

RESOLUTION NO. 2021-___

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

A RESOLUTION APPROVING PLANNING CASE #PLN21-065, GENERAL SUBDIVISION EXEMPTION TO REPLAT THE DISTURBANCE ENVELOPE AND DRIVEWAY ACCESS RESTRICTION AREA ON LOT 4, WESTERN SKY RANCH FILING #2 AMENDED, A 23.13 ACRE PARCEL ZONED WESTERN SKY RANCH PUD (Danny Teodoru, Timberline Partners LLC)

WHEREAS, Danny Teodoru, Timberline Partners LLC, on behalf of Bryan and Jenna Nolt, has applied to the Board of County Commissioners for a General Subdivision Exemption to replat the disturbance envelope and driveway access restriction area on Lot 4, Western Sky Ranch Filing #2 Amended, zoned Western Sky Ranch PUD; and

WHEREAS, the Summit County 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 November 9, 2021 and considered the evidence and testimony presented at the meeting; and

WHEREAS, in light of such considerations, the Board of County Commissioners of Summit County, Colorado finds as follows:

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 disturbance envelope and driveway access restriction area 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 Western Sky Ranch PUD in terms of use, density, and other applicable development standards.
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, Upper Blue Master Plan and Joint Upper Blue Master Plan; the request will only slightly modify the configuration of the disturbance envelope and driveway access restriction area 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.

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 the disturbance envelope and driveway access restriction area on Lot 4, Western Sky Ranch Filing #2 Amended, a 23.13 acre parcel zoned Western Sky Ranch PUD is approved.

ADOPTED this 9TH DAY of NOVEMBER 2021.

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

Elisabeth Lawrence, Chair

ATTEST:

Kathleen Neel, Clerk & Recorder