

RESOLUTION NO. 2020-

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

A RESOLUTION APPROVING PLANNING CASE PLN 19-099, Blue Sky Estates II – Final plat of a 2.23 acre lot zoned R-1 to accommodate two single-family lots, Lot 2, Blue Sky Estates (Applicant: Chris Hawkins, Alpine Planning, LLC); and

WHEREAS, Chris Hawkins, Alpine Planning, LLC has applied to the Board of County Commissioners for a preliminary plat of a 2.23 acre lot zoned R-1 to accommodate two single-family lots, Lot 2, Blue Sky Estates; 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 meeting held on February 25, 2020 and continued to the March 31, 2020 meeting and considered the evidence and testimony presented at the meeting; and

WHEREAS, the Board of County Commissioners finds as follows:

1. The proposed final plat is consistent with the approved Preliminary Plat. The relevant conditions of approval from preliminary plat have been carried over to the final plat.
2. The applicant has submitted definitive evidence that water will be supplied to the newly created lots by the Town of Breckenridge.
3. The applicant has provided definitive evidence that the Upper Blue Sanitation District will serve the newly created lots.
4. The proposal is consistent with subdivision regulations applicable to the subject property including but not limited to the use of building/disturbance envelopes, provisions for water/sewer/access, and fire protection.
5. All ad valorem taxes have been paid.
6. The plat map is drawn in conformance with the standards for subdivision and all other applicable standards contained in Chapter 8 of the Land Use and Development Code.
7. No change has occurred which would result in an inability to make the findings required for approval of Preliminary Plat. Adequate provisions have been made for water, sewer, utilities, and access.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, THAT a final plat of a 2.23 acre lot zoned R-1 to accommodate two single-family lots, Lot 2, Blue Sky Estates is hereby approved with the following conditions:

1. Prior to the recordation of the final plat, the applicant shall pay the public use area fee in the amount of \$1,500 for the additional lot.
2. Prior to the issuance of a building permit, if deemed necessary by the Summit County Engineering Department, a wetlands delineation shall be submitted that indicates that no soil

disturbance will be located within 25 feet of any identified wetland.

3. No earth disturbing activities or snow storage shall be conducted or located on adjacent USFS lands.
4. Prior to the issuance of a Grading and Excavation Permit, the applicant shall execute a Subdivision Improvements Agreement and provide a financial guarantee to the satisfaction of the County Engineering Department.
5. Prior to the recordation of the final plat, the proposed plat shall be amended to illustrate a 100 foot separation from the property line along Ski Hill Road and the building envelope.

ADOPTED THIS 31ST DAY OF MARCH, 2020

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

Karn Stiegelmeier, Chair

ATTEST:

Kathleen Neel, Clerk & Recorder