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Taryn Power – Summit County Recorder

RESOLUTION NO. 2023 - 24

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

A RESOLUTION APPROVING PLN22-123, RANCH AT BRECKENRIDGE, PHASE II, PRELIMINARY PLAT FOR 16 LOTS AND PUBLIC OPEN SPACE PARCELS AND EASEMENTS; Parcel A - Ranch At Breckenridge Phase I: Homesteads 1-12, and Tracts B-F, The Ranch at Breckenridge according to the recorded plat thereof recorded on February 5, 1993, at Reception No. 437734 in the office of the Clerk and Recorder, Summit County, Colorado; and, Parcel B - Ranch At Breckenridge Phase II Tract A: Tract A, The Ranch at Breckenridge Amended, according to the Plat recorded August 26, 1993 at Reception No. 449466; and, Parcel C – Ranch At Breckenridge Phase II Expansion Property: Parcel C-1: A parcel of land located in Section 4, Township 7 S, Range 77 West of the 6th principal meridian, Containing 2.90 acres, more or less; and parcel C-2: A parcel of land located in a tract of land located in Section 4 of Township 7 S, Range 77 W and in Section 33 of Township 6 South, Range 77 West of the 6th principal meridian, Summit County, and including all of, or a portion of the following mining claims: Berlin Placer #2379, Croesus No. 0 Lode #9913, Dry Placer #1357, San Juan Lode #2648, General Jackson Placer #2806, Part of the George Riddle Et Al. Placer #3207, Sallie Barber Lode #3718, Australia Gulch Placer# 16110, Gold Pan No. 3 Lode #18129-A, Gold Pan No. 2 Lode #18129-A, Gold Pan No. 4 Lode #18129-A, Little Sallie Barber Extension Lode #18630, Big Sallie Barber Extension Lode #18630, Excepting therefrom the U.S.F.S. parcel commencing at the Northwest corner of the New Market Mill site Ms#5363b N36°35'00"W a distance of 156.31 feet to the true point of beginning, containing 209.6046 acres, more or less, zoned Ranch at Breckenridge PUD; (Applicant: Johanna Hopkins, on behalf of Ranch at Breckenridge Phase II, LLC); and

WHEREAS, Johanna Hopkins, on behalf of Ranch at Breckenridge Phase II, LLC, has submitted an application to the Board of County Commissioners (“BOCC”) for a Preliminary Plat for 16 lots and public open space parcels and easements; for the legal description listed above, zoned Ranch at Breckenridge PUD; and

WHEREAS, the Upper Blue Planning Commission reviewed the application at their meeting on February 23, 2003, and recommended approval of the application to the Board of County Commissioners, subject to certain findings and conditions; and

WHEREAS, the Board of County Commissioners held a public hearing, with public notice as required by law, on March 28, 2023, and considered all relevant testimony and evidence; and

WHEREAS, in light of such considerations, the Board of County Commissioners of Summit County, Colorado finds that:

1. With the conditions listed, the proposed subdivision is consistent with the applicable Zoning

Regulations because, without limitation, the subject property meets the density and requirements of the Ranch at Breckenridge PUD.

2. The proposed subdivision is consistent with the Subdivision Regulations applicable to the property because, without limitation: a) fire protection is available from the Red, White and Blue Fire District; b) there are no geologic hazards or soil issues on site; c) public use area fees are not applicable due to the dedication of public open space and trails; d) the property has access to the County road and State Highway system; and e) adequate utilities and services are available to the property.
3. The proposed subdivision is in general conformance with the goals, policies/actions and provisions of the Summit County Countywide Comprehensive Plan, the Upper Blue Master Plan, and the Joint Upper Blue Master Plan because, without limitation, the subdivision design avoids areas of environmental concern, open space areas will be dedicated to the public, and the developer will be responsible for all capital improvements.
4. The applicant has provided evidence that there are appropriate water rights available to subject property.
5. The applicant has provided evidence individual septic systems will provide sewer services to the subject lots.
6. Evidence has been provided evidence to show that there are no geologic hazards present. The Colorado Geologic Survey has indicated no soil or topographic conditions that would prevent development of the subject property.
7. The applicant has provided evidence that all lots and parcels created by the subdivision will have access to the County road system and to the State highway system in conformance with the State access code. Access to the subject property is available from Cumberland Drive.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO THAT a Preliminary Plat for 16 lots and public open space parcels and easements; Parcel A - Ranch At Breckenridge Phase I: Homesteads 1-12, and Tracts B-F, The Ranch at Breckenridge according to the recorded plat thereof recorded on February 5, 1993, at Reception No. 437734 in the office of the Clerk and Recorder, Summit County, Colorado; and, Parcel B - Ranch At Breckenridge Phase II Tract A: Tract A, The Ranch at Breckenridge Amended, according to the Plat recorded August 26, 1993 at Reception No. 449466; and, Parcel C – Ranch At Breckenridge Phase II Expansion Property: Parcel C-1: A parcel of land located in Section 4, Township 7 S, Range 77 West of the 6th principal meridian, Containing 2.90 acres, more or less; and parcel C-2: A parcel of land located in a tract of land located in Section 4 of Township 7 S, Range 77 W and in Section 33 of Township 6 South, Range 77 West of the 6th principal meridian, Summit County, and including all of, or a portion of the following mining claims: Berlin Placer #2379, Croesus No. 0 Lode #9913, Dry Placer #1357, San Juan Lode #2648, General Jackson Placer #2806, Part of the George Riddle Et Al. Placer #3207, Sallie Barber Lode #3718, Australia Gulch Placer# 16110, Gold Pan No. 3 Lode #18129-A, Gold Pan No. 2 Lode #18129-A, Gold Pan No. 4 Lode #18129-A, Little Sallie Barber Extension Lode #18630, Big Sallie Barber Extension Lode #18630, Excepting therefrom the U.S.F.S. parcel commencing at the Northwest corner of the New Market Mill site Ms#5363b N36°35'00"W a distance of 156.31 feet to the true point of beginning, containing 209.6046 acres, more or less, zoned Ranch at Breckenridge PUD, is hereby approved with the following conditions.

1. Prior to the issuance of any grading permits, a SIA shall be completed and a full financial

- guarantee provided for all required improvements within the subdivision.
2. Prior to approval of the final plat, the applicant shall provide evidence that the forest management plan/ fuels reduction mitigation work has been completed as proposed.
 3. In accordance with Code Section 8159, and the comments from the Colorado State Water Engineer, a water resources report shall be provided with the application for final plat meeting the requirements of the Division of Water Resources.
 4. A plat note shall be added to the final plat indicating that the “expansion area” shown adjacent to Phase I Homestead Lots 10 – 12, belongs to the HOA, unless otherwise conveyed, and there is no associated density or uses for this area.

ADOPTED THIS 28th DAY OF MARCH 2023.

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



[Handwritten Signature]

Manchard, Chair

ATTEST:
[Handwritten Signature]

Taryn Power, Clerk & Recorder