

**RESOLUTION OF THE PITKIN COUNTY, COLORADO
BOARD OF ADJUSTMENT
GRANTING A HEIGHT VARIANCE FOR THE CONSTRUCTION OF A STRUCTURE
TO CONTAIN A WATER TANK AT LAZY GLEN SUBDIVISION
Resolution No. 06-2010**

WHEREAS, Lazy Glen Homeowners Association, owners of 25525 Highway 82, Snowmass, CO 81654, are requesting approval of a 4 foot Height variance, for the construction of a structure to contain a 60,000 gallon water tank and pumping station; and

WHEREAS, 20 feet is the maximum height allowed for a structure in the MHP zone district; and

WHEREAS, the subject property is described more fully in Exhibit "A"; and,

WHEREAS, the Board of Adjustment is vested with the power to grant or deny such variances by virtue of Title II, Section 7-10.30, Pitkin County Code (Land Use Code) and Colorado Revised Statutes, 1973, 30-28-118(2) (C); and,

WHEREAS, based on the evidence presented, the Board of Adjustment makes the following findings:

1. Proper notice procedures, including the notification of all adjoining property owners, has been shown by the applicant.
2. The required hardship or practical difficulty has been established.
3. Granting such relief will not cause substantial detriment to the public welfare and will not substantially impair the intent and purpose of the Zoning Resolutions and the zoning maps.


NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment that a 4 foot height variance shall be granted for a structure housing a 60,000 gallon water tank, as shown on the attached plans (Exhibits "B" & "C"), due to topographic hardships and the necessity for a fire suppression/water distribution system.

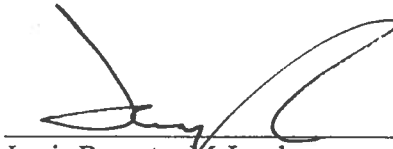
WARNING: Any violation of the terms of this resolution may result in rehearing and possible revocation.

The Resolution was adopted by vote of the Board of Adjustment of the County of Pitkin, State of Colorado.

DATED: June 1, 2010

ATTEST:


Susan C. Pearson, Date
Pitkin County Zoning Officer

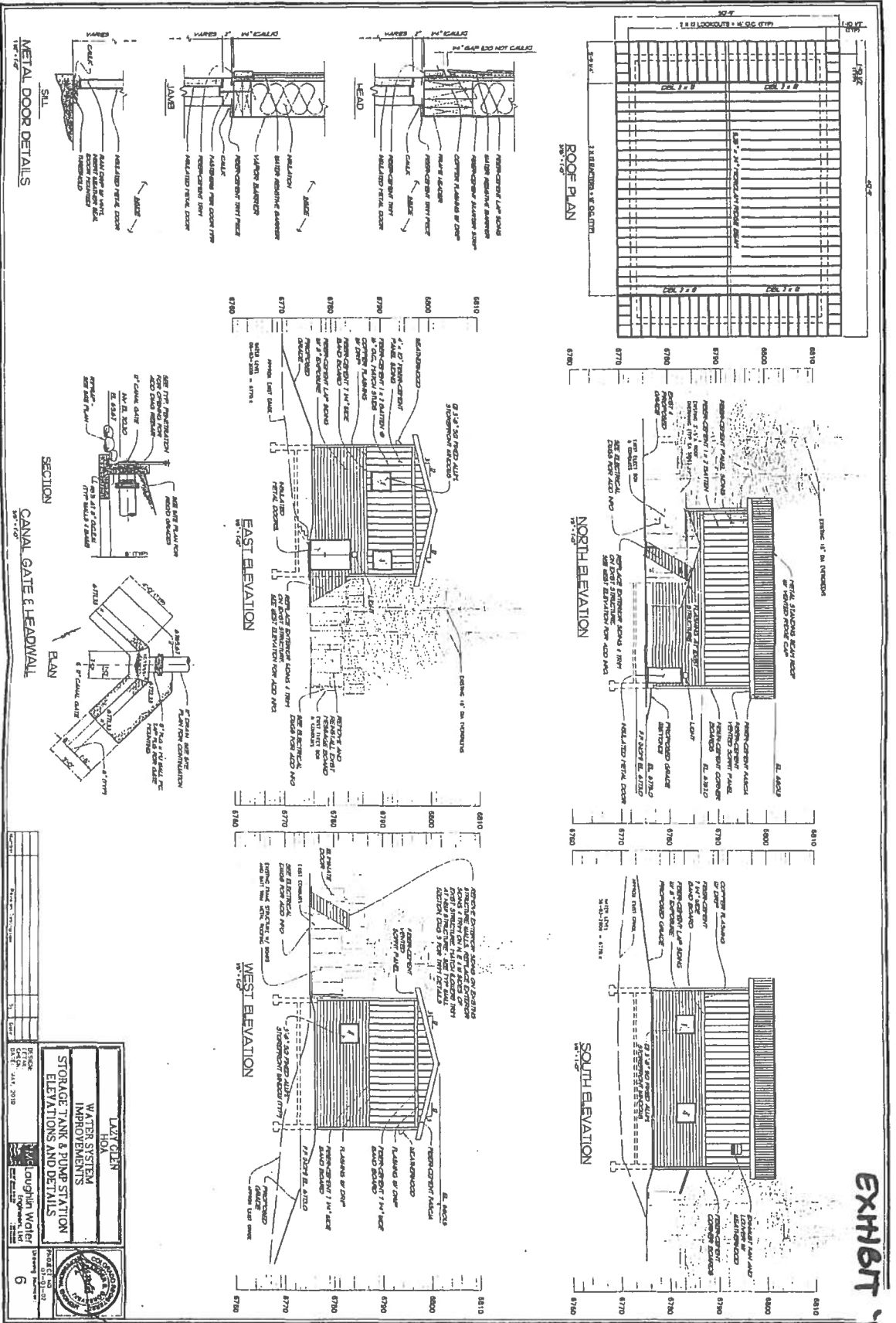
 6-14-2010
Jamie Brewster-McLeod, Date
Co-Chair, Board of Adjustment

