



<p><u>For Internal Purposes Only (initial)</u> Application Fee paid: ____ Public Hearing Held: ____ Date: ____ Approved: ____ Date: ____</p>

Variance Request Form

Variations (Mancos Land Use Code Sec. 16-9-8) are deviations or modifications of height, yard, area and lot coverage and parking regulations of the applicable zone district where due to special physical site conditions, a literal enforcement of the provisions of this Land Use Code would result in unnecessary hardship. Variance or modification of the dimensional standards may be permitted as may be necessary to secure appropriate development of a parcel of land that differs from other parcels in the district by being of such restricted area, shape, or slope that it cannot be appropriately developed without such modification. The development proposed cannot be contrary to the public interest. A variance request may not be made to change the uses permitted in a zone district.

There is a review/filing fee of \$260.00, which must be paid prior to review. The Town will not process incomplete applications, which includes payment of the required fee. Mancos LUC Sec. 16-18-4.

Applicant Contact Information¹

Name: _____ Business Name: _____

Address: _____

Phone: _____ Email: _____

Affected Property Information

Street Address: _____
Street Address Apartment/Unit # City/State/Zip

Legal Description of Affected Property (*ex. Lots 6, 7, and the South 1/2 of Lot 3, West 60 feet of South 1/2 of Lot 4, West 60 feet of Lot 5 and Lot 8, Block 20, OLD SURVEY, MANCOS, CO*):

Attach three copies of a site plan and all other information necessary to clearly demonstrate eligibility for the requested variance based upon the following:

- (1) The proposed use is a permitted use in the underlying zone district;
- (2) There are special circumstances existing on the property for which the application is made related to size, shape, area, topography, surrounding conditions, and location that do not apply generally to other property in the same area and zone district;
- (3) Such unnecessary hardship has not been created by the applicant;
- (4) The variance is necessary to permit the applicant the same rights in the use of the property that are enjoyed under this LUC by other properties in the vicinity and zone, but which are denied to the subject property;
- (5) The variance will not adversely affect the land use pattern as outlined by the Future Development Plan and will not adversely affect any other feature of the Comprehensive Plan of the Town;
- (6) The variance will have no significant adverse impact on the health, safety or general welfare of the surrounding property owners or the general public; and
- (7) The variance will not cause injury to the use, enjoyment, or value of property in the vicinity.

SEE BACK-REMEMBER TO SIGN THIS APPLICATION

¹ If applicant is not the property owner of record, an Agent Letter must be submitted along with the application.

I _____ swear that the information included herein is accurate, to the best of my estimation. I understand that no application shall be considered complete, and shall not be reviewed, until the application is complete, any inspection or review fee is paid in full (if applicable), and public hearing notice requirements (if applicable) have been fulfilled.

Signature of Property Owner

Date