

**RESOLUTION NO. 2013-025**

**A RESOLUTION OF THE  
BOARD OF ADJUSTMENT OF OURAY COUNTY, COLORADO  
TO APPROVE A VARIANCE FOR A PROPOSED SINGLE FAMILY DWELLING  
LOCATED ON LOT 4 OF THE EAGLE HILL RANCH PUD, AKA  
671 GOLDEN EAGLE TRAIL, RIDGWAY**

**WHEREAS**, Eric Dickerson (*Owner & Applicant*) currently owns Lot 4 of the Eagle Hill Ranch PUD, addressed as 671 Golden Eagle Trail (Subject Property); and

**WHEREAS**, the Subject Property is within the Visual Impact Corridor as defined in Section 9 of the Ouray County Land Use Code; and

**WHEREAS**, the owner applied for a building permit to construct a single family dwelling on the Subject Property in May of 2013; and

**WHEREAS**, the Ouray County Land Use Staff reviewed story poles that were erected on the Subject Property, and determined that the proposed structure would be in violation of Section 9.3(C); and

**WHEREAS**, the Ouray County Land Use Staff denied the building permit application because of this violation; and

**WHEREAS**, the owner subsequently filed an application for a variance from the standards of Section 9.3(C) (Skyline Break); and

**WHEREAS**, on June 5, 2013 the application for variance was reviewed by the Visual Impact Review Committee as required by Section 19.8 of the Land Use Code; and

**WHEREAS**, the Visual Impact Review Committee recommended approval of the variance; and

**WHEREAS**, the Ouray County Board of County Commissioners, sitting as the Board of Adjustment, held a properly noticed public hearing on June 25, 2013 at the Ouray County 4-H Event Center located in Ridgway, Colorado, and reviewed all materials regarding the subject variance including staff report, staff presentation, minutes from the Visual Impact Review Committee, written public comment, and all materials submitted and/or presented by the applicant and his architect; and

**WHEREAS**, the Ouray County Board of Adjustment accepted and considered public comment at the public hearing; and

**WHEREAS**, the Board of Adjustment voted unanimously to approve the subject variance based on Staff's indication that it met the criteria for variance and because the Visual Impact Review Committee voted unanimously to recommend approval.

**NOW THEREFORE, BE IT RESOLVED** that the Board of County Commissioners, sitting as the Board of Adjustment of Ouray County, Colorado, approves the variance application for the proposed single family dwelling located on Lot 4, of the Eagle Hill Ranch PUD, 641 Golden Eagle Trail, with the following conditions:

- 1) The Applicant shall plant trees in a configuration meeting or exceeding those shown on page A-1 of the plans dated 5/24/2013 (Exhibit A), and give consideration in those plantings to soften the visual impact of the structure, and
- 2) The Applicant shall use colors that are substantially the same as presented to the Visual Impact Review Committee (Exhibit B).

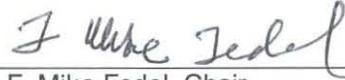
APPROVED AND ADOPTED THIS 2nd DAY OF July, 2013.

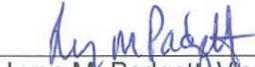
Voting for: Commissioners Fedel, Padgett and Batchelder  
Voting against: None

BOARD OF COUNTY COMMISSIONERS OF  
OURAY COUNTY, COLORADO SITTING  
AS THE BOARD OF ADJUSTMENT



  
Michelle Nauer, Clerk and Recorder  
By: Linda Munson-Haley, Deputy Clerk of the Board

  
F. Mike Fedel, Chair

  
Lynn M. Padgett, Vice-Chair

  
Don Batchelder, Member



