



Town of Carbondale  
511 Colorado Ave  
Carbondale, CO 81623  
(970)963-2733

LU24-000006 - Rezoning  
LU24-000007 - Administrative Site Plan Review

Pre-Application Meeting Date \_\_\_\_\_  
Fees \_\_\_\_\_ Date Pd \_\_\_\_\_

**Land Use Application**

**PART 1 – APPLICANT INFORMATION**

Applicant Name: TOWN OF CARBONDALE Phone: 970-510-1277

Applicant Address: 511 COLORADO AVENUE, CARBONDALE, CO

E-mail: EBRENDLINGER@CARBONDALECO.NET

Owner Name: TOWN OF CARBONDALE Phone: 970-510-1277

Address: SAME E-mail: SAME

Property Location: provide street address and either 1) subdivision lot and block; or 2) metes and bounds:  
684 MAIN STREET, CARBONDALE, CO.

**PART 2 – PROJECT DESCRIPTION**

A TRACT OF LAND IN LOT 14, SECTION 34, TOWNSHIP 7 SOUTH, RANGE 88 WEST, SIXTH PRINCIPAL MERIDIAN, LOCATED ON THE SOUTHEAST CORNER OF MAIN AND SEVENTH STREETS IN THE TOWN OF CARBONDALE, STATE OF COLORADO, AND BEING ONE HUNDRED FIFTY FEET (150') ALONG THE SOUTH RIGHT-OF-WAY OF MAIN STREET, AND TWO HUNDRED THIRTY FEET (230') ALONG THE EASERLY RIGHT-OF-WAY OF SEVENTH STREET

General project description:  
THE CARBONDALE AQUATICS CENTER PROJECT CONSISTS OF A REDEVELOPMENT AND REPLACEMENT OF THE EXISTING JOHN M. FLEET POOL. THE PROPOSED PLAN INCLUDES A <3,000 SF BUILDING, 2 POOLS, AND A SMALL SPA

Type of Application(s): REZONING AND ADMINISTRATIVE SITE PLAN REVIEW

Existing Zoning: \_\_\_\_\_ Open Space \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_ Public Facilities \_\_\_\_\_

**PART 3 – SIGNATURES**

I declare that I have read the excerpt from the Town of Carbondale Municipal Code Article 8 Land Use Fees. I acknowledge that it is my responsibility to reimburse the Town for all fees incurred as a result of this application.

I declare that the above information is true and correct to the best of my knowledge.

[Signature]  
Applicant Signature

2/15/2024  
Date

**Signature of all owners of the property must appear before the application is accepted.**

[Signature] 2/20/24  
Owner Signature Date

\_\_\_\_\_  
Owner Signature Date

STATE OF COLORADO )  
 ) ss.  
COUNTY OF GARFIELD )

The above and foregoing document was acknowledged before me this 2/20/24 day of \_\_\_\_\_ 20\_\_\_\_, by Lauren Bister, Town Manager of Carbondale

Witness my hand and official  
My commission expires

[Signature]  
Notary Public

JESSICA JEWEL MARKHAM  
Notary Public  
State of Colorado  
Notary ID # 20194025808  
My Commission Expires 07-10-2027



## Town of Carbondale Rezoning Checklist

(970) 963-2733

**Project Name:** CARBONDALE AQUATICS CENTER

**Applicant:** TOWN OF CARBONDALE

**Applicant Address:** 511 COLORADO AVENUE, CARBONDALE, CO

**Location:** 684 MAIN STREET, CARBONDALE, CO

**Date:** 2/14/2024

**Staff Member:** JARED BARNES

**Section 2.3 of the UDC requires a pre-application meeting with planning staff prior to submittal of a land use application.**

**Per Section 2.3.2.B of the UDC, the Planning Director shall determine the form and number of application materials required.**

### Required Attachments

- Filing Fee of \$1,000 and Land Use Application (separate attachment) FEES WAIVED
- a. The application for a rezoning shall include:
  - i. A site plan showing the footprint of all buildings, parking configuration, location of all utilities and easements, and other details demonstrating conformance with all regulations and development standards applicable to the proposed zoning district;
  - ii. A written statement justifying why the proposed zoning fits in with the surrounding neighborhood and why the proposed zoning is more appropriate for the property than the existing zoning;
  - iii. A list of all property owners within 300 feet;
  - iv. A map showing adjoining zoning districts within 300 feet; and
  - v. Proof of ownership.
- b. The applicant shall submit to the Director any other information required in the appropriate application as provided by the Director along with any information identified in the pre-application meeting and all required information stated elsewhere in this Code for an amendment to the zoning map.
- c. If a proposal requires a permit or approval from any county, state, or federal agency, the applicant shall submit to the Director a duplicate of any required application at the same time that it is submitted to the other agency or a minimum of 14 days prior to any hearing related to such county, state, or federal permit, whichever occurs first.
- Additional information requested at the pre-application meeting:



**Town of Carbondale  
Administrative Site Plan Review  
Checklist**

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**Section 2.3 of the UDC requires a pre-application meeting with planning staff prior to submittal of a land use application.**

**Per Section 2.3.2.B of the UDC, the Planning Director shall determine the form and number of application materials required.**

**Required Attachments**

- Filing Fee of \$400 **and Land Use Application (separate attachment)**  
**FEES WAIVED**
- The applicant shall submit to the Director all of the information required in the application packet, along with any information identified in the pre-application meeting and all required information stated elsewhere in this Code for a administrative site plan review. At minimum, the application shall include the following:
  - a. A site plan on a dimensioned plat of the property clearly indicating the following information:
    - i. The site location and dimensions.
    - ii. The immediately adjoining properties and an indication of the land uses existing existing on adjoining properties;
    - iii. The location on the site of all existing and proposed buildings and structures;
    - iv. The location of all parking areas (vehicle and bicycle), driveways, and sidewalks;
    - v. The location of all proposed landscaping and fencing or walls. Elevations of fences and walls shall be provided if proposed;
    - vi. The location of existing and/or proposed drainage facilities;
    - vii. The location of streets, alleys, trails;
    - viii. The location of all solid waste containers;
    - ix. The location of all snow storage areas; and
    - x. The location and size of existing and proposed utilities, existing and proposed easements and an indication of any changes in these utilities which will be necessitated by the proposed project.

