

**RESOLUTION NO. 22-2014**  
**OF THE MONTROSE COUNTY BOARD OF COUNTY COMMISSIONERS**  
**CONCERNING: RIVER MEADOWS MOBILE HOME PARK WAIVER REQUEST**  
**(WV-14-0012)**

WHEREAS, the Board of County Commissioners considered the River Meadows Waiver Request at their regularly scheduled meeting on **June 16, 2014** requesting to waive Section V.E.3.b.(3)(d) of the Montrose County Zoning Resolution, which requires structures to be set back a minimum of 15 feet from interior roadways. The applicant is requesting a 6 inch setback from interior roadways for carports. The setback is measured from the back of the curb adjacent to the roadway.

WHEREAS, the Board of County Commissioners APPROVED the River Meadows Waiver Request.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Montrose, State of Colorado that the River Meadows Waiver Request submitted by MRM MHC, LLC is hereby APPROVED based on the following Findings of Fact and subject to the following Conditions of Approval.

Findings of fact:

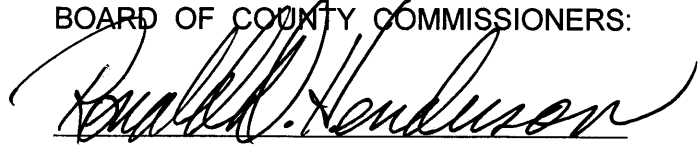
- a. There have been many carports established in the mobile home park with no negative impacts.
- b. The only type of carports that will be permitted will be pre-manufactured, constructed of metal and shall not be enclosed.
- c. The roadways in the Mobile Home Park are private.
- d. Allowing this variance will not be a detriment to the public good and will not impair the intent and purpose of the zoning resolution for this subdivision.

Condition of Approval:

1. Building permits shall be required for all carports.
2. All carports shall be located over existing concrete driveways and shall be located no closer than 6" to the edge of curb.
3. Carports shall be pre-manufactured and of metal construction.
4. Carports shall remain open on each end and partially open on the sides. Carports shall not be converted to garages, with doors and sidewalls shall not be located closer than 2 feet to the concrete driveway.
5. All units listed in Exhibit 2 with current setbacks will be grandfathered in.
6. The waiver will affect any new installation effective June 16, 2014.

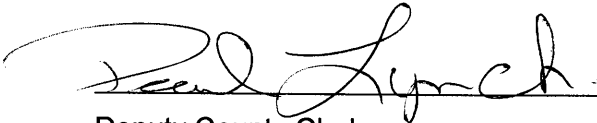
APPROVED AND ACCEPTED this 16th day of June, 2014.

BOARD OF COUNTY COMMISSIONERS:



Chairman

ATTEST:



Deputy County Clerk

cc: Applicant, File



## Information of carports installed at River Meadows MHP

2/26/2014

Unit #	Left side	Right side		Comments
1	0"	8"	1	<p><b>All measurements are in inches facing the front of the carport from the street. Measurements are from the grass side of the curb to front edge of the carport column on each side.</b></p> <p>Unit 1 has a Certificate of Occupancy Permit No. 281242 that was obtained at the time of install.</p> <p>All carports installed on a corner lot are more than 15 feet from corner.</p> <p><i>Note:</i>                      In the old part of the Park, some of the chain link fences extend out to the Curb of the street.</p> <p>Street lighting poles range from 1 to 2 feet from the curb.</p> <p>Utility boxes range from 2 to 3 feet from the curb.</p>
8	42"	17"	2	
17	39"	42"	5	
26	42"	43"	4	
27	50"	50"	5	
31	72"	44"	6	
34	38"	39"	7	
36	48"	45"	8	
38	48"	48"	9	
40	40"	40"	10	
45	68"	27"	11	
47	47"	48"	12	
48	42"	45"	13	
62	12"	8"	14	
66	13"	13"	15	
83	41"	39"	16	
84	16"	19"	17	
86	48"	48"	18	
89	49"	49"	19	
90	35"	33"	20	
94	9"	9"	21	
101	49"	49"	22	
102	60"	54"	23	
105	190"	160"	24	
132	42"	7"	25	
140	0"	65"	26	
144	0"	16"	27	
145	0"	12"	28	
147	0"	0"	29	
153	4"	56"	30	
162	18"	20"	31	
181	0"	36"	32	
182	0"	16"	33	
187	0"	11"	34	
188	24"	0"	35	

