

RESOLUTION NO. 2019 - __

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

A RESOLUTION APPROVING PLN19-117, A REQUEST FOR A LOT LINE AND UTILITY EASEMENT VACATION; LOCATED BETWEEN LOT 16, TORDAL ESTATES SUB AND LOTS 3 & 4, BLOCK 1, ALPINE BRECKENRIDGE SUB #1; A TOTAL OF 2.13 ACRES; ZONED R-1. (Property Owners Wilson and Gail Geisler)

WHEREAS, Wilson and Gail Geisler have applied to the Board of County Commissioners for approval of a lot line and utility easement vacation located between Lot 16, Tordal Estates Sub and Lots 3 & 4, Block 1, Alpine Breckenridge Sub #1; and

WHEREAS, The Planning Department has reviewed the application and recommended approval to the Board of County Commissioners; and

WHEREAS, The Board of County Commissioners has reviewed the request at a public meeting held on October 8, 2019 and considered the evidence and testimony presented at that meeting; and

WHEREAS, the Board of County Commissioners finds as follows:

1. The vacation procedure has not been used to circumvent the intent of the Subdivision Regulations because no new lots are being created through this application.
2. The lot resulting from the vacation is in compliance with the County's Zoning Regulations and because, without limitation, the newly created lot meets the minimum lot size requirement and density is being reduced by two units.
3. Easements necessary for the provision of utilities are not affected by the lot line and utility easement vacation.
4. Upon compliance with the condition set forth below, the applicant has provided a restrictive covenant against the property that prohibits the vacated lot lines from being resubdivided or recreated by a subdivision approval, subdivision exemption approval or any other administrative or judicial process.
5. All ad valorem taxes on the affected lot have been paid for 2018.
6. The resolution of approval shall state the new lot name as Lot 16R, Tordal Estates Sub.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, that Planning Case PLN19-117, a lot line and utility easement vacation located between Lot 16, Tordal Estates Sub and Lots 3 & 4, Block 1, Alpine Breckenridge Sub #1, is hereby approved with the following condition:

1. The executed lot line vacation restrictive covenant shall be recorded concurrently with this resolution.

ADOPTED THIS 8TH DAY OF OCTOBER 2019.

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

Thomas C. Davidson, Chair

ATTEST:

Kathleen Neel, Clerk & Recorder