PROJECT NARRATIVE

PROPOSED SUBDIVISION

703 Clovis Drive

City of Durango, Colorado

July 2020

Prepared by:

SUMMIT ENGINEERING. LLC.
PO Box 1390 Durango, CO 81302
Applicant and Location

Applicant: Kenneth White and Cecilia Valdes
Project: Proposed Minor Subdivision
Location: 703 Clovis Dr., Durango CO
Zoning: EN4-C

Introduction and Proposed Project

The applicant is proposing a minor subdivision of the lot to create two lots: proposed west lot and proposed east lot, also referred to as proposed lots; returning the lot to its original state (Proposed Project). The proposed west lot has an existing single-family home with a driveway and an attached garage. The proposed east lot has an existing large garage with a separate driveway. This Proposed Project would entail: (1) a subdivision of the lot into a west lot and an east lot; and (2) use of the existing large garage structure on the proposed east lot to create a new single-family home.

The Proposed Project will provide affordable housing to the community, while using existing street, driveway, and utilities. No infrastructure from the City of Durango (City) is requested, so the Proposed Project seems like a very logical and appropriate subdivision.

Neighborhood Compatibility

Each of the two proposed lots would meet the Land Use Code regarding required lot size of 8,500 square feet. The proposed west lot would be 9,346 square feet, and the proposed east lot would be 8,502 square feet.

Both proposed lots contain existing structures. Since the Proposed Project would alter the existing garage on the proposed east lot to a single-family home with only aesthetic changes to the exterior, the neighborhood would remain unchanged with the Proposed Project, with the exception of the potential for a small amount of added traffic from one more home on the street.

Alternative Compliance Requests

The Proposed Project is requesting one variance. The current zoning in the Land Use Code requires a rear setback of 30’. The existing garage on the proposed east lot at the very closest point is 9.90 feet to the rear lot line. The request seems appropriate because the structure is existing. In addition, there is a LPEA power line at the rear of the property. LPEA has already offered their approval of the structure remaining and becoming a home provided the construction is interior in nature only. A copy of the email from LPEA has been included in the application packet.
Serviceability

The lot is already tied to City sewer and water. The Proposed Project would require additional water and sewer service for the proposed east lot, but the City mains exist, so no infrastructure would be required from the City.

Both proposed lots have existing access and would continue to be used. No new access, nor new curb cuts are proposed.

The City engineer has made the request that the driveway on the proposed east lot intersect Clovis Drive at a 90-degree intersection. Accordingly, proposed plans have been created to achieve this request and are included in the application packet. The driveway exists, and functions quite well, but the request has not only been heard, but also remedied.

There are no new streets proposed. Both proposed lots will use a local private sanitation department to dispose of trash or waste.

Project Timeline

The Proposed Project is projected to begin as soon as possible, depending on the City permit process timeline.

Easements and Maintenance Agreement

Both proposed lots are somewhat unique due to grade and existing fence locations. The proposed west lot will use some of the proposed east lot. In addition, the proposed east lot will have a new, engineered retaining wall. Because the retaining wall will be retaining soil from the proposed west lot, a draft easement and maintenance agreement has been included in the application packet as well. The existing fence will remain, and the owners of the west lot will agree to maintain the yard, and the retaining wall owned by the east lot, as outlined in the attached draft agreements.

An old utility easement is proposed to be vacated on the western portion of the property. The existing single-family home sits on an old easement. The City requested utility companies be contacted to confirm no utilities are within the easement. A utility locate was called, and each utility contacted directly. No companies located any utilities, nor were any responses received indicating any utilities.

City Codes and Standards

The applicant will work with the City to ensure the design meets all City building codes and standards.