

February 11, 2010

Subdivision Exemption for Willitts, 193 Siskin Lane, Frisco Colorado

8402.01: Criteria for Approval

A. **General Exemptions:** The following criteria must be met for the BOCC to approve a general subdivision exemption:

1. The division of land created by the subdivision exemption is not within the purposes of the State subdivision statutes (C.R.S. § 30-28-133 et seq.).

The general subdivision exemption request is not to create another lot.

2. The lots resulting from the subdivision exemption are in compliance with County Zoning Regulations.

The result in the general subdivision exemption would not create a lot that is non-compliant with the current zoning regulations in regard to minimum lot size (35,544.96 square feet versus minimum 20,000 square foot minimum).

3. The subdivision exemption is in compliance with County Subdivision Regulations and standards (Chapter 8).

Adequate services and access are available to the subject site.

4. The proposed subdivision exemption is in general conformance with the advisory goals, policies and provisions of the Summit County Countywide Comprehensive Plan and any applicable basin or subbasin master plans.

The proposed subdivision exemption would not increase density, would locate urban density development within an area defined as an Urban Area (Frisco Area), would help to protect the Basin's wetlands, and would preserve the existing character of the Bill's Ranch Neighborhood.

5. The applicant has provided evidence that all areas of the proposed subdivision exemption that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed uses of these areas are compatible with such conditions.

There are no known soil conditions or topographic features that would present a hazard or require special precautions.

6. The applicant has provided certification from the County Treasurer's office that all ad valorem taxes applicable to the proposed subdivision exemption, for years prior to the year in which approval is under consideration, have been paid.

A copy of the current tax certification is included in the application submittal materials.

7. The exemption plat is drawn in accordance with standards in the Subdivision Regulations and is suitable for recordation.

We have hired a professional land surveyor licensed in the State of Colorado to provide the general subdivision plat. The plat is drawn in accordance with the County's Subdivision Regulations and should be suitable for recordation.