



SEP 15 2021

LAND USE APPLICATION

OVERVIEW

This form provides the basic information about a project proposal. This application form is only one of the items required for a complete project submittal. It is the responsibility of the applicant to ensure that all other required materials are submitted. It is also the responsibility of the applicant to clearly demonstrate through narrative, visual representations, and other materials that the proposed activity complies with the City of Durango's Land Use and Development Code. Incomplete or substandard applications may cause delays.

All applications shall include digital files as well as the hard copy unless otherwise determined by staff.

PROJECT TYPE *(select one or more)*

- Temporary Use Permit (TUP)**
 - Class A TUP
 - Class B or C TUP
- Special Use Permit (SUP)**
- Limited Use Permit (LUP)**
- Vacation Rental LUP**
- ADU Review LUP**
- Conditional Use Permit (CUP)**
- Rezoning**
- Site Plan Review**
 - Minor (< 10,000 SF)
 - Major (10,000 SF or more)
- Annexation & Initial Zoning**
- Planned Development (PD)**
 - Conceptual
 - Preliminary
 - Final
- Subdivision, Minor (5 or fewer lots)**
 - Preliminary
 - Final
- Subdivision, Major (6 or more lots)**
 - Conceptual
 - Preliminary
 - Final
- Pattern Book Approval**
- PD/Development Agreement Amendment**
 - Major
 - Minor
- EN Alternative Compliance (ENAC)**
- Design Review**
- Certificate of Non-Conformity**
- Zoning Verification**
- LUDC Text Amendment**
- Comprehensive Plan Amendment**
- Abandonment/Vacation Request**
- Variance**
- Appeal of Decision**
- ADU Owner-Occupancy Certification**
- Oil & Gas Permit, Major or Minor**
- Other:** _____

PROJECT DESCRIPTION

PROJECT NAME:

Detached Garage

PROJECT LOCATION:

977 E. 5th Avenue, Durango CO 81301

PROJECT SUMMARY *(Additional details must be included in other application materials)*

Construction of a detached garage (18' W X 20' D) at the back of property with alley access. The garage will be on the

north side of property due to the location of sewer and gas utilities. We are requesting a 3' side setback. Please see the

attached summary, site plan, elevations and floor plan, and building coverage calculations for more information.

LAND USE APPLICATION

SITE INFORMATION

PROPERTY ASSESSOR'S PARCEL NUMBER: 5665-292-19-004

CURRENT ZONING: EN-1

PROPOSED ZONING: N/A

CURRENT USE: residential single family

PROPOSED USE: residential single family

PROJECT CONTACT INFORMATION

APPLICANT: Kathleen Kerr

AGENT: _____

ADDRESS: 977 E. 5th Avenue

ADDRESS: _____

Durango, CO 81301

City of Durango
Community Development

PHONE: 512-797-0179

PHONE: _____

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E-MAIL: k.m.kerr1@gmail.com

E-MAIL: _____

PROPERTY OWNER(S) (Authorization from all property owners is required if different from the applicant):

Kathleen Kerr and Daniel Roth

ACKNOWLEDGMENT AND AUTHORIZATION

The undersigned authorizes the Community Development Department to proceed with processing this application under the requirements of the City of Durango Land Use and Development Code (LUDC). The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.

Further, it is the responsibility of the applicant, when applicable, to provide the City with the names and addresses of adjacent property owners within a specified distance of all boundaries of the subject property, and within the boundaries, as recorded in the La Plata County Assessor's office. The accuracy of this information is the applicant's responsibility and improper notification of adjacent property owners, when applicable, can result in delayed processing of this application.

Kathleen M. Kerr & Daniel L. Roth

Applicant: _____

Date: 09-15-2021

DEPARTMENT USE ONLY

Application Received By: _____ Date: _____ Project #: _____

Fee Required: _____ Paid On: _____ Receipt # _____

Application Accepted as Complete for Processing on: _____

List of Attachments

ENAC Application 977 E 5th Avenue Proposed Detached Garage

1 Summary

2 Site Plan

3 Elevations and Floor Plan

4 Building Coverage Calculations

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Summary

We are submitting an alternative compliance application for construction of a detached garage at 977 E. 5th Avenue. The garage will be 18 feet wide and 20 feet deep with alley access. The garage will be constructed on a concrete slab with hardy board siding or similar material and an asphalt shingle roof. The colors of both siding and roof will match the colors of the home. As shown on the attached Site Plan, the garage must be on the north side of the property due to the location of our sewer and gas lines, and we are requesting a 3-foot side setback from 10th Street. As shown on the Site Plan, if the garage is constructed the existing shed and a portion of the fence along 10th street will be removed. Elevations and a floor plan for the garage and building coverage calculations are also attached.

