

**ADMINISTRATIVE DECISION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF  
PITKIN COUNTY, COLORADO, APPROVING A SUBDIVISION EXEMPTION FOR A MINOR  
PLAT AMENDMENT TO THE LAZY GLEN SUBDIVISION**

Administrative Decision No. 75-2015

**RECITALS**

- Re recorded # 625367
1. The Lazy Glen Homeowners Association (HOA) and hereafter referred to as "Applicant" has applied to the Community Development Director of Pitkin County, Colorado ("Director") to amend the Lazy Glen Subdivision approval to allow overhangs into the side yard setback. The Applicant requests to amend conditions #8 and #9 of BOCC Resolution No. 049-2008 (Rec. No. 550328) that requires a 10' side yard setback for two (2) story residences and a 5' side yard setback for one (1) story residences. Specifically, the Applicant proposes to allow overhangs up to 18" into the setback while maintaining the currently required 10' and 5' structure setback requirements.
  2. This Administrative Decision is being re-recorded to correct the title of the previously recorded Administrative Decision at Reception No. 625367, which incorrectly read "William Woods Subdivision". The correct title is "Lazy Glen Subdivision".
  3. The Lazy Glen Subdivision is located off Hwy 82 and is approximately 1 mile west of the Old Snowmass Conoco. The Subdivision is zoned MHP/PUD and is subject to multiple previous land use approvals. Most recently, BOCC Resolution No. 049-2008 (Rec. No. 550328) approved two (2) story residences within the Subdivision, subject to multiple conditions. Legal Description, Attachment A.
  4. The application was referred to the Basalt and Rural Fire Protection District for comment. The District has approved the request. Staff also spoke with the District on multiple occasions to clearly identify the language in this Decision.
  5. The Director finds that the proposed changes to the subdivision's approval are consistent with Code Section 2-30-20(g)(5). The proposal will not increase or does not affect the degree of compliance with the standards of the Code, is being made to a recorded plat, and is consistent with representations made during the original subdivision review and major plat amendment review conducted in 2008.

**THE DIRECTOR DOES HEREBY APPROVE** the Lazy Glen Subdivision Exemption for a Minor Plat Amendment, subject to the following conditions, which shall run with the land and be binding on all successors in interest:

1. All conditions of previous approvals are in full force and effect.
2. Condition #8 of BOCC Resolution No. 049-2008 (Rec. No. 550328) is rescinded and replaced with the following language.
  - A new two (2) story residence, a two (2) story addition to an existing residence, or a 2<sup>nd</sup> story addition above an existing single story residence shall meet a minimum side-yard setback of 10 feet measured from the property line, without regard to the setback on the adjoining lots. Eaves

up to a maximum of 18" measured horizontally from the outside of the exterior wall are permitted within this setback.

3. Condition #9 of BOCC Resolution No. 049-2008 (Rec. No. 550328) is rescinded and replaced with the following language.
  - A new one (1) story residence or a one (1) story addition to an existing residence shall meet a minimum side-yard setback of 5 feet measured from the property line, without regard to the setback on the adjoining lots. Eaves up to a maximum of 18" measured horizontally from the outside of the exterior wall are permitted within this setback.
4. The Applicant shall adhere to all material representations made in the application.

**APPROVED** by the Director, this 22 day of Dec, 2015.

  
Cindy Houben, Community Development Director

PID 246721390801  
Case #P050-15

**ADMINISTRATIVE DECISION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF  
PITKIN COUNTY, COLORADO, APPROVING A SUBDIVISION EXEMPTION FOR A MINOR  
PLAT AMENDMENT TO THE WILLIAMS WOODS SUBDIVISION**

Administrative Decision No. 75-2015

**RECITALS**

1. The Lazy Glen Homeowners Association (HOA) and hereafter referred to as "Applicant" has applied to the Community Development Director of Pitkin County, Colorado ("Director") to amend the Lazy Glen Subdivision approval to allow overhangs into the side yard setback. The Applicant requests to amend conditions #8 and #9 of BOCC Resolution No. 049-2008 (Rec. No. 550328) that requires a 10' side yard setback for two (2) story residences and a 5' side yard setback for one (1) story residences. Specifically, the Applicant proposes to allow overhangs up to 18" into the setback while maintaining the currently required 10' and 5' structure setback requirements.
2. The Lazy Glen Subdivision is located off Hwy 82 and is approximately 1 mile west of the Old Snowmass Conoco. The Subdivision is zoned MHP/PUD and is subject to multiple previous land use approvals. Most recently, BOCC Resolution No. 049-2008 (Rec. No. 550328) approved two (2) story residences within the Subdivision, subject to multiple conditions. Legal Description, Attachment A.
3. The application was referred to the Basalt and Rural Fire Protection District for comment. The District has approved the request. Staff also spoke with the District on multiple occasions to clearly identify the language in this Decision.
4. The Director finds that the proposed changes to the subdivision's approval are consistent with Code Section 2-30-20(g)(5). The proposal will not increase or does not affect the degree of compliance with the standards of the Code, is being made to a recorded plat, and is consistent with representations made during the original subdivision review and major plat amendment review conducted in 2008.

**THE DIRECTOR DOES HEREBY APPROVE** the Lazy Glen Subdivision Exemption for a Minor Plat Amendment, subject to the following conditions, which shall run with the land and be binding on all successors in interest:

1. All conditions of previous approvals are in full force and effect.
2. Condition #8 of BOCC Resolution No. 049-2008 (Rec. No. 550328) is rescinded and replaced with the following language.
  - *A new two (2) story residence, a two (2) story addition to an existing residence, or a 2<sup>nd</sup> story addition above an existing single story residence shall meet a minimum side-yard setback of 10 feet measured from the property line, without regard to the setback on the adjoining lots. Eaves up to a maximum of 18" measured horizontally from the outside of the exterior wall are permitted within this setback.*
3. Condition #9 of BOCC Resolution No. 049-2008 (Rec. No. 550328) is rescinded and replaced with the following language.

- A new one (1) story residence or a one (1) story addition to an existing residence shall meet a minimum side-yard setback of 5 feet measured from the property line, without regard to the setback on the adjoining lots. Eaves up to a maximum of 18" measured horizontally from the outside of the exterior wall are permitted within this setback.

4. The Applicant shall adhere to all material representations made in the application.

**APPROVED** by the Director, this 4th day of December, 2015.

Lance Clarke Swett  
Cindy Houben, Community Development Director

PID 246721390801  
Case #P050-15