

RESOLUTION NO. 2019-__

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

A RESOLUTION APPROVING PLANNING CASE #PLN19-036, GENERAL SUBDIVISION EXEMPTION TO REMOVE LOTS SBE 1-4, REPLAT UNITS 1-12, AND ASSOCIATED COMMON AREAS AND ACCESS, UTILITY, AND DRAINAGE EASEMENTS, AND CREATE TRACTS A & B; RESUB OF LOT 10, OVERLOOK RETREAT AT BRECKENRIDGE, 5.19 ACRES, ZONED LODGE AT BRECKENRIDGE PUD.

WHEREAS, Tim Crane/ Overlook Homes, LLC has applied to the Board of County Commissioners for a General Subdivision Exemption to remove Lots SBE 1-4, replat Units 1-12, and associated common areas and access, utility, and drainage easements, and create Tracts A & B; Resub of Lot 10, Overlook Retreat at Breckenridge, 5.19 acres, zoned Lodge at Breckenridge PUD; 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 meeting held on July 9, 2019 and considered the evidence and testimony presented at the meeting; and

WHEREAS, the Board of County Commissioners finds as follows:

1. The subdivision exemption is not within the purposes of the State subdivision statutes. This exemption will replat the units on Lot 10, The Overlook Retreat at Breckenridge with two plats to be recorded concurrently. No new lots or building sites will be created.
2. This subdivision exemption is in compliance with the Zoning Regulations and the Lodge at Breckenridge PUD in terms of permitted uses, density, and other applicable development standards. The CC&Rs for the development shall be recorded concurrently with the plats.
3. This subdivision exemption meets the intent of the Subdivision Regulations because no new lots or density is created with the general subdivision exemption plats.
4. The proposed subdivision exemption is in general conformance with the advisory goals, policies and provisions of the Summit County Countywide Comprehensive Plan, the Upper Blue Master Plan, and the Joint Upper Blue Master Plan and promotes infill development in the basin.
5. There are no areas of the proposed subdivision exemption that involve soil or topographical conditions presenting hazards or requiring special precautions.
6. The Treasurer's Office has confirmed that all tax payments are current for the site.
7. The general subdivision exemption plat has been drawn according to Development Code regulations and is suitable for recording.

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 remove Lots SBE 1-4, replat Units 1-12, and associated common areas and access, utility, and drainage easements, and create Tracts A & B; Resub of Lot 10, Overlook Retreat at Breckenridge, 5.19 acres, zoned Lodge at Breckenridge PUD, is approved with the following conditions.

1. Prior to recording the plats, the Major PUD amendment approved with case PLN19-009 must be recorded.

2. The Preservation of Association Maintenance Responsibilities agreement shall be recorded concurrently with the plats and declarations.

ADOPTED THIS 9TH DAY OF JULY, 2019

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

Thomas C. Davidson, Chair

ATTEST:

Kathleen Neel, Clerk & Recorder