

1 The Hearing Examiner closed the public hearing at 1:25 p.m.

2 **TABLE OF EXHIBITS:**

Exhibit	Document	Date
3 1	4 Staff Report together with a copy of the file containing 42 Log Items	4/29/2002

5
6 **FINDINGS OF FACT**

7 1. On or about February 5, 2002, Lisa & Ray Stout through their
8 Authorized Representative, Susan Miller, filed an application for a
9 setback variance from the right-of-way of Victoria Loop.¹

10 Specifically, the application is to vary from the residential setback
11 requirements of Section 6 (Table 6-1) of the Jefferson County Unified
12 Development Code. The standard setback pursuant to the UDC is 20-feet
13 from any property line abutting a local access road.

14 2. The project site is legally described as parcel # 937 800 108,
15 Cape George Colony Div 1, Block 1, Lot 8, in Section 12, Township 30,
16 Range 02 West, WM.

17 3. The subject parcel is approximately .28 acres in size. The site
18 is an irregular shape measuring 39.06-feet along a portion of the
19 front yard lot line (Victoria Loop), an unidentified distance along
20 the turnaround portion of Victoria Loop, 90.27-feet along the northern
21 side yard lot line, 165-feet along the southwestern lot line (Marina
22 Drive), and 127.62-feet along the southeastern side lot line. The
23 topography is slightly sloping (8 degrees) at the northeastern portion
24 of the property breaking to a steep slope (20 degrees) at the southern
25 portion of the parcel. The property is covered mostly in grass and
26 some brush with a few trees at the base of the slope. The site

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28 _____
29 ¹ The Site Plan Approval Advance Determination (SPAAD) application was submitted on February 5, 2002 and determined to be substantially complete on February 6, 2002. The variance application was submitted on April 4, 2002.