

BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN

RESOLUTION NUMBER SBE 07-01

Lone Pine Real Estate LLC (applicant)

RESOLUTION APPROVING ROOSEVELT RIDGE SUBDIVISION EXEMPTION FILING 2 FINAL PLAT
CREATING LOTS 18-22 AND PARCELS C, D, & E, ALL 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; and,

WHEREAS, Roosevelt Ridge Preliminary Plat was approved via Resolution SBE 05-01;

NOW THEREFORE, be it resolved by the Board of County Commissioners of the County of Gilpin that "Roosevelt Ridge Exemption Plat, Filing 2 Final Plat" is hereby approved subject to the following conditions:

1. Parcels C, D, and E shall not be eligible for further division, adjustment or residential development, in part or in whole, until such time as existing development rights are transferred from the California and/or the Iron Cross lodes, or other existing rights within Roosevelt Ridge Exemption Filings 1 & 2.
2. No building permits shall be issued until all applicable on-site lot access road improvements are completed and approved by Gilpin County Community Development Department.
3. No building permits shall be issued until a conservation easement is granted to Gilpin County prohibiting residential development on parcels identified by account #'s N002150 and N002151.
4. Any prospective lot purchaser must sign a statement acknowledging notice of Conditions 2 & 3 above.
5. Filing 2 Final Plat shall be delivered to Gilpin County and signed by Gilpin County BOCC chair.

Adopted this 27th day of February, 2007

BOARD OF COUNTY COMMISSIONERS

COUNTY OF GILPIN

Attest: Sharon E. Cate
Deputy Clerk to the Board

Al Price
Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)

) ss.

COUNTY OF GILPIN)

The foregoing resolution was acknowledged before me this 27 day of February, 2007, by Al Price, Chair; and, Sharon Cate, Deputy Clerk to the Board of County Commissioners.



My Comm. Expires 4/2/10

Witness my hand and official seal.

Vicki L. Nemeč
Notary Public

2/27/07 2:49 PM 132632
JESSICA LOVINGIER GILPIN COUNTY CO

Receipt #5005 Page 1 of 2

447 RESOLUTION Total Fee: 0.00 Doc Fee:



