

RESOLUTION NO. 2021-

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

STATE OF COLORADO GENERAL SUBDIVISION EXEMPTION TO CREATE A 25.54 ACRE PARCEL, A 14.67 ACRE PARCEL, AND AN APPROXIMATELY 360 ACRE REMAINDER PARCEL FOR THE PURPOSES OF FACILITATING A BLM LAND EXCHANGE; PARENT PARCEL SEC. 3, T2S, R80W, 6TH PM; 400 ACRES, ZONED A-1

WHEREAS, James Killean of Ireland Stapleton Pryor & Pascoe has applied to the Board of County Commissioners for a General Subdivision Exemption to create a 25.54 acre parcel, a 14.67 acre parcel, and an approximately 360 acre remainder parcel for the purposes of facilitating a BLM land exchange; parent parcel Sec. 3, T2S, R80W, 6th PM; 400 acres, zoned A-1; 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 meeting held on September 10, 2019 and considered the evidence and testimony presented at the meeting; and

WHEREAS, the Board of County Commissioners finds as follows:

1. The subdivision exemption is not within the purposes of the State subdivision statutes. No new lots or building sites will be created and a plat note has been added stating that the resulting parcels do not have development density.
2. This subdivision exemption is in compliance with the Zoning Regulations in terms of permitted uses, density, and other applicable development standards. The proposed lots will not have any development density associated with them.
3. This subdivision exemption meets the intent of the Subdivision Regulations because no services or infrastructure will be required for these lots. No density is created with this general subdivision exemption plat.
4. The proposed subdivision exemption is in general conformance with the advisory goals, policies and provisions of the Summit County Countywide Comprehensive Plan and the Lower Blue Master Plan.
5. No soil or topographical hazards have been identified. These lots do not have any assigned density.
6. The Treasurer's Office has confirmed that all tax payments are current for the lots.
7. The general subdivision exemption plat has been drawn according to Development Code regulations and is suitable for recording.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, THAT a General

Subdivision Exemption to create a 25.54 acre parcel, a 14.67 acre parcel, and an approximately 360 acre remainder parcel for the purposes of facilitating a BLM land exchange; parent parcel Sec. 3, T2S, R80W, 6th PM; 400 acres, zoned A-1, is approved with the following condition.

ADOPTED THIS 13TH DAY OF APRIL, 2021

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

Elisabeth Lawrence, Chair

ATTEST:

Kathleen Neel, Clerk & Recorder