

**DATE:** 6/22/21

**LOCATION:** Lot 2, Bighorn Ridge Subdivision

**PID#:** 272917407002

**ZONING:** AR-10

**SIZE:** 4.543 acres

**OWNERS:** Joseph & Stacy Parelman

**REPRESENTATIVE:** Jeffrey Woodruff

**EMAIL:** Jeffrey@cloudhilldesign.com

**PHONE:** 970-452-9008

**PLANNER:** Suzanne Wolff

**EMAIL:** suzanne.wolff@pitkincounty.com

**PHONE:** 970-920-5093

---

**Type of Application:** Site Plan Review

**Description of Project/Development:** Applicant is requesting Site Plan Review to construct a single family residence within the previously approved/platted building envelope.

**Background:** Subdivision General Submission 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. The Lot is currently vacant except for a roughed in driveway. Vested rights expired in 1999. The lot is within the Redstone Historic District

**Land Use Code Sections to be addressed in letter of request (application):**

- 2-20-160(e): Building envelope in Subdivision/PUD does not lapse; after vesting period has expired all development within the building must conform to the provisions of this Code.
- 2-30-20(g): Site Plan Criteria for Approval
- 4-30-60: Renewable Energy Uses
- 7-10-50 & 60: Site Plan
- 7-20-10: Site Preparation and Grading
- 7-20-20: Steep and Potentially Unstable Slopes
- 7-20-30: Water Courses and Drainage
- 7-20-120: Scenic View Protection Areas - As Viewed from Highway 133
- 7-20-130: Landscaping and Vegetation Protection
- 7-20-140: Lighting
- 7-20-150: Solar Access
- 7-20-160: Solar Readiness and Access
- 7-30: Roads, Driveways and Parking
- 7-50: Public Services and Utilities (Utilities, Water Supply and Sewage Treatment)

**Review by:** Community Development Director

**Public Hearing:** No. However, the Applicant shall post a public notice sign on the property at least 15 days prior to the date specified for the Administrative Decision pursuant to Sec. 2-20-100(a)(3) of the Land Use Code. In addition, the Applicant shall mail notice (by certified mail) to all property owners within 300' of the subject property with the return address of the Community Development Department (form of notice to be obtained from the Community Development Department). The names and addresses shall be those on the current tax records of Pitkin County, as they appear no more than 60 days

prior to the date of the public hearing. A property owner receiving the public notice shall have 2 weeks from the date the notice was postmarked to submit comments or objections to the Community Development Department.

**Staff will refer to:** Zoning, Planning Engineer, Attorney, Redstone Water & Sanitation District, Carbondale Fire, Historic Preservation Officer, Crystal River Caucus

**FEES: \$2,303** (make check payable to “Pitkin County Treasurer”)

- **\$1,625** Planning Office flat fee (non-refundable; based on 5 hours of staff time. If staff review time exceeds 6 hours, the Applicant will be charged for additional time above 5 hours at a rate of \$325/hour)
- **\$624** Planning Engineer
- **\$54** Public Notice Fee

**To submit the application, provide 1 paper copy of each of the documents listed below to the Community Development Department office, and submit a digital application through <https://sagesgov.com/pitkincounty-co>:**

1. Summary letter explaining the request, providing background on prior approvals, easements and permits, and addressing compliance with the Code sections listed above, prior conditions of approval and covenants.
2. 24” by 36” and 11” x 17” Site Plan as designated in Section 2.1.12 of the Pitkin County Land Use Application Manual;
3. Scenic View Protection Exhibits as designated in Section 2.1.12 of the Application Manual
4. Engineering report(s) addressing road and driveway improvements, water supply, drainage, wastewater disposal and other utilities and public services, including Fire Department access to hydrant (as applicable).
5. Plans demonstrating compliance with Sec. 7-20-150: Solar Access, and Sec. 7-20-160: Solar Readiness and Access (as applicable)
6. Disclosure and proof of ownership of the property, consisting of a current certificate from a title insurance company or attorney licensed to practice law in the State of Colorado, listing the names of all owners of the property and all mortgagees, judgments, liens, easements, contracts and agreements affecting use and development of the parcel and proof of the owner’s right to use the land for the purposes identified in the development application.
7. Street address (if any) and parcel description, including legal description, and 8-1/2”x 11” vicinity map locating the subject property within Pitkin County;
8. List of all property owners within 300’.
9. Total fee for review of the application;
10. Executed Pitkin County Community Development Agreement for Payment of Land Use Application Fees form (form attached);
11. Copy of this Pre-application Conference Summary form.

