

**RESOLUTION OF THE TOWN COUNCIL
OF MOUNTAIN VILLAGE, RESOLUTION APPROVING A MINOR SUBDIVISION TO
REPLAT LOTS 346 AND 347 INTO LOTS 346R AND 347R**

RESOLUTION NO. 2020 -0917-12

- A. Bass Camp, LLC a TX LLC is the owner ("Lot 346 Owners") of record of real property described as Lot 346, Telluride Mountain Village, Filing 24, according to the plat filed February 15, 1990, in the office of the Clerk and Recorder in Plat Book 1 at page 1005 and 1006
- B. Bass Camp, LLC a TX LLC is the owner ("Lot 347 Owners") of record of real property described as Lot 347, Telluride Mountain Village, Filing 24, according to the plat filed February 15, 1990, in the office of the Clerk and Recorder in Plat Book 1 at page 1005 and 1006
- C. The Lot 346 Owners and Lot 347 Owners are collectively referred to as the "Owners".
- D. The Owners have authorized Chris Hawkins of Alpine Planning to pursue the approval of the minor subdivision application to replat Lots 346 and 347 in Lots 346R and 347R ("Application").
- E. The Town Council considered this Application, along with evidence and testimony, at a public meeting held on September 17, 2020.
- F. The Town Council approved the Minor Subdivision to replat the lots into Lots 346R and 347R, along with evidence and testimony, at a public meeting September 17, 2020.
- G. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by Town Council.
- H. 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 complies with Town Zoning and Land Use Regulations and Subdivision Regulations found in the Town's Community Development Code ("CDC"), 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 complies with Town standards and codes unless specific variations have been granted in accordance with the variance provisions of the CDC.
 - 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.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE MINOR SUBDIVISION AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO THE FOLLOWING CONDITIONS:

1. The applicant must amend the plat before the execution of the final mylar, demonstrating that the existing earthwork easement located on Lot 346 adjacent to Benchmark Drive remains.
2. The Applicant will submit appropriate fees to staff for recordation with the San Miguel County Assessor's office within six months of approval.
3. Staff will review the replat document to verify consistency with CDC Sections 17.4.13.N. Plat Standards, and CDC Section 3. Plat Notes and Certifications - and provide redline comments to the applicant before the execution of the final mylar.
4. Staff has the authority to provide ministerial and conforming comments on the mylar before recordation.
5. Lot 346R and Lot 347R shall work with Telluride Ski and Golf as well as the Town of Mountain Village before any ski access improvements within any ski easements.

Be It Further Resolved that Lots 346 and 347 may be replatted into Lots 346R and 347R as submitted in accordance with Resolution No. 2020-0917-12.

Section 1. Resolution Effect

- A. This Resolution shall have no effect on pending litigation, if any, and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the resolutions repealed or amended as herein provided and the same shall be construed and concluded under such prior resolutions.
- B. All resolutions, of the Town, or parts thereof, inconsistent or in conflict with this Resolution, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

Section 2. Severability

The provisions of this Resolution are severable and the invalidity of any section, phrase, clause or portion of this Resolution as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Resolution.

Section 3. Effective Date

This Resolution shall become effective on September 17, 2020 (the "Effective Date"), as herein referenced throughout this Resolution.

Section 4. Public Meeting

A public meeting on this Resolution was held on the 17th day of September 2020, in the Town Council


Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

Approved by the Town Council at a public meeting held on September 17, 2020.


Town of Mountain Village, Town Council

By: 
Laila Benitez, Mayor

Attest:

By: 
Susan Johnston, Town Clerk

Approved as to Form:


James Mahoney, Town Attorney