

**RESOLUTION OF THE TOWN COUNCIL  
OF MOUNTAIN VILLAGE, RESOLUTION APPROVING A MINOR SUBDIVISION TO  
ADJUST LOT LINES BETWEEN LOTS 387R AND 376RA**

**RESOLUTION NO. 2016-0519-07**

- A. Yellow Brick Road CO, LLC is the owner ("Owner") of record of real property described as Lots 376RA, 387R, Access Tract A-376R, according to the Lot Line Adjustment Plat of Lots 376R, 387, Access Easement AE-376 and Access Tract A-376, The Town of Mountain Village, recorded January 14, 2005 in Plat Book 1 at page 3427, County of San Miguel, State of Colorado and as amended by the Correction Plat of Lots 376RA, 387R, Access Tract A-376R, Town of Mountain Village, recorded March 4, 2014 in Plat Book 1 at page 4634, County of San Miguel, State of Colorado.
- B. The Owner has authorized Law Offices of Thomas G. Kennedy to pursue the approval of the minor subdivision application to adjust the lot line between Lots 387R and 376RA ("Application").
- C. The Application is in compliance with the provisions of the Subdivision Regulations contained in Community Development Code ("CDC") Section 17.4.13.
- D. The proposed minor subdivision will adjust the lot line between Lots 387R and 376RA thereby creating new Lots 376RA1 and 387R1. Access Tract A-376R remains the same.
- E. The Town Council considered this Application, along with evidence and testimony, at a public meeting held on May 19, 2016.
- F. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by Town Council.
- G. The Town Council finds that the minor subdivision meets the criteria for decision set forth in Section 17.4.13 of the CDC as follows:
  - 1. The lots resulting from the adjustment or vacation are in compliance with Town Zoning and Land Use Regulations and Subdivision Regulations, because without limitation the subdivision area and zoning designations are not changing, open space is not being impacted, and the lot coverage will remain unchanged;
  - 2. The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan because the lots and the surrounding area will remain single-family in nature;
  - 3. Subdivision access is in compliance with Town standards and codes unless specific variations have been granted in accordance with the variance provisions of this CDC. The Design Review Board approved variations regarding the slope of the access road and use of retaining walls at their May 5, 2016 meeting;
  - 4. Easements are not affected, or have been relocated to the satisfaction of the utility companies and/or the benefited party under the easement or, in the case of vacated easements, the easement is no longer necessary due to changed conditions, and the easement vacation has been consented to by the benefited party under the easement; and
  - 5. The proposed subdivision meets all applicable Town regulations and standards.

Approved by the Town Council at a public meeting held on May 19, 2016.



**Town of Mountain Village, Town Council**

By: *Daniel J Jansen*  
Dan Jansen, Mayor

**Attest:**

By: *Jackie Kennefick*  
Jackie Kennefick, Town Clerk

Approved as to Form:

*James Mahoney*  
James Mahoney, Assistant Town Attorney