

**GRAND COUNTY BOARD OF ADJUSTMENT**

**RESOLUTION NO. 2013-9-1**

A RESOLUTION GRANTING A VARIANCE TO ALLOW FOR A SEVEN FOOT HEIGHT VARIANCE TO THE THIRTY- FIVE FOOT MAXIMUM ALLOWABLE HEIGHT IN THE GRAND COUNTY ZONING REGULATIONS, ON LOT 1, LINKE ORR SURVEY TRACTS, A 40.27 ACRE TRACT IN THE WEST ½, NORTHEAST ¼ OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 77 WEST OF THE 6<sup>TH</sup> P.M., GRAND COUNTY, COLORADO

At the regular meeting of the Grand County Board of Adjustment held on September 11, 2013, Richard and Mary Pat Himes, Himes North Forty, LLC, requested a variance of seven feet (7') to the thirty-five (35') maximum height requirement in the Forestry and Open Zone District.

WHEREAS, the Applicant is requesting approval of a variance to Section VI of the Grand County Zoning Regulations in order to cure a zoning violation of an existing forty-two foot (42') tall structure, previously built as an agricultural building; and

WHEREAS, Richard and Mary Pat Himes, are the current owners of a tract of land described as Lot 1, Linke Orr Survey Tracts, a 40.27 Acre Tract in the West ½, Northeast ¼ of Section 12, Township 1 North, Range 77 West as described in Book 493, Page 78; and

WHEREAS, notice of this public hearing was published in the local newspaper at least fourteen (14) days prior to the September 11, 2013 Board of Adjustment meeting; and

WHEREAS, all adjacent property owners, as established by the Grand County GIS System, were sent notification at least fourteen (14) days prior to the September 11, 2013 Board of Adjustment meeting by certified mail, return receipt requested; and

WHEREAS, all representations of the applicant are deemed conditions of approval.

NOW THEREFORE BE IT RESOLVED that the Grand County Board of Adjustment has voted to grant a variance to allow for a seven foot (7') height variance to the thirty-five foot (35') maximum height allowed by Grand County Zoning Regulations, on Lot 1, Linke Orr Survey Tracts, a 40.27 Acre Tract in the West ½, Northeast ¼ of Section 12, Township 1 North, Range 77 West of the 6<sup>th</sup> p.m., Grand County, Colorado.

APPROVED AND ADOPTED THIS 11<sup>th</sup> DAY OF SEPTEMBER, 2013.

GRAND COUNTY BOARD OF ADJUSTMENT

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Timothy Moreland, Chairman

ATTEST:

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Secretary