

**BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY  
RESOLUTION NO. 24, SERIES 2011**

**A RESOLUTION APPROVING LAND USE CHANGE PERMIT NO. 11-00019 FOR LOT RNT-5,  
SKYLAND RIVER NEIGHBORHOOD, FOR THE REDUCTION IN APPROVED DENSITY FOR  
THE LOT**

**WHEREAS**, Michael Norton, as represented by Joe Bob Merritt of Sol Space and Light has applied for a Land Use Change permit to reduce the approved density of Lot RNT-5, Skyland River Neighborhood. The applicant seeks to construct a single-family residence on the subject parcel. The Skyland River Neighborhood was platted on January 3, 1997 in the office of the Gunnison County Clerk and Recorder at Reception No. 473132. The Special Covenants for the Skyland River Neighborhood are recorded at Reception No. 473134 which identify that the lot shall be used solely for two or three single-family residential units. Skyland River Neighborhood has deed restrictions (recorded at the following Reception No. 473134, 473135, 473136, 487863, 521551) in place to create affordable housing. The deed restrictions may be terminated or modified upon demonstrated compliance with the Amendment to Special Covenants and Affordable Housing Deed Restrictions of Skyland River Neighborhood at Reception No. 589719; and

**WHEREAS**, the Skyland River Neighborhood Association, in a letter dated March 17, 2011 from Tracy Hastings, President of the Association, granted approval for a single-family residence on Lot RNT-5. In a letter from Mike Billingsley, Skyland Community Association Manager, dated March 17, 2011, the Skyland Community Association also granted approval single-family residence; and

**WHEREAS**, there are jurisdictional wetlands on Lot RNT-5, Skyland River Neighborhood. Section 11-107: E of the *Land Use Resolution* requires a 25-foot setback from a water body. The proposed reduction in density will allow the applicant to meet the waterbody setback requirements; and

**WHEREAS**, on July 5, 2011 the Gunnison County Board of Commissioners received and reviewed the proposed use of a single-family residence on Lot RNT-5, Skyland River Neighborhood and intends this Resolution to memorialize in writing approval of the use.

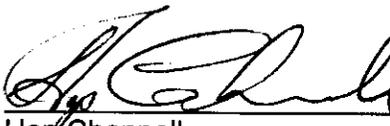
**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Gunnison County, Colorado, that Land Use Change Permit No. 11-00019, for Lot RNT-5, Skyland River Neighborhood is approved as an Administrative Review; and

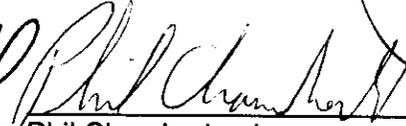
**THIS APPROVAL** is made noting that decision documentation includes, but is not limited to, the application and the entire Planning Department Land Use Change Permit application file relative to this application. This approval is founded on each individual finding and requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.

**THIS RESOLUTION AND THE APPROVAL GRANTED HEREBY** shall not be effective unless and until a copy is recorded in the Office of the Clerk and Recorder of Gunnison County.

**INTRODUCED** by Commissioner Swenson, seconded by Commissioner Chamberland, and passed on this 5<sup>th</sup> day of July, 2011.

BOARD OF COUNTY COMMISSIONERS

  
Hap Channell,  
Chairperson

  
Phil Chamberland,  
Commissioner

  
Paula Swenson,  
Commissioner

ATTEST:

  
Katherine Haase  
Deputy Gunnison County Clerk and Recorder

