



Planning Case **PLN121-054**

General Subdivision Exemption to replat the building envelope on Lot 25, Lewis Ranch at Copper, a 0.36 acre lot zoned Copper Mountain PUD



September 14, 2021





STAFF RECOMMENDATION

Staff recommends that the Board of County Commissioners approve PLN21-054; a General Subdivision Exemption to modify the building envelope on Lot 4, The Lewis Ranch at Copper, a 0.36 acre parcel zoned Copper Mountain PUD, with the following findings:

Findings:

1. This subdivision exemption is not within the purposes of the State Subdivision Statutes. This application will result in a re-plat of the existing building envelope and will not result in any additional building sites.
2. This subdivision exemption is in compliance with the Zoning Regulations found in the Land Use and Development Code and the Copper Mountain PUD.
3. This subdivision exemption is in compliance with the Subdivision Regulations found in Chapter 8 of the Land Use and Development Code.
4. This subdivision exemption is in general conformance with the advisory goals, policies, and provisions of the Countywide Comprehensive Plan, the Ten Mile Master Plan, and the Copper Mountain Sub Basin Plan; the request will only slightly modify the configuration of the building envelope and will not impact areas subject to development constraints.
5. There are no areas of geologic hazard or soil conditions applicable to the request.
6. All ad valorem taxes for the subject properties have been paid in full.
7. The general subdivision exemption plat has been drawn according to the standards found in the Land Use and Development Code and is suitable for recordation.