

**RESOLUTION NO. VA04-001
THE DOUGLAS COUNTY BOARD OF ADJUSTMENT**

WHEREAS, Surrey Ridge filed a petition requesting a variance to the minimum lot size required to have horses (2.3 acres) and to limit the maximum number of horses per lot to two.

WHEREAS, a public hearing was held by the Douglas County Board of Adjustment on August 10, 2004; and

WHEREAS, based on the evidence, testimony and exhibits, comments by staff of the Douglas County Department of Planning and Community Development, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

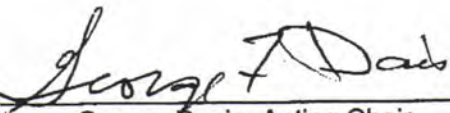
1. Proper public notice of this hearing was provided as required by law.
2. The hearing before this Board was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at said hearing.
3. The applicant has demonstrated that a strict application of the zoning resolution would result in peculiar and exceptional practical difficulty by reason of exceptional narrowness and shallowness of the shape of the land, and exceptional topographic conditions.
4. Such variance would not result in substantial detriment to the public good and would not substantially impair the intent and purpose of the Zoning Resolution.
5. Roll call was taken and the vote was 5-0 to approve the variance with the three conditions listed below.

NOW, THEREFORE, BE IT RESOLVED, by the Douglas County Board of Adjustment that a variance to the minimum lot size required to have horses (2.3 acres), limited to a maximum of two horses per lot in Surrey Ridge, be granted, subject to the following conditions:

- Horses must be restricted so they are not corralled or allowed to graze over on-site wastewater systems.
- Restricted to horses only, with a maximum of two horses per lot.
- HOA to educate homeowners on County regulations and proper land management, as well as to practice self-regulation and covenant enforcement.

PASSED AND ADOPTED this 10th day of August, 2004, in Castle Rock, Douglas County, Colorado.

DOUGLAS COUNTY BOARD OF ADJUSTMENT

BY: 
George Davis, Acting Chair