PARCEL 2

EXHIBIT A'

THAT PORTION OF TRACT 65, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6th P.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF STATE HIGHWAY NO. 82 WHENCE THE WITNESS CORNER TO THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6th P.M. BEARS SOUTH 42° 53' 30" EAST 2465.0 FEET; THENCE NORTH 41° 22' EAST 335.5 FEET TO THE CENTER OF THE ROARING FORK RIVER; THENCE NORTH 45° 52' WEST 286.8 FEET ALONG CENTER OF THE ROARING FORK RIVER; THENCE NORTH 53° 04' WEST 187.8 FEET ALONG THE CENTER OF THE ROARING FORK RIVER; THENCE NORTH 70° 59' WEST 196.8 FEET ALONG CENTER OF THE ROARING FORK RIVER; THENCE NORTH 85° 12' WEST 210.1 FEET ALONG CENTER OF THE ROARING FORK RIVER; THENCE NORTH 85° 25' WEST 183.2 FEET ALONG CENTER OF THE ROARING FORK RIVER; THENCE NORTH 35° 26' WEST 327.8 FEET ALONG CENTER OF THE ROARING FORK RIVER TO THE NORTH LINE OF SAID TRACT 65; THENCE NORTH 88° 32' WEST 1391.5 FEET ALONG THE NORTH LINE OF SAID TRACT 65 TO CORNER NO. 2 OF SAID TRACT 65; THENCE SOUTH 65.6 FEET ALONG WEST LINE OF SAID TRACT 65 TO THE NORTHERLY LINE OF SAID STATE HIGHWAY NO. 82; THENCE SOUTHERLY AND EASTERLY ALONG NORTHERLY LINE OF SAID STATE HIGHWAY NO. 82 TO THE POINT OF BEGINNING.

EXHIBIT 'B'

