

# Rodriguez ADU Minor Land Use Permit

PL20240121

Planning Commission

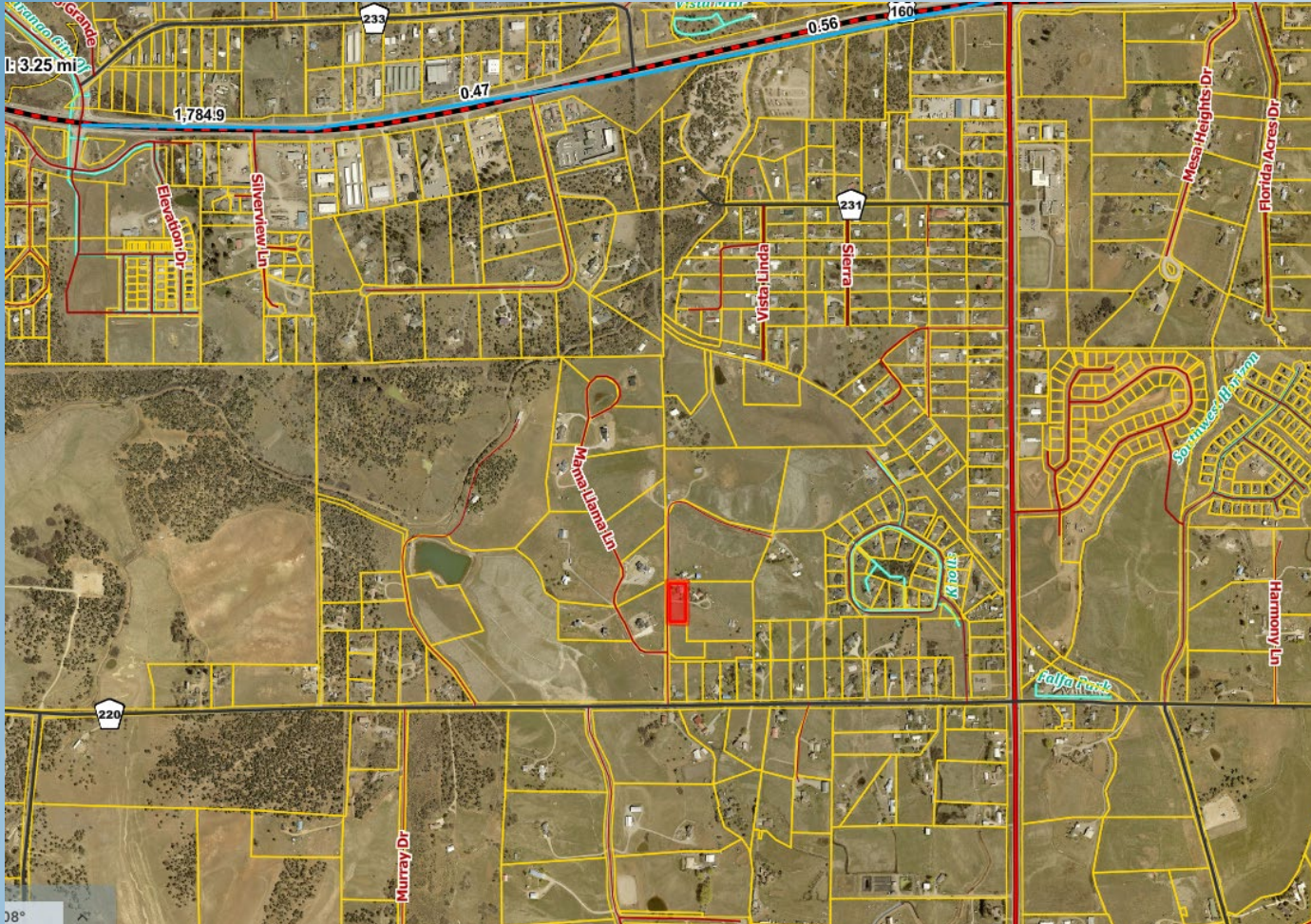
5/22/25

# Proposal Overview

- This is a request for the Planning Commission to grant a Minor Land Use permit for an Additional Dwelling Unit (ADU) at 156 Linda Lane.
  - ADUs are typically permitted administratively, except in special circumstances.
  - This ADU is a Minor because of the unit's size, the applicant is drilling a new well and the property is less than 6 acres.
- The applicant has obtained:
  - Well permit
  - A sewer tap from Loma Linda sanitation district
  - County acknowledgement that the access is adequate.



# Context & Parcel Location



Context Map



Parcel Aerial View



# Parcel Boundary & Land Use



# Site Photo



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# Proposed Development Plan

- New Manufactured home will be placed south of the access drive.
- Structure will be 41' x 76.'
- An existing well is located south and slightly east of the new home.



# Code Compliance & Key Considerations

- Although this project is elevated to a minor permit, ADU reviews are typically simple.
- Key considerations:
  - Water, Sewer, Access
  - Compatibility
  - Compliance with the District Plan & Comprehensive Plan

# Agency Review & Feedback

- *Key Issue:*
  - *Road Access along Linda Lane did not meet the 50' right-of-way width requirement.*
  - *A design exception to this standard was accepted by the County Engineer.*



# Public Input & Community Feedback

- One public comment was received and highlights the following:
  - Nonconformance with the district plan based on density and a requirement for the property to be served by central water.
  - A belief that Linda Lane is substandard and cannot support the additional traffic.

# Staff Recommendation

- *“Approve project 20240121 with the findings and conditions described in the staff report.”*