

Project Description:

The proposed amended plat will consolidate 18 lots & part of an outlot and vacate a portion of un-built frontage road along HWY 160, to create 5 parcels – 4 buildable home lots and one for Metro District operations. The amended plat will also vacate and relocate certain unbuilt utility easements and a right-of-way.

The property is zoned Residential (R). Development will meet the Archuleta County Land Use Regulations and Archuleta County Road & Bridge Standards.

This project conforms to the Archuleta County Community Plan by addressing the Land Use Growth Management Goals:

Policy 6.1 – Encourage the design and location of new development to minimize the impacts on Archuleta County’s rural and scenic character, wildlife habitat and mountain vistas.

Policy 6.4 – Encourage development on existing platted lots and discourage subdividing large parcels.

The conditional use permit is necessary to construct a building on this site to conduct typical metro district activities.