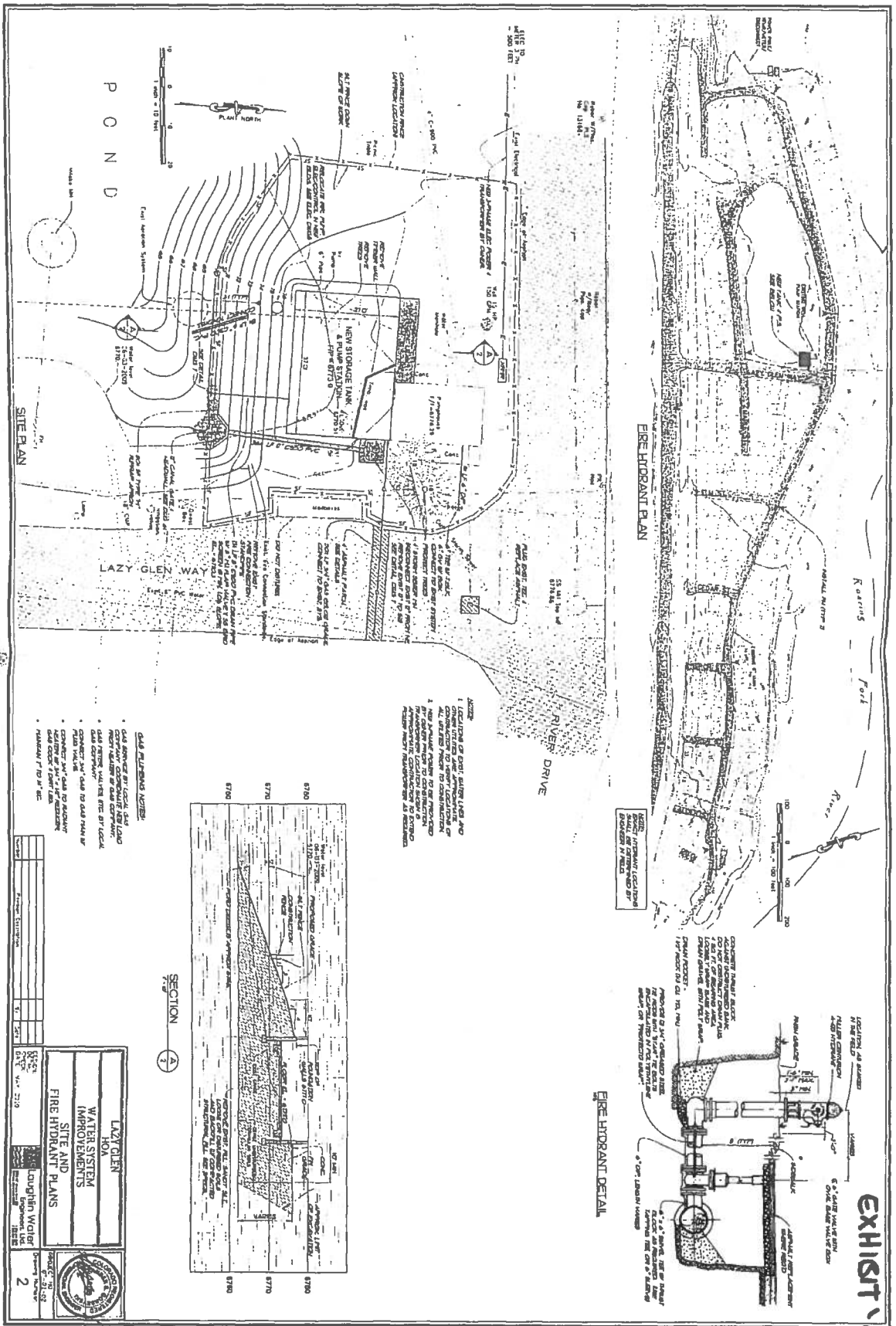


LARRY GLEN HOA
WATER SYSTEM IMPROVEMENTS
STORAGE TANK & PUMP STATION
ELEVATIONS AND DETAILS

DESIGN: LARRY GLEN HOA
 DATE: JAN. 2010

McLaughlin Water Engineering, Inc.
 8700 E. 1st Ave.
 Suite 100
 Denver, CO 80231
 Phone: 303.751.0101
 Fax: 303.751.0102
 www.mclaughlinwater.com

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- NOTES:**
1. LOCATION OF EXIST. UTILITY LINES AND CONNECTIONS TO NEW UTILITY LINES TO BE SHOWN BY DASHED LINES.
 2. ALL UTILITY LINES TO BE CONSTRUCTED BY THE CONTRACTOR.
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DATA FURNISHED BY OTHERS:

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LAZY GLEN HOA	
WATER SYSTEM IMPROVEMENTS	
SITE AND FIRE HYDRANT PLANS	
	PROJECT NO. 07-01-02 SHEET NO. 2