

GRAND COUNTY PLANNING COMMISSION

RESOLUTION NO. 2016-3-3

A RESOLUTION RECOMMENDING APPROVAL OF THE AMENDED FINAL PLAT, LOT 4 AND LOT 5, BLOCK 21, INNSBRUCK-VAL MORITZ, GRAND COUNTY, COLORADO

At the regular meeting of the Grand County Planning Commission held on March 9, 2016, Pat Tabet and Lynn Tabet (the "Applicants"), submitted an application for an Amended Final Plat.

WHEREAS, the applicants requested the approval of an Amended Final Plat that will combine Lot 4 and Lot 5, Block 21, Innsbruck-Val Moritz for the purpose of constructing a single family dwelling; and

WHEREAS, the new lot will be known as Lot 5A and will be .68 acres; and

NOW THEREFORE BE IT RESOLVED that the Grand County Planning Commission has voted to recommend approval of the Amended Final Plat, Lot 4 and Lot 5, Block 21, Innsbruck-Val Moritz, with the following conditions to be met prior to recording of plat;

1. A letter from the Silver Creek Master Association stating they have approved the lot line and utility easement vacation will need to be provided.
2. A quitclaim deed shall be provided that conveys all of Silver Creek Master Association's interest in the 20-foot utility and drainage easement to the applicants.
3. The title of the plat shall be amended to read as follows:

AMENDED FINAL PLAT
LOT 4 AND LOT 5, BLOCK 21, INNSBRUCK-VAL MORITZ
LOCATED IN THE NW1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH P.M.
COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP IS RECORDED AT RECEPTION # 2015-007084 AND 2009-008843

4. The legal description shall be written as follows:
Lot 4 and Lot 5, Block 21, Innsbruck-Val Moritz.
5. Label County Road 8952 and the width of the right-of-way
6. Label the reception # where all of the easements are recorded (Rec.# 127907 and Book 341, Page, 329) and show the 30-foot wide utility and access easement.
7. Label the new lot "Lot 5A".
8. A part of the Dedication Statement shall be amended as indicated below:

KNOW ALL PEOPLE BY THESE PRESENTS: THAT PAT TABET AND LYNN TABET ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN GRAND COUNTY COLORADO, MORE FULLY DESCRIBED AS FOLLOWS: LOTS 4 AND LOT 5, BLOCK 21, INNSBRUCK-VAL MORITZ, THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS AMENDED FINAL PLAT, LOT 4 AND LOT 5, BLOCK 21, INNSBRUCK-VAL MORITZ, AND DO HEREBY...

9. Use the surveyor's certificate required by the subdivision regulations.
10. Spell out the names Pat Tabet and Lynn Tabet instead of writing Pat & Lynn Tabet throughout the plat.
11. Spell the names Pat Tabet and Lynn Tabet correctly
12. Use the commissioner's certificate required by the subdivision regulations.
13. Add a planner's certificate as required by the subdivision regulations.
14. Label the physical address on the plat (486 County Rd. 8952).
15. Grey out the lot line to be vacated.
16. Take the zoning label off of the plat.
17. Add a plat note that states: The purpose of this amended final plat is to combine Lot 4 and Lot 5, Block 21, Innsbruck-Val Moritz by vacating the lot line and utility easement that

currently bisect these lots.

18. Replace all of the ampersands on the plat with the word "and".
19. Add lot and block information for the surrounding properties.
20. Show a portion of the lot lines of the surrounding properties.
21. Provide proof of current taxes paid prior to recording.
22. Provide an electronic copy of the approved final plat prior to recording.
23. All recording fees are to be paid by the applicant.
24. The hand on the vicinity map shall be replaced with something else to indicate the lots.

APPROVED AND ADOPTED THIS 9th DAY OF MARCH, 2016.

GRAND COUNTY PLANNING COMMISSION

Chairman

ATTEST:

Secretary

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