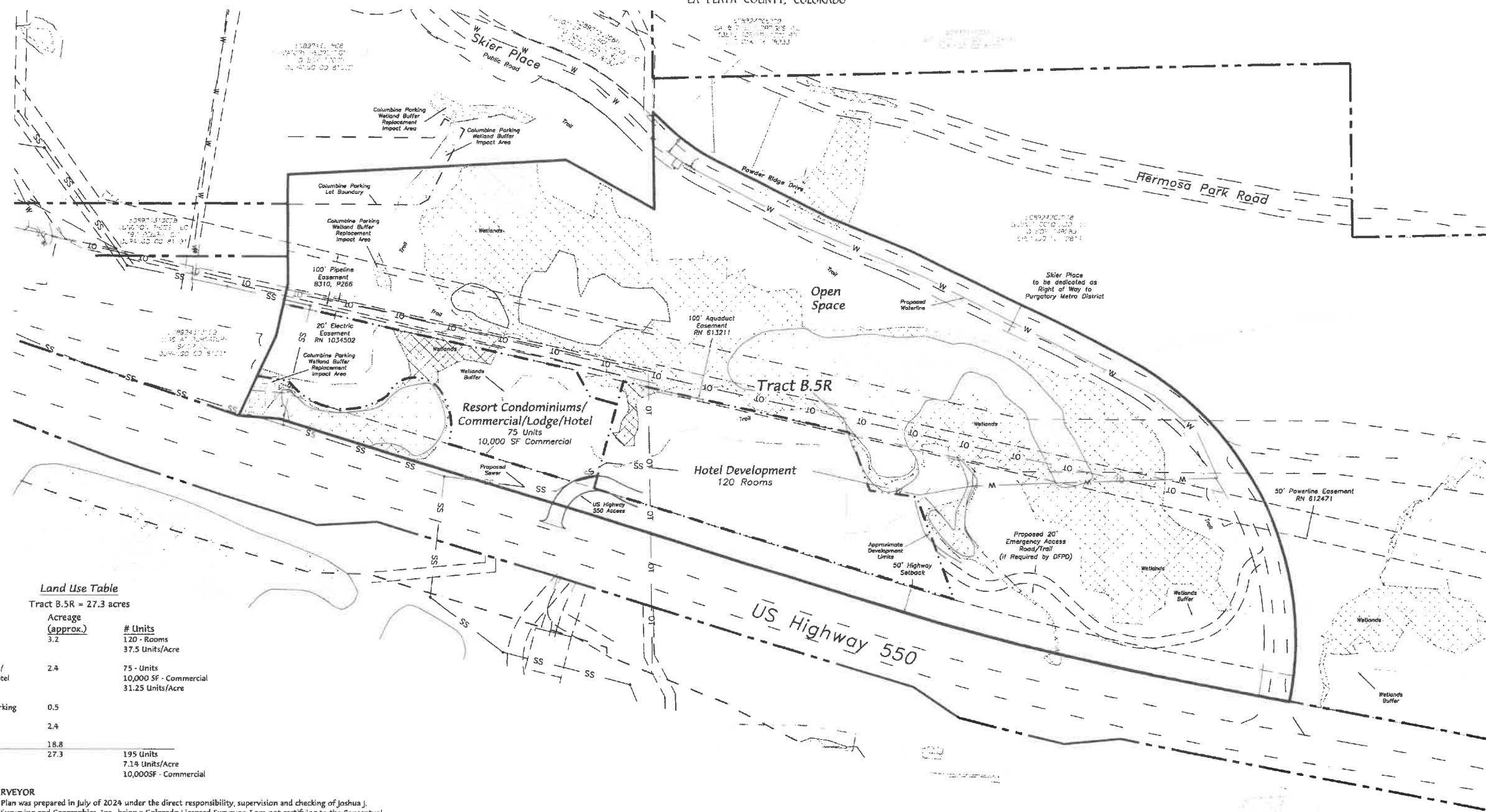
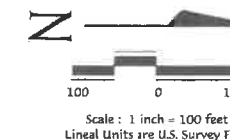
DATE: 9/19/2024 SCALE: 1" = 1000' FEET

DRAWN BY: JM CHECKED BY: JC JOB NO.: 2023-080

SHEET 1 OF 2

Acceptance #: 1236435 10/1/2024 11:37:14 AM
LA Plata County Recorder, Tiffin, Use Page 2 of 2
Rec Fee: \$25.00 Doc Fee: \$0.00

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Land Use Table

Tract B.5R = 27.3 acres

Use	Acreage (approx.)	# Units
Hotel Development	3.2	120 - Rooms 37.5 Units/Acre
Resort Condominiums/ Commercial/Lodge/Hotel	2.4	75 - Units 10,000 SF - Commercial 31.25 Units/Acre
Existing Ski Resort Parking	0.5	
Skier Place ROW	2.4	
Common Open Space	18.8	
Total	27.3	195 Units 7.14 Units/Acre 10,000SF - Commercial

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Legend	
	Wetlands
	Pond/Water Surface
	Trail
	Property Line
	Overhead Electric
	Overhead Telephone
	Sanitary Sewer
	Waterline
	Edge of Paving/Gravel
	Approximate Area Development Limits
	Wetlands Buffer Area Limits

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Moreno
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GEOGRAPHICS

3050 MAIN AVENUE, DURANGO, CO (970) 385-8535

DATE: 9/19/2024 SCALE: 1 INCH = 100 FEET

DRAWN BY: JM CHECKED BY: JC JOB NO: 2023-080

SHEET 2 OF 2