

**RESOLUTION NO. 2021-**

**BOARD OF COUNTY COMMISSIONERS  
OF THE  
COUNTY OF SUMMIT  
STATE OF COLORADO**

**A RESOLUTION APPROVING PLANNING CASE #PLN20-080, A General Subdivision Exemption to vacate Lot 56, and adjust the lot lines between Lots 55 and 57 in order to incorporate and divide Lot 56 into Lots 55 and 57, Old Keystone Golf Course Subdivision; Lots 55, 56, 57, Old Keystone Golf Course Subdivision, a total of 0.62 acres; zoned Keystone Resort PUD. (Applicant: Rick Swisher and Michael Stanberry) AND,**

**WHEREAS,** Rick Swisher and Michael Stanberry have applied to the Board of County Commissioners for a General Subdivision Exemption to vacate Lot 56, and adjust the lot lines between Lots 55 and 57 in order to incorporate and divide Lot 56 into Lots 55 and 57, Old Keystone Golf Course Subdivision, zoned Keystone Resort PUD; and,

**WHEREAS,** the Planning Department has reviewed the application and recommended that it be approved; and,

**WHEREAS,** the Board of County Commissioners has reviewed the application at a public meeting held on February 23, 2021, with public notice as required by law and considered the evidence and testimony presented at the hearing; and,

**WHEREAS,** the Board of County Commissioners finds as follows:

1. The subdivision exemption will not create any additional building sites and the subdivision exemption is not within the purposes of the State subdivision statutes. This application will result in reconfiguring an existing undeveloped lot and two existing developed lots into two larger developed lots, vacating a developable lot.
2. The lots will be in compliance with the zoning regulations for the Keystone Resort PUD and the Land Use and Development Code, specifically regarding compliance with applicable development standard requirements.
3. No utilities or easements will be affected by the proposed plat.
4. The County Surveyor has reviewed the plat and indicated that it meets all applicable requirements of Section 8700 of the County's Land Use & Development Code and is suitable for recordation.
5. The applicant has provided a signed restrictive covenant which will be executed in conjunction with the recordation of the plat.
6. Upon compliance with the condition below, all applicable taxes will be paid.
7. The plat states the new lot names, 55-R and 57-R, and references the previous lot designations.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, THAT** a General Subdivision vacate Lot 56, and adjust the lot lines between Lots 55 and 57 in order to incorporate and divide Lot 56 into Lots 55 and 57, Old Keystone Golf Course Subdivision; Lots 55, 56, 57, Old Keystone Golf Course Subdivision, a total of 0.62 acres; zoned Keystone Resort PUD is approved subject to the following conditions:

1. Concurrently with the recordation of the subject plat, the applicant shall record a restrictive covenant against the property that prohibits the vacated lot from being resubdivided or recreated by a subdivision approval, subdivision exemption approval or any other administrative or judicial process.
2. Prior to the recordation of the subject plat, all applicable ad valorem taxes shall be paid.

**ADOPTED THIS 23RD DAY OF FEBRUARY 2021.**

**COUNTY OF SUMMIT  
STATE OF COLORADO  
BY AND THROUGH ITS  
BOARD OF COUNTY COMMISSIONERS**

---

**Elisabeth Lawrence, Chair**

**ATTEST:**

---

**Kathleen Neel, Clerk & Recorder**