

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
COUNTY OF GILPIN

RESOLUTION NUMBER SBE 05-01

Lone Pine Real Estate L.L.C. (applicant)

RESOLUTION APPROVING ROOSEVELT RIDGE RURAL DEVELOPMENT EXEMPTION  
PRELIMINARY PLAT ON 550 ACRES IN SECTION 18, T2S, R72W

WHEREAS, Gilpin County is a rural county that encourages large-lot development and open space preservation as a strategy to develop in a manner consistent with Master Plan and Open Space Plan goals; and,

WHEREAS, incentives for such development include exemptions from subdivision as defined in C.R.S. 30-28-101(10); and,

WHEREAS, the Board of County Commissioners may, pursuant to rules and regulations or resolution, exempt from this definition of the terms "subdivision" and "subdivided land" any division of land if the Board of County Commissioners determines that such division is not within the purposes of C.R.S. 30-28-101, Part 1; and,

WHEREAS, the Board of County Commissioners has determined that the above referenced land division is consistent with Gilpin County Rural Development Exemption regulations and therefore not within the purpose of C.R.S. 30-28-101;

NOW THEREFORE, be it resolved by the Board of County Commissioners of the County of Gilpin that Roosevelt Ridge Rural Development Exemption Preliminary Plat, dated 7/26/05 prepared by Winston Associates (attached) is hereby approved subject to the following conditions:

1. Phase 1 shall include 17 parcels averaging 20 acres as shown on approved preliminary plat.
2. Phase 2 shall include a maximum of 10 additional parcels calculated as follows: 3 parcel base with 1 additional parcel earned for each development right transferred from existing alienated lands.
3. A conservation easement over the entire project site shall be granted to Gilpin County assuring conservation goals including no further subdivision.
4. Building Envelopes shall not exceed 2 acres and shall be located in areas of low visibility. Building envelope location shall be approved by Community Development Department before final platting.
5. Existing interior switchbacks shall be brought up to County standards as per Road & Bridge Department specifications.
6. Building envelope access roads shall be built to standards that include 16' minimum widths with limited 12' wide sections as topography dictates. All roads shall be approved by Community Development and Road & Bridge Departments.
7. Off-site road improvements to portions of Gold, Feldspar and Quartz roads shall be completed by the developer as per Road & Bridge Department specifications within 1 year of Phase 1 Final Plat approval.
8. Language that requires County approval before any amendments to Covenants, Conditions and Restrictions (CCR) sections addressing design guidelines requiring an architectural style and materials consistent with mountain living shall be added to the CCR and on the final exemption plat.
9. Applicant shall be required to petition for annexation into a fire district and the applicant must complete any code improvements required by the district



Jess Lovinger Gilpin County 447 R 0.00

127419

Page: 1 of 3  
09/15/2005 11:10A  
D 0.00

Adopted this 23 day of August, 2005

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF GILPIN

Jeanne Nicholson  
Chair

Attest: Sharon E. Cate  
Deputy Clerk to the Board

ACKNOWLEDGEMENT

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF GILPIN )

The foregoing resolution was acknowledged before me this 23 day of August, 2005, by  
Jeanne Nicholson, Chair and Sharon E. Cate, Deputy Clerk, County of Gilpin.

Witness my hand and official seal.  
Notary Public

Susan C. Allen  
\_\_\_\_\_  
\_\_\_\_\_

SUSAN C. ALLEN  
NOTARY PUBLIC  
STATE OF COLORADO

My Commission Expires June 25, 2008



Jess Lovingier Gilpin County 447 R 0.00 D 0.00

127419

Page: 2 of 3  
09/15/2005 11:10A  
D 0.00

