

RESOLUTION NO. 2020-

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

A RESOLUTION APPROVING PLANNING CASE # PLN20-024: A GENERAL SUBDIVISION EXEMPTION TO ADJUST THE LOT LINE BETWEEN LOT 1D, AND LOTS 1B & 1C, PRESERVE AT WILDERNEST, ZONED WILDERNEST PUD

WHEREAS, Rick Pratt has applied to the Board of County Commissioners for a General Subdivision Exemption to adjust the lot line between Lot 1D, and Lots 1B & 1C, Preserve at Wilderdest, zoned Wilderdest 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 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 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 Wilderdest 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 proposed lot line adjustment.
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 Lower Blue Master Plan.
5. There are no areas of the subject site that involve soil or topographical hazards.
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 Lot 1D, and Lots 1B & 1C, Preserve at Wilderdest, zoned Wilderdest PUD, 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