

05/16/2025

La Plata County CDD
211 Rock Point Drive
Durango, CO 81301

RE: PL20240121, APN 566912405054 Rodriguez Additional Dwelling Unit

To Whom it May Concern:

As previously submitted:



We would like to point out issues that do not conform with the FMDP in the above mentioned project.

1. The FMDP states only 1 (one) dwelling per 1 to 3 acres. This proposed dwelling will bring that to 2 (two) dwellings per 1 acre. There are no other parcels in the area with two dwellings on a one acre or less parcel. An "accessory structure" should not be considered non-relevant in the density of the area. An "accessory structure" should not be a residential dwelling. If the current owner sells the property in the future with an approved "accessory structure" there is no guarantee that the occupants of said "accessory structure" in the future would be family, thereby making it a rental unit.
2. The parcel is not in conformance with Policy 3.B.1; ...currently served by central water.

In addition to the above statements:

3. Linda Lane is a PRIVATE road currently serving 18 parcels of land, 13 of which are now occupied with a low-ball average of 3 vehicles per home, that is now at a minimum of 54 possible vehicles using Linda Lane several times per day.
4. Linda Lane was supposed to be paved when the Mama Lama Subdivision was proposed and accepted, to this date it is still a gravel road, kicking up dust with every passing vehicle. Furthermore, Linda Lane is substandard for the current usage.

Therefore, please note opposition to the above proposed additional dwelling at 156 Linda Lane, Durango, CO 81303.

Messier
Durango, CO 81303