

RESOLUTION NO. 2021-

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

A RESOLUTION APPROVING PLANNING CASE #PLN21-016, A GENERAL SUBDIVISION EXEMPTION TO REPLAT LOTS 5,6,7 GOLD HILL SUBDIVISION #1 AND RECONFIGURE THE THREE LOTS INTO TWO LOTS, LOT 5R AND 7R, ZONED R-2, LOTS 5-7, GOLD HILL SUBDIVISION #1 (APPLICANT EVAN MILLER); AND,

WHEREAS, Evan Miller has applied to the Board of County Commissioners for a General Subdivision Exemption to Replat Lots 5,6,7 Gold Hill Subdivision #1 and reconfigure the three lots into two lots, Lot 5R and 7R, zoned R-2, Lots 5-7, Gold Hill Subdivision #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 public hearing held on April 27, 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 lot line adjustment procedure has not been used to circumvent the intent of the Subdivision Regulations because, without limitation, no new lots are being created through this lot line adjustment process.
2. The lots resulting from the adjustment are in compliance with the County's Zoning Regulations and the R-2 zoning District because, without limitation, the resulting configurations of the lots will have access to the County Road system, meet all applicable development standards of the R-2 zoning District.
3. Easements necessary for the provision of utilities have been provided on all lots.
4. The applicant has provided a plat that meets all County standards because, without limitation, the County Surveyor has reviewed the Plat and confirmed compliance with County Standards.
5. The applicant has provided a restrictive covenant against the property that prohibits the vacated lot(s) from being resubdivided or recreated by a subdivision approval, subdivision exemption approval or any other administrative or judicial process.
6. The applicant has provided certification from the County Treasurer that all ad valorem taxes applicable to the lots for 2017 have been paid.
7. For lot line vacations, the resolution of approval states the new lot name as one of 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 Exemption to Replat Lots 5,6,7 Gold Hill Subdivision #1 and reconfigure the three lots into two lots, Lots 5R and 7R, zoned R-2, Lots 5-7, Gold Hill Subdivision #1 is approved.

ADOPTED THIS 27TH 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