



# Public Notice

US Army Corps  
of Engineers

Sacramento District  
1325 J Street  
Sacramento, CA 95814-2922

Public Notice Number: 200175166

Date: June 14, 2001

Comments Due: July 14, 2001

In reply, please refer to the Public Notice Number

## TO WHOM IT MAY CONCERN:

**SUBJECT:** Application for a Department of the Army permit under authority of Section 404 of the Clean Water Act (CWA) and for water quality certification under Section 401 of the CWA to place fill into waters of the United States, as shown in the attached drawings.

**APPLICANT:** Durango Mountain Resort  
Mr. Gary Derck  
1 Skier Place  
Durango, CO 81301-

## Durango Mt. 2a, 4a

**LOCATION:** In the immediate vicinity of Purgatory Ski Area, on both the north and south side of Highway 550, within Sections 13, 24, and 25 of Township 39 North, Range 9 West, in both La Plata and San Juan Counties, Colorado (Figure 1). The adjacent parcels are shown on figures 2A and 2B.

**PURPOSE:** The project purpose, described by the applicant, is to expand existing recreational, residential, and commercial amenities, through the creation of an alpine resort community in the traditional character of small resort towns spread throughout Colorado.

**PROJECT DESCRIPTION:** The resort community includes six residential villages which will include roads, trails, water supply, and sewage treatment facilities. Additional features will include hotels, an ice rink, commercial space, restaurants, and office facilities. Recreational amenities will include mountain biking, sightseeing, a wetland park, a regional scale community park with ball fields, a playground, equestrian center, amphitheater, and picnic pavilions. The total project density will be 2.8 dwelling units per acre. The dwelling units will consist of standard homesites (40 acres, 160 units), executive homesites (110 acres, 220 units), estate homesites (140 acres, 140 units), townhomes (40 acres, 520 units), and hotels, condominiums, commercial buildings, lodges (28 acres, 684 units). Figures 3A, and 3B illustrate the conceptual master plan. The Durango Mountain Resort property which is scheduled for development contains 59.6 acres of wetland. The construction of the applicant's preferred plan would fill 3.94 acres of wetland, and the applicant would mitigate this loss with creation of 9 acres of wetland in addition to avoiding filling of 55.64 acres of wetland. Figures 4A and 4B illustrate the location of the wetlands relative to the development plan. Figures 5A and 5B illustrate typical cross-sections of wetland disturbance.

DEVELOPMENT APPLICATION # DA-189



PLANNING DEPARTMENT

1060 East Second Avenue  
Durango, CO 81301  
970.382.6263

Applicant: See Attached List	Address: #1 Skier Place, Durango	Phone: 247-9000	Fax: 385-2107
Property Owner: See Attached List	Address: #1 Skier Place, Durango	Phone: 247-9000	Fax: 385-2107
Agent: Shand, Newbold & Chapman	E-Mail Address: dshand@shandnewbold.com	Phone: 247-3091	Fax: 247-3100

**Durango Mountain 2**

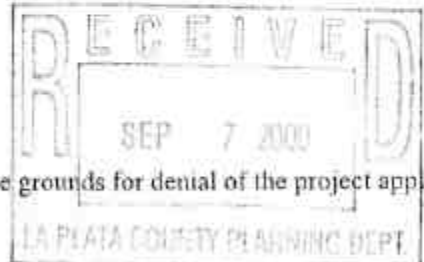
Project Name: Durango Mountain Resort Conceptual and Master Plan and Development Agreement	Address/Location: #1 Skier Place, Durango, CO 81301, located approximately 26 miles north of Durango on U.S. Highway 550
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Type of Project: Development Agreement and Conceptual and Master Plan	# of New <del>XXX</del> Units: 1,735	Planning District: North County
# Acres: 620, more or less	# Dwellings Proposed: 1,735	Parcel #(s): See Attached Parcel Identification List

*Shand, Newbold & Chapman, P.C.*  
*D. Douglas Shand* \_\_\_\_\_ *8-31-00*

Signature of Applicant or Authorized Agent Date

Note: Incomplete, partial or knowingly inaccurate applications may not be scheduled for review and/or may be grounds for denial of the project application.



