

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 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:

PROJECT LOCATION:

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

LAND USE APPLICATION

SITE INFORMATION

PROPERTY ASSESSOR'S PARCEL NUMBER: _____

CURRENT ZONING: _____ PROPOSED ZONING: _____

CURRENT USE: _____ PROPOSED USE: _____

PROJECT CONTACT INFORMATION

APPLICANT: _____ AGENT: _____

ADDRESS: _____ ADDRESS: _____

PHONE: _____ PHONE: _____

E-MAIL: _____ E-MAIL: _____

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: _____

DEPARTMENT USE ONLY

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

Fee Required: _____ Paid On: _____ Receipt # _____

Application Accepted as Complete for Processing on: _____

Limited Use Permit project narrative
Performing arts venue
Stillwater Music

Stillwater Music has operated a music school at 1316 Main Ave., Unit C, since April of 2017. In April of 2018 Stillwater Music expanded into Unit D next door after Katzin Music went out of business. Before Stillwater took over Unit D from Katzin Music, Stillwater sought and received permission from the property owners to develop and operate a performance venue there. For the past 4 years, Stillwater has held music classes, lessons and performances in Unit D.

This project involves some internal remodeling to make the former Katzin Music sales floor area a more usable and inviting performance space. The nature of the use will not change from its current use; the main difference will be in the frequency of performances in the space.

We do not believe that any noise mitigation will be required beyond what is in place currently. We have never received any noise complaints from past performances in the space; we have only one non-commercial neighbor.

Stillwater's lease includes the use of 98 parking spaces in a private parking lot.

Stillwater Music – venue floor plan, phase 1

