

DATE: December 20, 2012

TO: County Development Review Committee

FROM: John Lovato, Development Review Specialist Senior

VIA: Penny Ellis-Green, Land Use Administrator
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

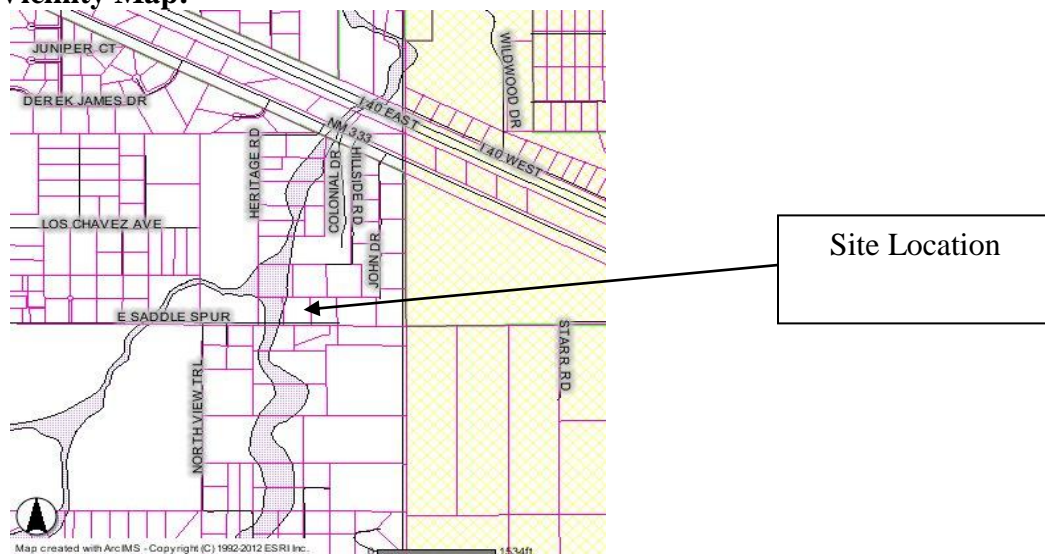
FILE REF: CDRC CASE # ACCS12-5390 Raivo Leeto & Holly Alsobrook Accessory Structure

ISSUE:

Leeto Raivo & Holly Alsobrook, Applicants, request approval of a 2,400 square foot Accessory Structure to be utilized as a barn on 5.0 acres.

The property is located at 61A Hillside Road in Edgewood, within Section 19, Township 10 North, Range 7 East, (Commission District 3).

Vicinity Map:



SUMMARY:

On March 11, 1997, the Board of County Commissioners adopted Ordinance No. 1997-4 which states that the CDRC is required to review for approval, any accessory structure which is greater than 2,000 square feet.

The Applicant requests approval to construct an accessory structure totaling 2,400 square feet to be utilized as a barn. The accessory structure will consist of 4 stalls, a tack room, and a breezeway. There is currently a residence on the property.

This Application was submitted on October 29, 2012.

Growth Management staff have reviewed this Application for compliance with pertinent Code requirements and finds the project is in compliance with County criteria for this type of request.

APPROVAL SOUGHT: Approval of an accessory structure greater than 2,000 square feet.

GROWTH MANAGEMENT AREA: Estancia, SDA-2

HYDROLOGIC ZONE: Metro Basin Fringe Zone, minimum lot size per Code is 5.00 acres per dwelling unit.

FIRE PROTECTION: Edgewood Fire District

WATER SUPPLY: Domestic Well

LIQUID WASTE: Conventional Septic System

VARIANCES: No

AGENCY REVIEW: None

STAFF RECOMMENDATION: **Approval for a 2,400 square foot accessory structure to be utilized as a barn with the imposition of the following conditions:**

1. The Applicant must obtain a development permit from the Building and Development Services Department for the accessory structure. **(As per Article II, § 2).**
2. The Applicant shall comply with all Fire Prevention Division requirements at time of development permit Application **(As per 1997 Fire Code and NFPA Life Safety Code).**

3. Compliance with minimum requirements for water harvesting (**As per Ordinance 2003-6**).
4. The structure shall be constructed of non-reflective earth tone colors (**As per Article III, § 2.3.8a.2**).

EXHIBITS:

1. Letter of request
2. Site Plan/Plans
3. Ordinance 1997-4
4. Article III, § 2.3.8a2
5. Aerial of Site and Surrounding Area