

RESOLUTION NO. 2020-

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

A RESOLUTION APPROVING PLANNING CASE #PLN20-031, A GENERAL SUBDIVISION EXEMPTION TO VACATE A LOT LINE BETWEEN LOTS 29 & 30, BLOCK 4, QUANDARY VILLAGE FILING #2, ZONED R-2

WHEREAS, Richard and Christina Schultenover have applied to the Board of County Commissioners for a General Subdivision Exemption to vacate a lot line between Lots 29 & 30, Block 4, Quandary Village Filing #2, zoned R-2; 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 August 11, 2020, 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 vacation procedure has not been used to circumvent the intent of the Subdivision Regulations as 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 because, the newly created lot meets the minimum lot size requirement for the R-2 zone district and density is being reduced by one unit.
3. Easements necessary for the provision of utilities are not affected by this application.
4. The applicant 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.
5. The 2019 ad valorem taxes have been paid in full for the subject property.
6. The new lot name is one of the previous lot designations and it shall be known as Lot 29R, Block 4, Quandary Village #2.

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 vacate a lot line between Lots 29 & 30, Block 4, Quandary Village #2, zoned R-2, is approved.

ADOPTED THIS 11TH DAY OF AUGUST 2020.

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

Karn Stiegelmeier, Chair

ATTEST:

Kathleen Neel, Clerk & Recorder