

STATE OF COLORADO)
)
COUNTY OF OURAY)

Resolution No. 2004-035

At a regular meeting of the Board of Adjustment for Ouray County, Colorado held at the Ouray County 4-H Event Center, Ridgway, Colorado on the 23rd day of August, **2004** the following variance request was heard.

WHEREAS, Phillips Howell, LLC by and through their authorized agent, Joe Hess, have submitted to Ouray County an application for variances to the standards required for a county road; and

WHEREAS, the Board of Adjustment has reviewed the request in accordance with Section 19.7 of the Ouray County Land Use Code during a regular meeting on the 23rd day of August, 2004 and is ready to take action.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with Section 19.7 of the Ouray County Land Use Code, it has been found that due to the natural topography of the lot thereby creating an undue hardship upon the property owner and the granting of this request would relieve such hardship and provide relief without substantial detriment to the public good and without substantially impairing the intent and purpose of this Code do hereby APPROVE the requested variance with the following conditions:

1. All road construction shall be directed by a licensed civil engineer who shall prepare as-built drawings to confirm final grades and drainage structures;
2. The paving requirement be waived;
3. The grade limitation is not to exceed fifteen percent (15%); and
4. The variance only applies for 1:35 density. Any increase in density shall render this variance null and void.

Adopted this 23rd day of August, 2004.

ATTEST:

BOARD OF ADJUSTMENT
OURAY COUNTY, COLORADO

County Clerk and Recorder
By: Deputy Clerk

Tom Hollenbeck, Chairman

Don Batchelder, Vice-chairman

Bill Ferguson, Member