

RESOLUTION NO. 2019-__

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

A RESOLUTION APPROVING PLANNING CASE #PLN19-042, GENERAL SUBDIVISION EXEMPTION TO ADJUST THE LOT LINE BETWEEN TRACT C, KEYSTONE VILLAGE F2 AND TRACT B, MOUNTAIN HOUSE AT KEYSTONE; 8.51 ACRES, ZONED KEYSTONE PUD.

WHEREAS, Alan Marks has applied to the Board of County Commissioners for a General Subdivision Exemption to adjust the lot line between Tract C, Keystone Village F2 and Tract B, Mountain House at Keystone; 8.51 acres, zoned Keystone 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. No new lots or building sites will be created.
2. This subdivision exemption is in compliance with the Zoning Regulations and the Keystone PUD in terms of permitted uses, density, and other applicable development standards.
3. This subdivision exemption meets the intent of the Subdivision Regulations because no new lots or density is created with this general subdivision exemption plat.
4. The proposed subdivision exemption is in general conformance with the advisory goals, policies and provisions of the Summit County Countywide Comprehensive Plan and the Snake River Master Plan.
5. All areas of the proposed subdivision exemption that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified. There are wetland areas on both Tracts. These areas do not have any assigned permitted uses or density.
6. The Treasurer's Office has confirmed that all tax payments are current for the lots.
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 ADJUST THE LOT LINE BETWEEN TRACT C, KEYSTONE VILLAGE F2 AND TRACT B, MOUNTAIN HOUSE AT KEYSTONE; 8.51 ACRES, ZONED KEYSTONE PUD, IS APPROVED.

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