This form, when submitted to the La Plata County Planning Department, shall constitute a valid development application if all requested information indicated hereon is filled in, an authorized signature is provided, along with the date thereof, and the applicable fees have been paid. The further processing of such complete application, however, may require the subsequent submission of additional documents, depending upon the nature of the land use applied for.

**DURANGO**  
MOUNTAIN RESORT  
EST. 1960[The Mountain](#)[Mountain Adventure](#)[Durango: the Town](#)[Plan your Vacation](#)

## FUTURE VILLAGES

We believe that living at Durango Mountain Resort will appeal to all ages – from singles to newlyweds, families large and small, pre-retirees to retirees. We're thoughtfully creating diverse neighborhoods where you can enjoy an enriching recreational lifestyle whatever your age, financial capabilities, interests or recreational ability level.

The current plans show six distinct mountain villages – each with wide-ranging appeal and property types.

- **Purgatory Village** Main on-mountain village with shop-lined plaza offering mid-sized condominium and townhome residences with direct ski-in/ski-out access. Also features a select number of townhomes and single-family homes with direct snowmobile access to the backcountry.
- **Tacoma Village** Unique mix of townhomes and single-family residences clustered around a 30-acre community park with abundant trails and recreational amenities.
- **The Woodlands** Secluded neighborhood of executive homesites with magnificent views of Purgatory Mountain ski runs and Engineer Mountain. Convenient trail access.
- **Boyce Lake Estates** Exclusive neighborhood of estate homesites featuring views of over seven majestic mountain peaks. Nordic and pedestrian trails throughout.
- **Grayrock Village** Executive homesites and select townhomes clustered amidst aspen and alpine meadow mesas with dramatic vistas to the surrounding mountains.
- **Base Camp Village** Resort condominiums, hotels and commercial establishments nestled around a scenic wetland meadow with direct lift access to the mountain village.

Definitive timelines for development and property offerings in these individual neighborhoods are still in the planning stages, and will be contingent upon certain governmental approval and zoning processes. Check back often for the latest information.

*Plans, information and timelines presented here are preliminary in nature and subject to change, refinement or deletion from the Master Plan for Durango Mountain Resort at the sole discretion of the developer based upon zoning and density guidelines approved by appropriate governing bodies and third parties.*

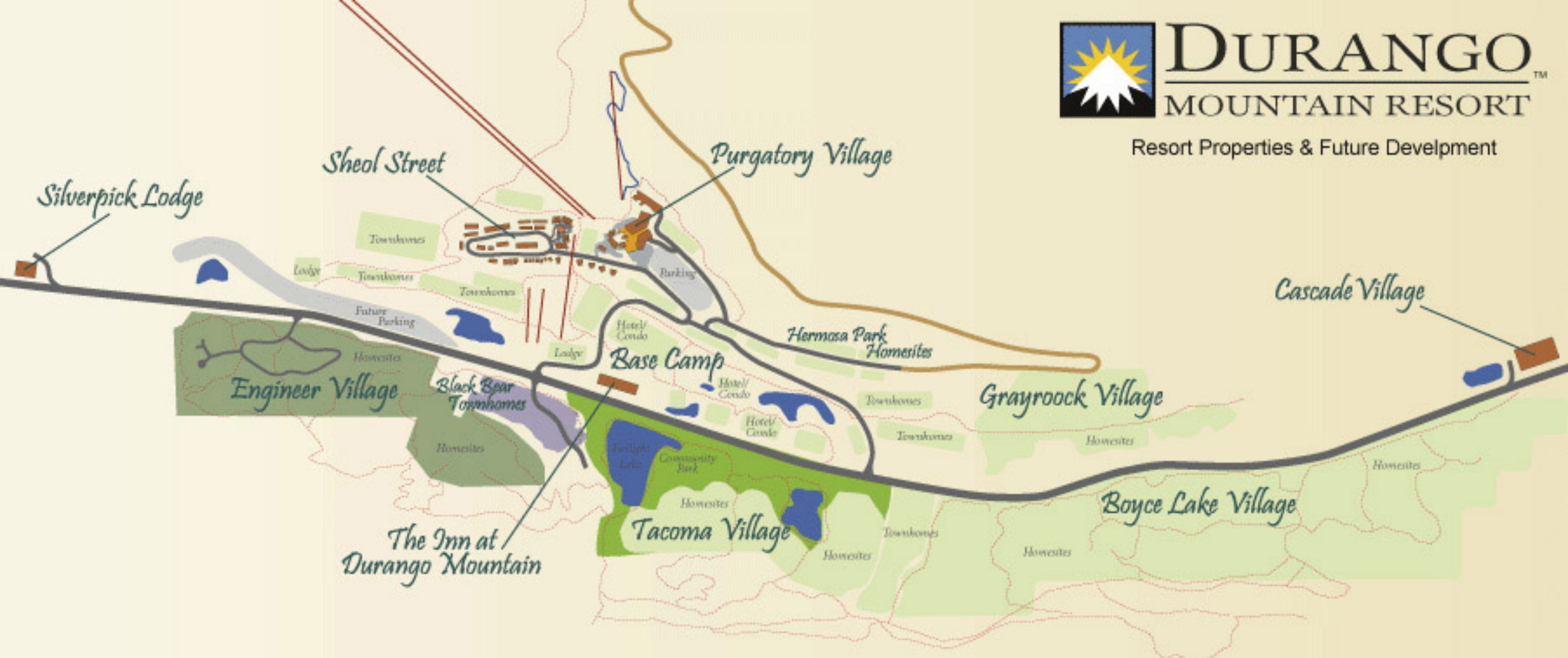
[Home](#) [Driving Directions](#) [Contact Us](#) [Employment](#) [Summer](#) | Durango, CO 81301 - 800.982.6103 - 970.247.9000