SCALE: 1" = 20'






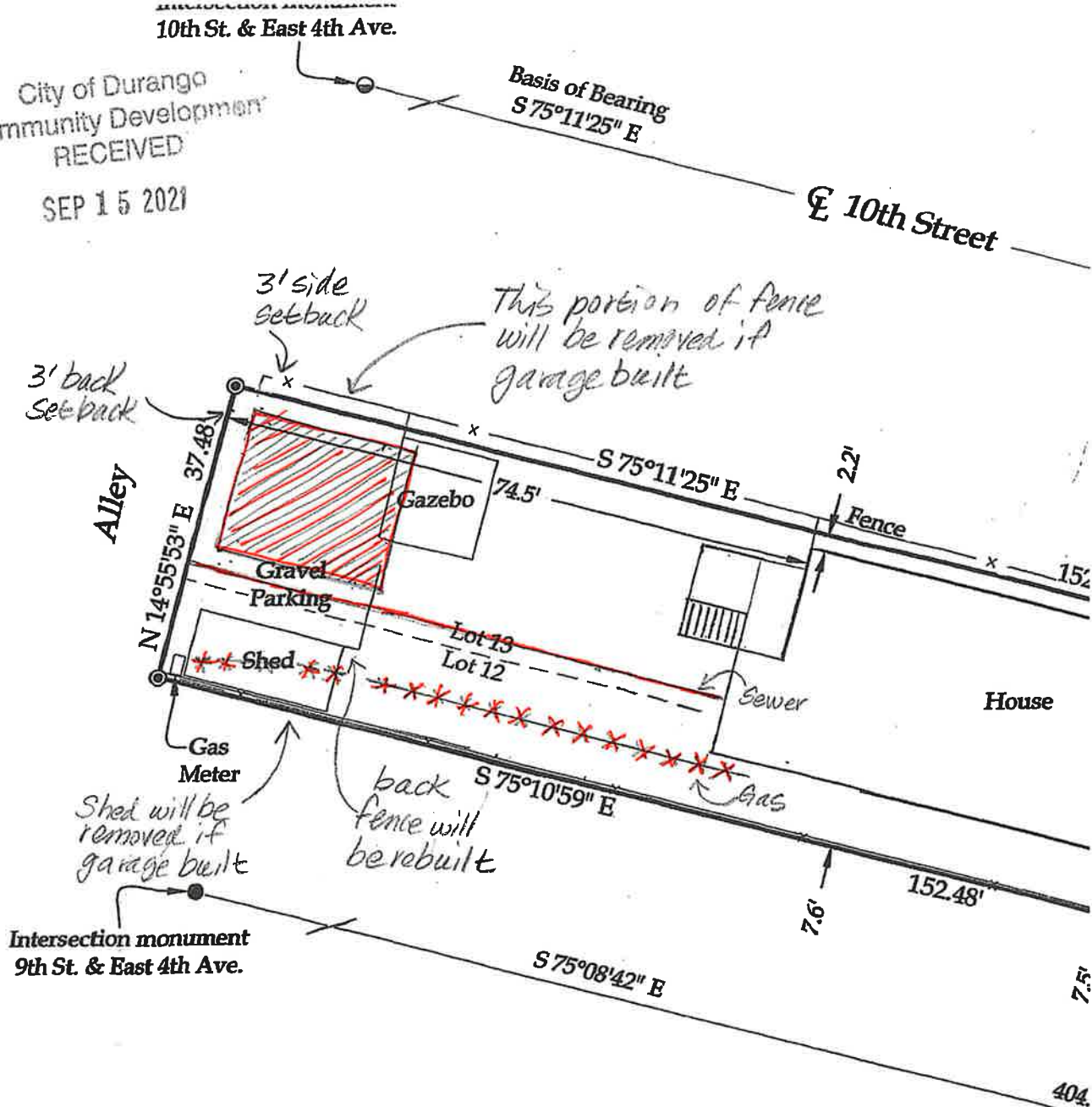
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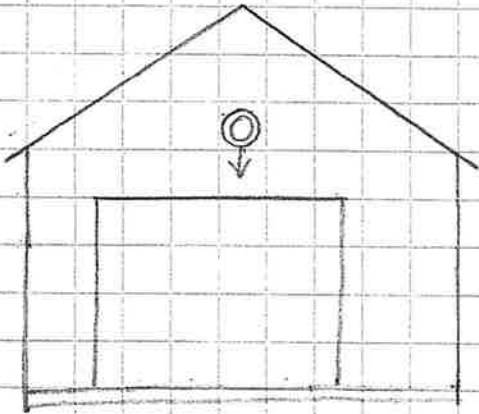
Bearings based on an assumed bearing for the centerline of 10th St. between East 4th Avenue and East 5th Avenue, Mesa Addition to the City of Durango, according to the plat thereof filed for record in the Office of the La Plata County Clerk and Recorder under Reception No. 57298 per a 2" aluminum cap stamped "PLS 28265" in a concrete monument box at the intersection of 10th St. & East 4th Ave. and a 2" aluminum cap stamped "PLS 30827" in a concrete monument box at the intersection of 10th St. and East 5th Ave.
Reference Bearing: S 75°11'25" E

