

MAY 05 2023

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)

- | | |
|---|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Temporary Use Permit (TUP) <ul style="list-style-type: none"> <input type="checkbox"/> Class A TUP <input type="checkbox"/> Class B or C TUP <input type="checkbox"/> Special Use Permit (SUP) <input type="checkbox"/> Limited Use Permit (LUP) <input type="checkbox"/> Vacation Rental LUP <input type="checkbox"/> ADU Review LUP <input type="checkbox"/> Conditional Use Permit (CUP) <input type="checkbox"/> Rezoning <input type="checkbox"/> Site Plan Review <ul style="list-style-type: none"> <input type="checkbox"/> Minor (< 10,000 SF) <input type="checkbox"/> Major (10,000 SF or more) <input type="checkbox"/> Annexation & Initial Zoning <input type="checkbox"/> Planned Development (PD) <ul style="list-style-type: none"> <input type="checkbox"/> Conceptual <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Subdivision, Minor (5 or fewer lots) <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary <input type="checkbox"/> Final | <ul style="list-style-type: none"> <input type="checkbox"/> Subdivision, Major (6 or more lots) <ul style="list-style-type: none"> <input type="checkbox"/> Conceptual <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Pattern Book Approval <input type="checkbox"/> PD/Development Agreement Amendment <ul style="list-style-type: none"> <input type="checkbox"/> Major <input type="checkbox"/> Minor <input checked="" type="checkbox"/> EN Alternative Compliance (ENAC) <input type="checkbox"/> Design Review <input type="checkbox"/> Certificate of Non-Conformity <input type="checkbox"/> Zoning Verification <input type="checkbox"/> LUDC Text Amendment <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Abandonment/Vacation Request <input type="checkbox"/> Variance <input type="checkbox"/> Appeal of Decision <input type="checkbox"/> ADU Owner-Occupancy Certification <input type="checkbox"/> Oil & Gas Permit, Major or Minor <input type="checkbox"/> Other: _____ |
|---|---|

PROJECT DESCRIPTION

PROJECT NAME:

COMPTON FENCE RETAIL

PROJECT LOCATION:

1659 W 2ND AVE, DURANGO, CO 81301

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

TEAR DOWN EXISTING FENCE THAT IS DAMAGED. REPLACE WITH IDENTICAL LAYOUT/APPEARANCE. ADD FOOTING TO PREVENT FUTURE SETTLING.

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LAND USE APPLICATION

SITE INFORMATION

PROPERTY ASSESSOR'S PARCEL NUMBER: 566520319004
CURRENT ZONING: EN-2 PROPOSED ZONING: EN-2
CURRENT USE: SINGLE FAMILY PROPOSED USE: SINGLE FAMILY

PROJECT CONTACT INFORMATION

APPLICANT: TOM COMPTON AGENT: NICK GARRISON/MARLA HOMER
ADDRESS: 1659 W 2ND AVE ADDRESS: 2007 DELWOOD AVE
DURANGO, CO 81301 DURANGO, CO 81301
PHONE: 970-749-9182 PHONE: 928-202-6468
E-MAIL: tpcompton@gmail.com E-MAIL: nickgarrison@gmail.com

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

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.

Applicant:  Date: 5/5/23

DEPARTMENT USE ONLY

Application Received By: JACKIE MALLORY Date: 5/5/23 Project #: 23-0060
Fee Required: \$250 Paid On: 5/5/23 Receipt #: 01642513
Application Accepted as Complete for Processing on: _____

FENCE/WALL PERMIT APPLICATION

OVERVIEW

Section 3-5-1-1 of the City's Land Use and Development Code (LUDC) governs and controls all fences and walls within all zones in the City limits. Fence/Wall Permits are required prior to construction or substantial modification of a fence/wall. Repairs or maintenance to existing fences/walls that do not involve replacement, reconfiguration, or additions do not require a permit.

Section 3-5-1-1 of the LUDC provides detailed information about the dimensional and design standards for fences and walls, but a summary is provided below.

Residential Areas

- Fences in residential zones can be a maximum of 6-feet tall.
- In front setback areas, fences can only be 4-feet tall and must have 50% transparency.
- Fences outside the front setback that go from a side wall plane to a side lot line or are placed parallel to a side street in front of the rear wall plane must have 50% transparency above 4-feet.
- Where there are grade changes between properties, the height can be increased the amount of the grade change up to a maximum of 8-feet.
- Any fence on a property line between lots of different orientation shall be built to the more restrictive standard.

Commercial Areas

- Fences/walls in the LI zone can be 8-feet tall.
- Fences/walls in all other nonresidential zones can be 6-feet tall.
- Fences in the front setback of mixed use zones can be 4-feet tall and must have 50% transparency.

REQUIRED SUBMITTAL MATERIALS

Your application cannot be processed without the following information:

1. A completed, signed application.
2. \$50 application fee.
3. A site plan showing length and locations of all existing and proposed fences/walls.
4. Fence/wall elevations or pictures showing the design of all existing or proposed fences/walls including: dimensions, orientation of structural framework, materials, and colors. Accurate color and materials samples required.

Applications can be emailed to Planning@DurangoGov.Org

CONTACT INFORMATION

APPLICANT'S NAME: TOM COMPTON

MAILING ADDRESS: 1659 W 2ND AVE, DURANGO, CO 81301

PHONE: 970-749-9182

E-MAIL: tcompton@gmail.com

NAME OF FENCE CONTRACTOR, if applicable: MAGNA HOMES, LLC

PROJECT ADDRESS: 1659 W 2ND AVE

PROPERTY OWNER: TOM COMPTON PROPERTY ZONING: EN-2

MAY 05 2023

FENCE/WALL PERMIT APPLICATION

PROPOSED FENCE/WALL INFORMATION

IS THERE A FENCE/WALL CURRENTLY ON THE PROPERTY? YES

WILL THE EXISTING FENCE/WALL BE REMOVED OR REMAIN? REMOVED / RETRAILED

WHAT IS THE LINEAR LENGTH OF THE PROPOSED NEW FENCE/WALL? 25'

HOW TALL IS THE PROPOSED NEW FENCE/WALL? 6'

WHAT MATERIALS WILL BE USED TO CONSTRUCT THE PROPOSED FENCE/WALL?
BLOCK W/ STUCCO

STRUCTURAL FRAMEWORK MUST BE ORIENTED TO THE INTERIOR OF THE PROPERTY. WILL THE STRUCTURAL FRAMEWORK FOR THE FENCE/WALL BE ORIENTED TO THE INTERIOR OF THE LOT?

YES NO

DOES THE DESIGN OF THE FENCE MEET THE STANDARDS LISTED ON THE FRONT OF THIS APPLICATION?

YES NO

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 no activities related to the fence/wall described above shall be initiated prior to the issuance of a City Fence/Wall Permit. The undersigned acknowledges that it is their responsibility to ensure the fence/wall is located within their property and is not in conflict with the terms of any easements or other property rights.

Applicant: [Signature] Date: 5/5/23

DEPARTMENT USE ONLY

Application/Fee Received By: J. COX Date: 5/5/23 Receipt #: 01642513
Zoning: _____ ENAC \$250 Permit #: _____

Is additional review required? Yes No If yes, what? _____

Has a variance been granted? Yes No If yes, Project # _____

Are any modifications required? Yes No
If yes, what? _____

I hereby authorize the issuance of a permit for the proposed fence/wall, subject to any modifications listed above. This authorization is good for a period of 60 days.

Authorizing Staff Member

Date



