



**GUNNISON COUNTY, COLORADO
APPLICATION for VARIANCE FROM SETBACK
STANDARDS**

GUNNISON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

221 N. Wisconsin St., Ste. D, Gunnison, CO 81230

Phone: (970) 641-0360 FAX: (970) 641-8585

Website: <http://www.gunnisoncounty.org/planning.html> Email: planning@gunnisoncounty.org

DATE RECEIVED BY COMMUNITY DEVELOPMENT DEPARTMENT: ____ / ____ / ____
FEE (\$200): \$ _____

APPLICANT :

MAILING ADDRESS:

CITY:

STATE:

ZIP:

PHONE (day):

(evening):

FAX:

E-MAIL ADDRESS:

PROPERTY OWNER (If other than applicant, a notarized letter from the property owner consenting to this application, must be submitted.):

NAME:

MAILING ADDRESS:

CITY:

STATE:

ZIP:

PHONE (day):

(evening):

FAX:

E-MAIL ADDRESS:

PRIMARY CONTACT PERSON and AUTHORIZED REPRESENTATIVE (The person the Community Development Department should contact regarding information. A notarized letter from the property owner, authorizing representative must be submitted.)

NAME:

MAILING ADDRESS:

CITY:

STATE:

ZIP:

PHONE (day):

(evening):

FAX:	E-MAIL ADDRESS:
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PROPERTY LOCATION and LEGAL DESCRIPTION OF PROPERTY:

Legal Description. Cite lot and block or tract numbers, mining claim or homestead references; attach copy of deed; and a metes and bounds description(s).

Property Address.

Common Description (include mileage from highway or County road, or other recognized landmarks).

ADJACENT LANDOWNERS. List all landowners whose properties are adjacent to any property line setback from which the variance is sought. The best-available, most current information of this listing of current owners is in the Gunnison County Assessor's Office:

ADJACENT OWNER NAME	PARCEL LOCATION RELATIVE TO THE PARCEL ON WHICH THE VARIANCE IS SOUGHT	CURRENT LAND USE ON ADJACENT PARCEL

AGREEMENT WITH ADJACENT LANDOWNER(S):

A notarized letter of consent from the landowner(s) whose property is immediately adjacent to the property line affected by the proposed reduced setback(s).

SITE PLAN/LAYOUT. This is a drawing. All the listed information **MUST** be shown on the drawing. This can be a simple, hand-drawn layout, but it must be legible, clearly marked, drawn to scale, and signed and dated by the person who drew it. The attached sample vicinity map can be used as a guide.

- Include the parcel on which the variance(s) is proposed, and showing all existing setbacks on the parcel
- Total acreage
- Include all distances between property lines and a proposed structure.
- Locations of proposed structures.
- Locations of existing structures on the property.
- Identify names and actual land uses of adjacent landowners (including Forest Service and Bureau of Land Management lands) adjacent to any property line setback from which the variance is sought.
- Locations of utilities (septic tanks, wells, electric, gas, telephone or cable lines) located on the property, and locations of easements in which they are located.
- Existing irrigation and drainage ditches

VICINITY MAP: The attached sample vicinity map can be used as a guide. Indicate location of the property on a U.S. Geological Survey quadrangle map or on a recorded plat, if the proposed development is within an approved subdivision. Highlight the property location.

VARIANCE REQUESTED:

This application requests approval of a variance from the *Gunnison County Land Use Resolution*, specifically Section 13-104: _____ (Add the number and title of subsection from which the applicant seeks the variance) _____.

DESCRIPTION OF REASONS THAT THE VARIANCE IS BEING REQUESTED and ITS COMPLIANCE WITH STANDARDS OF THE *LAND USE RESOLUTION*:

Describe how *each* of the following applies to the variance that is being requested:

- SPECIAL CIRCUMSTANCES EXIST.** There are special circumstances or conditions, including exceptional topography, or the narrowness, shallowness, or shape of the property, that are peculiar to the land or structure for which the Variance is sought, and do not apply generally to land or structures in the neighborhood; and

- SITUATION IS NOT A RESULT FROM ACTION OF APPLICANT.** The special circumstances and conditions have not resulted from any act of the applicant; and

- STRICT APPLICATION CAUSES PRACTICAL DIFFICULTIES.** The special circumstances and conditions are such that the strict application of the requirements of this *Resolution* would result in peculiar and exceptional practical difficulties for, or an exceptional and undue hardship on, the owner of the land if the requirements of this *Resolution* were to be strictly applied; and

- NECESSARY TO RELIEVE PRACTICAL DIFFICULTIES.** The granting of the Variance is necessary to relieve the applicant of the peculiar and exceptional practical difficulties or the exceptional and undue hardship, and is the minimum variance that could be granted to achieve that relief; and

- DOES NOT ADVERSELY AFFECT NEIGHBORHOOD.** The granting of the Variance will not change the character or otherwise adversely affect the neighborhood surrounding the land where the Variance is proposed, will not have a substantially adverse impact on the enjoyment of land abutting on or across the road from the property in question, will not impair an adequate supply of light or air to adjacent property, and will not increase the danger of fire, or otherwise endanger public safety or the public

interest.