Linear units of measure used in conducting this survey was the U.S. Survey Foot

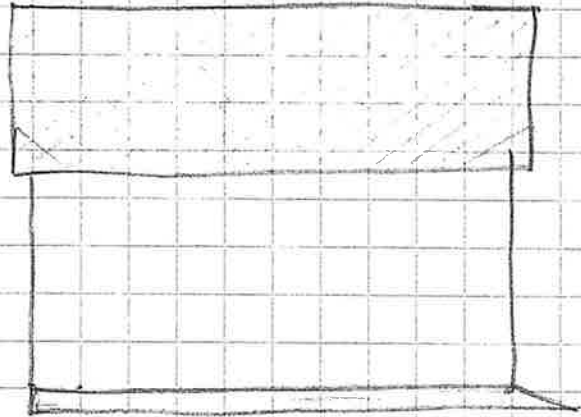
977 E 5th Avenue
Site Plan - Proposed
Detached Garage

-  Garage 18'W x 20'D
-  Sewer Line
-  Gas Line

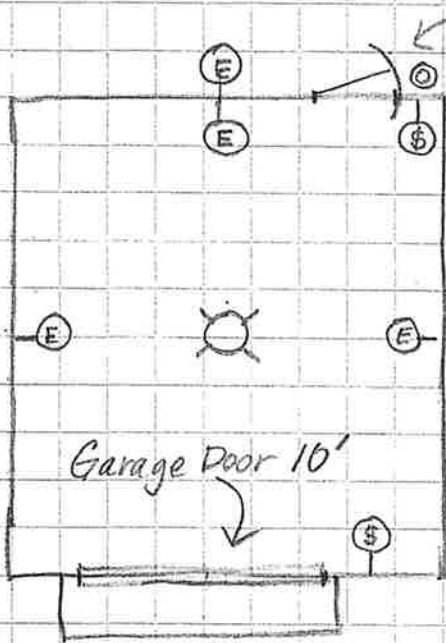




West Elevation
Alley



North Elevation
10th Street



Floor Plan

Man Door 36"

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Legend:

- ⊙ Light
- ⊙→ Light with direction
- E Electrical Outlet
- Ⓢ Electrical Switch
- ⊗ Ceiling Light and Garage Door Opener

Scale: 1/4" = 2'

Elevations and Floor Plan
Detached Garage

977 E 5th Avenue

Building Coverage Calculation - Proposed Detached Garage

Lot Size(1) =	5625 SF
Current Building Coverage (2) =	1552.9 SF
Current Coverage % =	27.6%
Proposed Garage Coverage =	360 SF
Proposed Total Coverage =	1912.9 SF
Proposed Coverage % =	34.0%

NOTES:

- (1) lot size from La Plata County Tax Assessor
- (2) residence including covered porch and covered and uncovered deck.
Shed will be removed and was not included.

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