

**RESOLUTION NO. 2021-**

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

**A RESOLUTION APPROVING PLANNING CASE #PLN21-090, A GENERAL SUBDIVISION EXEMPTION TO REPLAT LOTS 52,53,54 OLD KEYSTONE GOLF COURSE SUBDIVISION AND RECONFIGURATION OF THE THREE LOTS INTO TWO LOTS, LOT 52R AND 54R, ZONED KEYSTONE RESORT PUD, LOTS 52, 53, 54, OLD KEYSTONE GOLF COURSE SUBDIVISION (APPLICANT: DAVID H. STREET AND BRIAN R. SHELTON); AND,**

**WHEREAS**, David H. Street and Brian H. Shelton have applied to the Board of County Commissioners for a General Subdivision Exemption to replat lots 52,53,54 Old Keystone Golf Course Subdivision and reconfiguration of the three lots into two lots, Lot 52R and 54R, zoned Keystone Resort PUD, lots 52,53,54, Old Keystone Golf Course Subdivision; 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 November 23, 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 vacation and 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 vacation/adjustment are in compliance with the County's Zoning Regulations and the Keystone Resort PUD because, without limitation, the resulting configurations of the lots will have access to the County Road system, meet all applicable development standards of the Keystone Resort PUD.
3. Easements necessary for the provision of utilities have been provided on both 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 and the owner of Lot 53 has provided a restrictive covenant against the property that prohibits the vacated lot 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 have been paid.
7. The resolution of approval states the new lot name as one of the previous lot designations as per this criteria.

**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 52,53,54 Old Keystone Golf Course Subdivision and reconfiguration of the three lots into two lots, Lot 52R and 54R, zoned Keystone Resort PUD, lots 52,53,54, Old Keystone Golf Course Subdivision is hereby approved with the following condition:

1. Prior to recording of the subject plat the boulders in the County R.O.W shall be removed to the satisfaction of the County Engineering Department.

**ADOPTED THIS 23<sup>RD</sup> DAY OF NOVEMBER 2021.**

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

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Elisabeth Lawrence, Chair

**ATTEST:**

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Kathleen Neel, Clerk & Recorder