

**RESOLUTION NO. 2021 -**

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

**A RESOLUTION APPROVING PLN21-002, A PRELIMINARY PLAT TO SUBDIVIDE LOT 16, BLUE RIDGE AMENDED SUB., 1.13 ACRES, ZONED R2; (Applicant: Christie Mathews Leidal);**

**WHEREAS**, Christie Mathews Leidal has submitted an application to the Board of County Commissioners for a Lot 16, Blue Ridge Amended Sub., 1.13 acres, zoned R2; and,

**WHEREAS**, the Upper Blue Planning Commission has reviewed the application at their June 24, 2021 meeting and recommended that this application be approved by the Board of County Commissioners; and

**WHEREAS**, the Board of County Commissioners has reviewed the application at a public hearing on July 13, 2021 with public notice as required by law and considered the evidence and testimony presented at that hearing; and

**WHEREAS**, in light of such considerations, the Board of County Commissioners of Summit County, Colorado finds that:

1. The proposed subdivision is consistent with the applicable Zoning Regulations because, without limitation, the subject property meets the density and lot size requirements of the R-2 zoning district.
2. The proposed subdivision is consistent with the Subdivision Regulations applicable to the property because, without limitation: a) fire protection is available; b) there are no geologic hazards or soil issues on site; c) public use area fee shall be paid prior to the recordation of the plat; d) the property has access to the County road system; and e) adequate utilities and services are available to the property.
3. The proposed subdivision is in general conformance with the goals, policies/actions and provisions of the Summit County Countywide Comprehensive Plan, the Upper Blue Master Plan, and the Joint Upper Blue Master Plan because, without limitation, the proposal is in general conformance with the goals and policies listed and there are no areas with environmental constraints.
4. The applicant has provided evidence that the Town of Breckenridge will provide water service to the subject property.
5. The applicant has provided evidence that the Upper Blue Sanitation District will provide sewer services to the subject property.
6. Evidence has been provided to show that there are no geologic hazards present. The Colorado Geologic Survey has indicated that there are no soil or topographic conditions that would prevent development of the subject property.

7. The applicant has provided evidence that all lots and parcels created by the subdivision will have access to the County road system and to the State highway system in conformance with the State access code. Access to the subject lots is available from American Way.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO THAT:** a Preliminary Plat to subdivide to subdivide Lot 16, Blue Ridge Amended Sub., 1.13 acres, zoned R2, is hereby approved subject to the following condition:

1. Prior to recordation of Final Plat, the applicant shall pay the Public Use Area Fee of \$1,500.

**ADOPTED THIS 13<sup>TH</sup> DAY OF JULY, 2021.**

**BOARD OF COUNTY COMMISSIONERS  
SUMMIT COUNTY, CO**

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Elisabeth Lawrence, Chair

**ATTEST:**

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Kathleen Neel, Clerk & Recorder