# Durango Mountain 2



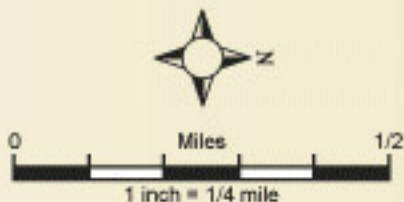
# DURANGO MOUNTAIN RESORT™

Resort Properties & Future Development



- Existing Resort Buildings
- Engineer Village Homesites
- Black Bear Townhomes
- Future Development
- Pond
- Community Park
- Future Parking Areas

- Ski Lift
- Trail
- Alpine Slide
- Highway 550
- Resort Road
- USFS Road



**Table 2-5:  
Comparison of Alternatives**

	Alternative 1 No Action	Alternative 2 Proposed Action	Alternative 3 Elimination of Ice Creek Pod
Snowmaking on Portion of Trail	No	Yes	Yes
<b>GROUND DISTURBANCE</b>			
Buildings	0.0 acre	1.9 acres	1.9 acres
Lift Terminals	0.0 acre	5.5 acres	4.9 acres
Road/Parking Construction	0.0 acre	2.0 acres	1.8 acres
Ski Trails	0.0 acre	7.2 acres	7.1 acres
Terrain Parks	0.0 acre	1.8 acres	1.8 acres
Recreation Trails	0.0 acre	2.5 acres	2.5 acres
Utilities	0.0 acre	12.5 acres <sup>a</sup>	11.9 acres <sup>a</sup>
Snowmaking Lines	0.0 acre	34.6 acres	34.6 acres
<b>Total Ground Disturbance</b>	<b>0.0 acre</b>	<b>66.1 acres</b>	<b>64.6 acres</b>
<b>OVERSTORY VEGETATION REMOVAL</b>			
Buildings	0.0 acre	0.4 acre	0.4 acre
Lifts and Lift Terminals	0.0 acre	13.3 acres	10.7 acres
Road/Parking Construction	0.0 acre	1.4 acres	1.4 acres
Ski Trails	0.0 acre	98.2 acres	67.0 acres
Terrain Parks	0.0 acre	0.0 acre	0.0 acre
Recreation Trails	0.0 acre	1.3 acres	1.3 acres
Utilities	0.0 acre	0.0 acre	0.0 acre
Snowmaking Lines	0.0 acre	0.0 acre	0.0 acre
<b>Total Overstory Vegetation Removal</b>	<b>0.0 acre</b>	<b>114.6 acres</b>	<b>80.8 acres</b>
<b>WETLANDS IMPACTS</b>			
Permanent Impacts (Transfer lift towers)	0.0 acre	<0.02 acre	<0.02 acre
Temporary Impacts (utilities crossings, etc.)	0.0 acre	1.9 acres	1.9 acres
Type Conversion (trail construction in forested wetlands)	0.0 acre	0.5 acre	0.0 acre
<b>Total Wetlands Impacts</b>	<b>0.0 acre</b>	<b>2.4 acres</b>	<b>1.9 acres</b>

a - Worst case ground disturbance scenario that incorporates approximately 7.2 acres of disturbance from Alternative 2b.

