

**ADMINISTRATIVE DECISION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF PITKIN COUNTY, COLORADO, APPROVING THE 315 FIREHOUSE ROAD, LOT 3, BIGHORN RIDGE PUD MINOR AMENDMENT TO ACTIVITY ENVELOPE AND SITE PLAN**

Administrative Decision No. 27 - 2019

**RECITALS**

1. LEEANNE and AARON Whalen (hereafter referred to as "Applicant"), have applied to the Community Development Director of Pitkin County ("Director") for Site Plan approval to construct a single-family residence on a vacant lot within a platted subdivision. Customary accessory residential uses such as an access driveway, are also proposed. Total Gross Floor Area for the Lot will be approximately 2,286 square feet.
2. The subject Lot is located at 315 Firehouse Road and is legally described as Lot 3, Bighorn Ridge PUD. The Lot is 4.836+/- acres and is in the AR-10 Zone District. PID#: 2729-201-07-003.
3. General Subdivision for the East Redstone PUD was approved pursuant to Resolution 92-260, Reception No. 351557. Detailed Submission for Subdivision was approved pursuant to Resolution 94-71, Reception No. 370734. A Final Plat with Building Envelopes was recorded June 30, 1996, Plat Book 39, Page 83 and Resolution 96-80, Reception No. 392083. Covenants were recorded June 30, 1996, Reception No. 393182. An access driveway permit was issued in 2005. The Lot is currently vacant except for a roughed in driveway and cul-de-sac turn around per the access permit.
4. The Community Development Director approved Administrative Decision No. 09- 2019 Reception No. 653506 which granted Activity Envelope and Site Plan Review approval for the construction of a new single-family home with attached garage. The Site Plan and Activity Envelope was recorded in Plat Book 124 and Page 94.
5. During the pre-submittal meeting for building permit, staff realized there were errors in Administrative Decision No. 653506 and through this Administrative Decision corrects those errors, specifically:
  - A. An acronym in Recital #7 was changed to correctly reference the Redstone Historic Preservation Commission as (RHPC) not (RHPS);
  - B. Condition of approval #8 C. shall be revised to require the landscape plan, for Redstone Historic Preservation Commission review, before installation of vegetation not prior to Building Permit Submittal;
  - C. Condition of approval #14 E. shall be deleted because cash-in-lieu payment for the School District was never a requirement for the Bighorn Ridge PUD.
  - D. The rest of the Administrative Decision remains unchanged.
6. The Director finds that the amendments to Administrative Decision No. 653506 are minor and do not affect the rest of the Activity Envelope and Site Plan approval. The proposed amendments comply with the applicable provisions of Sec. 2-20-150(b) of the Land Use Code and will not change the use of the proposed development or the basic character of the land; is consistent with action taken during the original review; does not increase off-site impacts; and will not endanger the public health, safety or welfare.

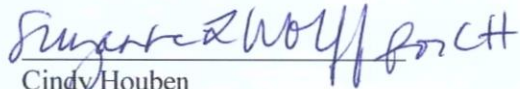
**THE DIRECTOR DOES HEREBY APPROVE THE 315 Firehouse Road Activity Envelope and Site Plan Minor Amendment, subject to the *amended* conditions, which shall run with the land and be binding on all successors in interest:**



RECEPTION#: 655291, R: \$0.00, D: \$0.00  
DOC CODE: ADMIN DECISION  
Pg 1 of 2, 04/17/2019 at 11:40:05 AM  
Janice K. Vos Caudill, Pitkin County, CO

1. The Applicant shall adhere to all material representations made in the application and shall consider those representations to be conditions of approval, unless amended by other conditions.
2. All prior conditions of approval related to the subdivision and Lot 3 shall remain in full force and effect, unless specifically amended herein.

**APPROVED** by the Director, this 9<sup>th</sup> day of April, 2019.

  
Cindy Houben  
Community Development Director

PID# 2729-201-07-003

Case# P074-18