**NOTES:**

- *PLEASE SUBMIT ONE UNBOUND AND ONE-SIDED COPY OF YOUR COMPLETE APPLICATION. THE PARCEL ID SHOULD BE INCLUDED ON ALL DOCUMENTS INCLUDED IN YOUR APPLICATION.*
- *ALL MAPS SHALL BE FOLDED.*
- *This pre-application conference summary is advisory in nature and not binding on the County. The information provided in this summary is based on current zoning standards and staff's interpretations based upon representations of the applicant. Additional information may be required upon a complete review of the application.*
- *The Land Use Code is available on-line at <http://pitkincounty.com/468/County-Code>.*
- *The Land Use Application manual is available on-line at <http://pitkincounty.com/196/Land-Use>*
- *Applicant will be responsible for mailed and posted notice. Public Notice requirements are described in Section 2-20-100 of the Pitkin County Land Use Code. A signed, notarized copy of the affidavit confirming notice must be received from Applicant prior to approval*

**PITKIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
AGREEMENT FOR PAYMENT OF LAND USE APPLICATION FEES**

PITKIN COUNTY (hereinafter COUNTY) and \_\_\_\_\_  
(hereinafter APPLICANT) AGREE AS FOLLOWS:

1. APPLICANT has submitted to COUNTY an application for \_\_\_\_\_  
\_\_\_\_\_ (hereinafter, THE PROJECT).
  
2. APPLICANT understands and agrees that Pitkin County Ordinance No. 012-2016 establishes a fee structure for land use applications and the payment of all processing fees is a condition precedent to a determination of application completeness. The fee structure is based on the County's policy that development shall pay, in full, the cost of development review in Pitkin County. Fees have been set to be consistent and fair to the public and to reflect the expense incurred in providing such services to the public.
  
3. APPLICANT and COUNTY agree that because of the size, nature or scope of the proposed project, it may not be possible at the time of application to ascertain the full extent of the costs involved in processing the application.
  
4. APPLICANT and COUNTY agree that fees charged for the processing of land use applications shall accumulate if an application includes more than one type of land use review.
  
5. COUNTY and APPLICANT further agree that it is impracticable for COUNTY staff to complete processing or present sufficient information to the Planning Commission and/or Board of County Commissioners to enable the Planning Commission and/or Board of County Commissioners to make legally required findings for project approval, unless current billings are paid in full prior to decision.
  
6. Therefore, APPLICANT agrees that in consideration of the COUNTY's waiver of its right to collect full fees prior to a determination of application completeness, APPLICANT shall pay a base fee in the amount of \$ \_\_\_\_\_ which is based on \_\_ hours of staff time, and if actual time spent by staff to process the application exceeds the average number of hours by more than 20%, then the COUNTY will bill the APPLICANT quarterly for the additional time spent. Such periodic payments shall be made within 30 days of the billing date. APPLICANT further agrees that failure to pay such accrued costs shall be grounds for suspension of processing.

**PITKIN COUNTY**

**APPLICANT**

\_\_\_\_\_  
**Cindy Houben**  
**Community Development Director**

\_\_\_\_\_  
**Print Name**

\_\_\_\_\_  
**Signature**

**Date:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Effective 9/6/16