### ALTERNATIVES CONSIDERED BUT NOT ANALYZED IN DETAIL

Federal agencies are required by NEPA to rigorously explore and objectively evaluate all reasonable alternatives and to briefly discuss the reasons for eliminating any alternatives that were not analyzed in detail.<sup>55</sup> Public comments received in response to the Proposed Action provided suggestions for alternative methods for achieving the established project purpose and need. Some of these alternatives may have been outside the scope of the proposal, duplicative of the alternatives considered in detail, or

<sup>55</sup> 40 CFR 1502.14

2-0

**Chapter 2: Description of Alternatives**

**Table 2-5:  
Comparison of Alternatives**

	<b>Alternative 1 No Action</b>	<b>Alternative 2 Proposed Action</b>	<b>Alternative 3 Elimination of Ice Creek Pod</b>
Transfer Lift T2' (NFS lands)	No	Yes	Yes
Transfer Lift T3 (NFS lands)	No	Yes	Yes
<b>Proposed Upgraded/Realigned/Removed Aerial and Surface/Transfer Lifts:</b>			
Purgatory Village Express (NFS lands)	No Change	No Change	No Change
Engineer (NFS lands)	No Change	Upgraded	Upgraded
Hermosa Park Express (NFS lands)	No Change	No Change	No Change
Twilight (NFS lands)	No Change	Upgraded	Upgraded
Grizzly (NFS lands)	No Change	Removed	Removed
Needles (NFS lands)	No Change	Upgraded/ Shortened	Upgraded/ Shortened
Graduate (Private lands)	N/A	N/A	N/A
Legends (NFS lands)	No Change	Upgraded	Upgraded
Columbine (Private lands)	N/A	N/A	N/A
Magic Carpet (Private lands)	N/A	N/A	N/A
<b>Total Lifts in Network</b>	<b>10</b>	<b>21</b>	<b>20</b>
<b>SNOWMAKING – TOTAL COVERAGE</b>			
Existing Coverage (NFS lands)	170.3 acres	170.3 acres	170.3 acres
Existing Coverage (Private lands)	28.9 acres	28.9 acres	28.9 acres
Proposed Additional Coverage (Private lands/not subject to NEPA approval)	5.9 acres	5.9 acres	5.9 acres
Proposed Additional Coverage (NFS lands/subject to NEPA approval)	N/A	115.0 acres	115.0 acres
Previously Approved Coverage (subject to further NEPA review for consistency with current USFS policy)	12.5 acres	12.5 acres	12.5 acres
<b>Total Coverage</b>	<b>217.6 acres</b>	<b>332.6 acres</b>	<b>332.6 acres</b>
<b>ON-MOUNTAIN GUEST SERVICES</b>			
Powderhouse Restaurant	No Change 10,149 sq. ft.	Upgrade 21,200 sq. ft.	Upgrade 21,200 sq. ft.
Dante's Restaurant	No Change 18,065 sq. ft.	Upgrade 19,260 sq. ft.	Upgrade 19,260 sq. ft.
Twilight Restaurant	No	Proposed 13,840 sq. ft.	Proposed 13,840 sq. ft.
<b>RECREATION TRAILS</b>			
Existing Trail Network	36.9 miles	36.9 miles	36.9 miles
Proposed Additional Trails	N/A	3.3 miles	3.3 miles
Purgatory Flats Trailhead Parking	No	36 spaces	36 spaces
Purgatory Flats Trailhead Restrooms	No	Yes	Yes
<b>SNOWMOBILE USE/ACCESS</b>			
Snowmobile Trail Re-Route	No	Yes	Yes
Snowmobile Trailhead	No	Yes	Yes