

TOWN OF HOT SULPHUR SPRINGS,
COLORADO

RESOLUTION NO. 2011-4-3

A RESOLUTION APPROVING WEIMER 1911A1 SUBDIVISION, BEING A
REPLAT OF LOT 2, WEIMER SUBDIVISION EXEMPTION, RECORDED
AT RECEPTION NO. 236491 OF THE GRAND COUNTY RECORDS,
TOWN OF HOT SULPHUR SPRINGS, COUNTY OF GRAND,
STATE OF COLORADO

WHEREAS, Terry and Vanetta Weimer (the "Applicant") are the current owners Lot 2, Weimer Subdivision Exemption 3.62 acres and was created pursuant to the exemption plat recorded at Reception No. 236491 of the Grand County Records prior to the property being annexed into the Town; and

WHEREAS, existing Lot 2 is approximately 3.62 acres and the Applicant has requested approval to re-plot Lot 2, creating one (1) additional lot in the location of the existing barn; and

WHEREAS, Weimer 1911A1 Subdivision would have a total of two lots; Lot 1 (2.75 acres) and Lot 2 (.87 acres); and

WHEREAS, the Applicant has submitted a complete application as required by Section 10-9 of the Town Code; and

WHEREAS, proper public notice of the Weimer 1911A1 Subdivision was provided by publication on March 3rd, 2011, in *Sky-Hi Daily News*, a newspaper of general circulation within the Town of Hot Sulphur Springs and by mail notification of adjacent property owners in accordance with the Town of Hot Sulphur Springs Town Code; and

WHEREAS, following proper public notice, the Weimer 1911A1 Subdivision was approved by the Town of Hot Sulphur Springs Planning Commission on March 31, 2011; and

WHEREAS, pursuant to Section 10-9 of the Town of Hot Sulphur Springs Town Code, a public hearing was scheduled before the Town of Hot Sulphur Springs Board of Trustees at 513 Aspen Street, Hot Sulphur Springs, CO 80451, on the 21st day of April, 2011, at 6:30 p.m., at which time evidence and testimony were presented to the Board of Trustees concerning said subdivision request; and

WHEREAS, the record for this case includes, but is not limited to, the application, the Town of Hot Sulphur Springs Town Code, Town of Hot Sulphur Springs Master Plan, and all other applicable ordinances, resolutions and regulations, together with all Town of Hot Sulphur Springs land use application processing policies that relate to the subject matter of the public hearing, and accompanying maps, reports, studies and all other submittals of the Applicant, any evidence or correspondence submitted by members of the public at the public hearing, and the files and reports of the Town's planning consultant pertaining to this application; and

WHEREAS, the Town Board of Trustees has determined that Weimer 1911A1 Subdivision, subject to the conditions set forth herein, will not otherwise be detrimental to the health, safety, or welfare of the present of future inhabitants of the Town; will not change the predominant character of the neighborhood and will be compatible with the surrounding area; and otherwise meets the applicable criteria set forth in Title 10 of the Town of Hot Sulphur Town Code.

NOW, THEREFORE, BE IT RESOLVED by the Town of Hot Sulphur Springs Board of Trustees as follows:

Section 1. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Town Board of Trustees.

Section 2. The Town of Hot Sulphur Springs Board of Trustees hereby approves the Weimer 1911A1 Subdivision subject to the following terms and conditions of approval that must be satisfied prior to recordation of this Resolution and subdivision plat:

1- That ~~That~~ Lot 2 driveway access and parking be constructed and operated and maintained in compliance with the Town Code.

2- That a Deed of Easement be provided from the Applicant (as Grantor) to the Town of Hot Sulphur Springs (as Grantee) for the 20' Sewer Easement, as depicted on and across Lots 1 and 2, Weimer 1911A1 Subdivision, according to the plat recorded at Reception No. 2011-_____ of the Grand County Records.

3- That the tap fees for Lot 2 be paid to the Town prior to any physical service line connection to either water and/or sewer or upon application for any residential building permit. ^{conformance}

4- That any reimbursement costs for staff review time, public notices and certified mailings in addition to the Applicant's initial application deposit be paid by the Applicant to the Town Clerk prior to any recording of the Plat.

5- That all applicable recording fees be provided prior to recording of the Resolution and Plat.

Section 3. The Applicant's compliance with any additional conditions of approval stated in the motion of the Town Board of Trustees for approval of this Resolution.

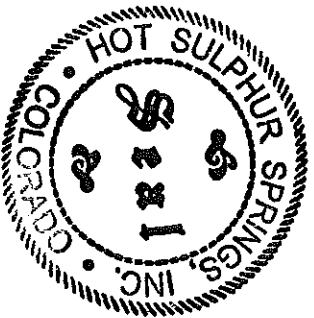
Section 4. This Resolution shall be effective, immediately upon approval of the Board of Trustees for the Town of Hot Sulphur Springs.

ADOPTED BY A VOTE OF 6 IN FAVOR, 0 AGAINST, and 0 ABSTAINING THIS
21ST DAY OF APRIL, 2011.

TOWN OF HOT SULPHUR SPRINGS

By: [Signature]
Hershal Deputy, Mayor

ATTEST:
By: [Signature]
Sandy White, Town Clerk



SEAL

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REPLAT OF LOT 2, WEIMER SUBDIVISION EXEMPTION, RECORDED
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TOWN OF HOT SULPHUR SPRINGS, COUNTY OF GRAND,
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WHEREAS, the Town Board of Trustees has determined that Weimer 1911A1 Subdivision, subject to the conditions set forth herein, will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the Town; will not change the predominant character of the neighborhood and will be compatible with the surrounding area; and otherwise meets the applicable criteria set forth in Title 10 of the Town of Hot Sulphur Town Code.

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RECEPTION#: 2013002507, 03/18/2013 at
02:58:01 PM,
1 OF 2. R \$16.00, Additional Names Fee:
Doc Code:RESOLUTION
Sara L. Rosene, Grand County Clerk,
Colorado

2013 003506

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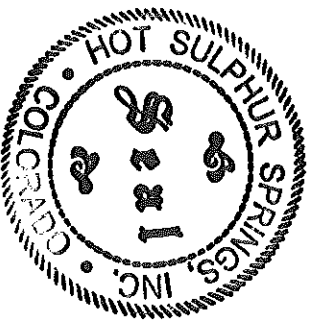
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