



Cheri Brunvand-Summit County Recorder



6/28/2002 8:16 DF:

**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,

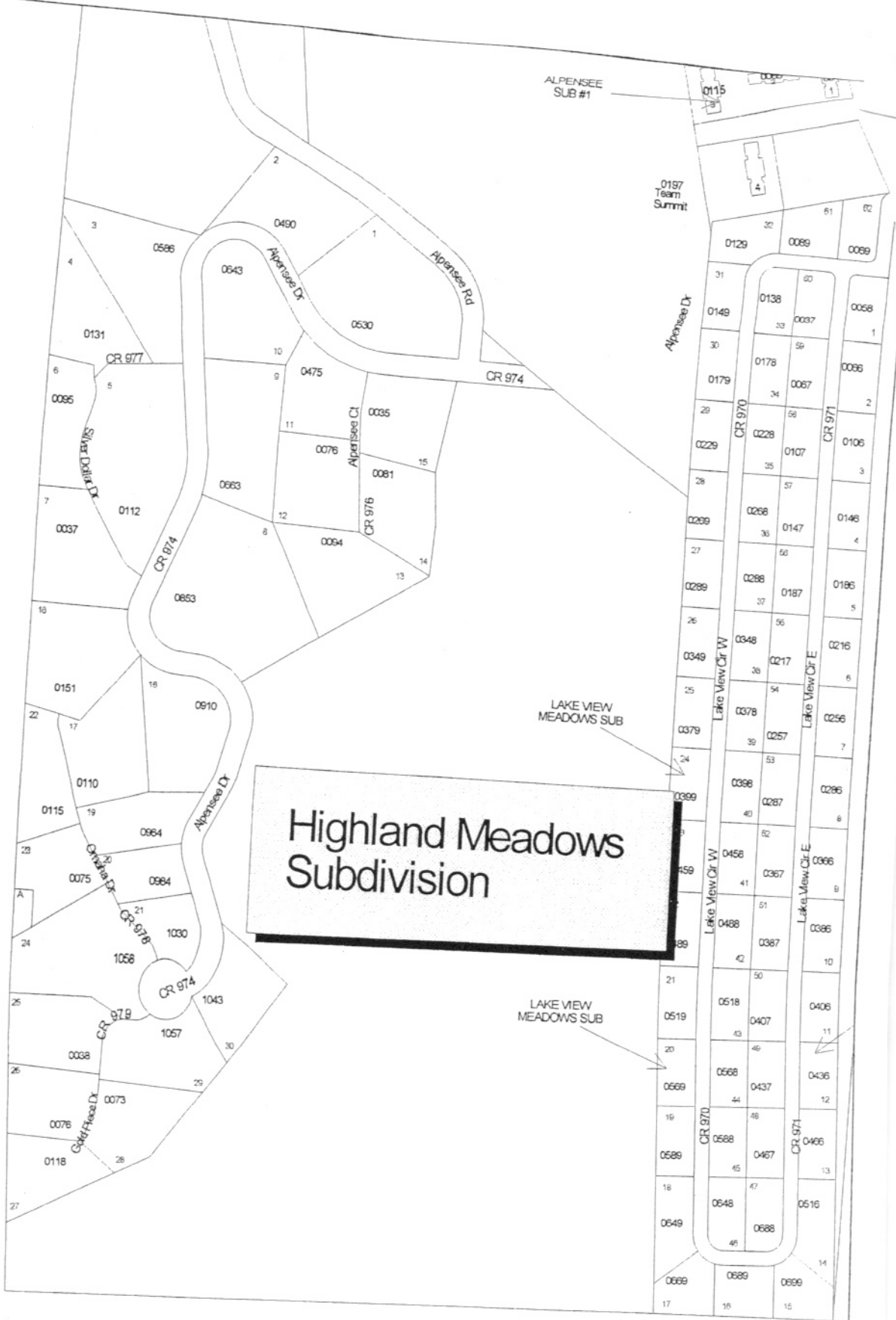
**WHEREAS**, the Planning Department has reviewed the application for removing the plat note requiring sprinklers and recommends that it be approved; and,

**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 changed as a result of this subdivision exemption 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



# Highland Meadows Subdivision



This map is for display purposes only. Do not use for legal conveyance. Not necessarily accurate by surveying standards, and does not comply with National Mapping Act.



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