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*Commissioner, District 4*

**Liz Stefanics**  
*Commissioner, District 5*

**Katherine Miller**  
*County Manager*

**DATE:** July 28, 2016

**TO:** SLDC Hearing Officer

**FROM:** John Lovato, Development Review Specialist Sr.

**VIA:** Penny Ellis-Green, Growth Management Director  
Vicki Lucero, Building and Development Services Manager  
Wayne Dalton, Building and Development Services Supervisor

**FILE REF.:** CASE # V 16-5150 Hearts Way Ranch Variance

**ISSUE:**

Heart's Way Ranch, Susan Carter, Owner, Applicant, JenkinsGavin Inc., Agents, request two variances of the SLDC to allow a retreat facility. The Applicant requests a variance of Chapter 7, Section 7.11.6.6 to allow the grade of the approach at the intersection to exceed 5%, and a variance of Chapter 7, Section 11.2, Table 7-13, to allow the grade of the driveway to exceed 10%. The site is zoned as Rural Fringe (RUR-F). Appendix B designates a retreat as a permitted use within RUR-F zoning. The 39.5 acre property is located at 34 Sendero de Corazon, via La Barbaria Trail within Section 9, Township 16 North, Range 10 East (Commission District 1),

**REQUEST SUMMARY:**

This case is being tabled to clarify existing road conditions.