

**RESOLUTION NO. 2002 - 65****BOARD OF COUNTY COMMISSIONERS
OF THE
COUNTY OF SUMMIT
STATE OF COLORADO**

A **RESOLUTION** APPROVING PLANNING CASE FILE NO. 02-046, A SUBDIVISION EXEMPTION TO REMOVE THE PLAT NOTE REQUIRING SPRINKLERS FOR HIGHLAND MEADOWS (Applicant: Lori Cutunilli, Owner: Larry Smith and Others)

WHEREAS, pursuant to section 8404.01 of the Summit County Land Use and Development Code, Lori Cutunilli has applied to the Board of County Commissioners for a subdivision exemption to remove the plat note requiring sprinklers via Resolution of Approval; and,

WHEREAS, the Board of County Commissioners approved a final plat to create 30 single family home sites on 146.33 acres on July 26, 1999, and said plat included a note stating "sprinkler systems are required in all homes"; and,

WHEREAS, the final plat for the Highland Meadows Subdivision was recorded under Reception Number 621968 on May 9, 2000 in the Summit County Office of the Clerk and Recorder; and,

WHEREAS, the Planning Department has reviewed the application for removing the plat note requiring sprinklers and recommends that it be approved; and,

WHEREAS, the Board of County Commissioners has reviewed the application on June 24, 2002 and considered the evidence and testimony presented at that meeting; and,

WHEREAS, based upon the evidence and testimony presented at that meeting, the Board of County Commissioners finds as follows:

1. The division of land created by this subdivision exemption is not within the purpose of the State Subdivision Statutes (CRS 30-28-133 et seq.). No changes are being proposed to the existing configuration of the lots as depicted on the final plat.
2. The configuration of the lots will not be changed as a result of this subdivision exemption and will therefore remain in compliance with the County's Zoning regulations.
3. The subdivision exemption complies with the County Subdivision regulations and standards. Adequate water, sewage disposal, access and provision of utilities are available to all lots. The Red, White, and Blue Fire Protection District and the Colorado State Forest Service have indicated that they do not have a problem with removing the plat note requiring sprinklers.
4. Geologic Hazards were addressed during the preliminary and final platting process and the removal of the plat note requiring sprinklers does not affect any geologic hazards or mitigation efforts on the subject properties.
5. Because a plat is not being recorded, proof that ad valorem taxes have been paid is not required.
6. A plat is not being recorded with this subdivision exemption. The plat note is being removed via this Resolution of Approval.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO THAT: a subdivision exemption for the Highland Meadows Subdivision is hereby approved such that the Highland

Meadows Subdivision Plat, recorded under Reception Number 621968 is amended to remove and annul the plat note which required sprinkler systems in all homes.

ADOPTED THIS 24th DAY OF JUNE, 2002.

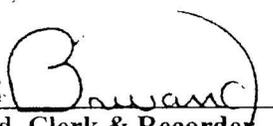
COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS


Thomas A. Long, Chairman

Approved by
to be

Long

ATTEST:


Cheryl Bruvand, Clerk & Recorder



RED, WHITE & BLUE

FIRE PROTECTION DISTRICT

RECEIVED

FEB 11 2002

Community Development

February 7, 2002

Ms. Kristin White
Summit County Government
P.O. Box 5660
Frisco, CO 80443

RE: Highland Meadows PUD

The Red, White and Blue Fire District has reviewed the referenced referral to determine compliance with the Uniform Fire Code. The Fire District has concerns with the following items:

- The Fire Department approves the removal of the sprinkler requirements in lieu of the water system from the Highland Meadows PUD.
- Wildfire hazard mitigation requirements and extraordinary circumstances will be evaluated on a case-by-case basis.

Thank you for the opportunity to comment and please contact me at 453-2474 if I can be of further assistance.

Sincerely,

RED, WHITE & BLUE FIRE PROTECTION DISTRICT

Gary L. Green
Fire Marshal

GLG:jdp



P.O. Box 69
Granby, Colorado 80446
(970) 887-3121
FAX: (970) 887-3150

September 24, 2001

Heather McCollister
Summit County Community Development
P.O. Box 5660
Frisco, CO 80443

Subject: Highland Meadows

Heather:

We did not specify sprinklers for this project and have no problem with removing this requirement if Red, White, & Blue Fire Protection District concurs.

If you have any questions please don't hesitate to call.

Sincerely,

Mike Harvey
Mike Harvey, District Forester

Cc Red, White, & Blue FPD