



1323676

Taryn Power—Summit County Recorder

RESOLUTION NO. 2023-60

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

A RESOLUTION APPROVING PLANNING CASE # PLN23-005: a request for a Class 6 Lot Line Adjustment between Lots 147 and 148, Bills Ranch Subdivision, a total of 1.1571 acres zoned R-2; located at 550 Temple Trl (CR 1001), (Applicant: Yves Mariethoz) and,

WHEREAS, Yves Mariethoz has applied to the Board of County Commissioners for PLN23-005: a request for a Class 6 Lot Line Adjustment between Lots 147 and 148, Bills Ranch Subdivision, a total of 1.1571 acres zoned R-2; located at 550 Temple Trl (CR 1001), 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 July 25, 2023 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 lot line adjustment 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 lots resulting from the lot line adjustment are in compliance with the County’s Zoning Regulations and meet the minimum lot size requirement for the R-2 zone district. All future development will comply with Land Use and Development Code regulations.
3. Easements necessary for the provision of utilities have been provided for both Lot 147R and Lot 148R.
4. The plat illustrating the lot line adjustment is drawn in accordance with standards in the Code and is suitable for recordation.
5. The 2023 ad valorem taxes have been paid in full for the properties in question.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, THAT PLN23-005: a request for a Class 6 Lot Line Adjustment between Lots 147 and 148, Bills Ranch Subdivision, a total of 1.1571 acres zoned R-2; located at 550 Temple Trl (CR 1001), is approved with the following conditions:

1. The following plat language shall be added as a note prior to recordation:
 - a. “The lots platted hereon are being platted through a subdivision exemption and therefore have not been required to meet subdivision standards for water availability, septic disposal system, access, or suitability for development. No review by the Colorado geologic survey has been conducted. No representations or guarantees are made as to the suitability of the lots for any particular purpose, and the approval of the plat should not be relied on as such. This statement shall not be interpreted as an indication that the lots in question are not able to meet any such standards, and merely notes that such standards

have not been applied in the creation of the lots. All determinations regarding the suitability of any lot hereby created for any of the aforementioned purposes shall be reserved for site plan review or other applicable development review of the lot. All of the lots included in this plat are in conformance with the minimum lot size requirements for the R-2 zoning district.”

2. The lot line adjustment plat shall be recorded in conjunction with the Resolution.

ADOPTED THIS 25TH DAY OF JULY 2023.

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



Joshua Blanchard

Blanchard, Chair of the BOCC

ATTEST:

Faryn Power
Faryn Power, Clerk & Recorder

Millicent Marter, Deputy Clerk