

RESOLUTION NO. 2003-10-1

THE GRAND COUNTY BOARD OF ADJUSTMENT

WHEREAS, Craig A. Dewars (hereinafter referred to as the "Applicant") filed an application requesting a variance from Grand County's Residential Zone Thirty (30) foot front yard setback, to a ten (10) foot front yard setback, for the purpose of constructing new home on the following described property to wit:

Lot 1, Block 1, Winter Park Ranch, 2nd Filing, S20 & W1/2 of S21, 1S, 76 W of the 6 P.M., County of Grand, State of Colorado

WHEREAS, a public hearing was held by the Grand County Board of Adjustment on October 15, 2003; and

WHEREAS, based on the evidence, testimony and exhibits, comments of the Grand County Department of Planning and Zoning, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That proper posting and public notice of this hearing were provided as required by law.
2. That the hearing before this Board was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at said hearing.
3. That Applicant has demonstrated that strict application of the Zoning Resolution will result in peculiar and exceptional practical difficulties or exceptional and undue hardship by reason of exceptional topographic conditions of the Property.
4. That such variance would not result in substantial detriment to the public good and would not substantially impair the intent and purpose of the Zoning Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Grand County Board of Adjustment that the above variance request be approved, subject to the following conditions:

1. An engineered driveway plan be submitted and approved by Grand County Road and Bridge before a building permit is issued.
2. An erosion and sediment control plan and revegetation plan must be submitted with any building permit.
3. A construction fence will be erected above the trail for safety to users of the trail.
4. A height limit of 27 feet be assessed from the lowest point of elevation of the 10 foot front yard setback which is within the building envelop.
5. The new location of the easement will be approved by winter Park West Water and Sanitation.

APPROVED AND ADOPTED this 15th day of October, 2003, in Hot Sulphur Springs, Grand County, Colorado.

GRAND COUNTY BOARD OF ADJUSTMENT

By: _____
Chairman

ATTEST:

By: _____
Secretary