

**Agenda Summary**  
**GRAND COUNTY COMMISSION**  
**July 5, 2022**  
Item No. \_\_\_

<b>TITLE:</b>	Adopting Resolution approving the Final Plat of the Ridges Minor Subdivision located at 3059 Desert Rd. (Parcel No. 02-0021-0010)
<b>FISCAL IMPACT:</b>	N/A
<b>PRESENTER(S):</b>	Elissa Martin, Planning and Zoning Director

**Prepared By:**  
**ELISSA MARTIN**

**GRAND COUNTY**  
**PLANNING & ZONING**

**FOR OFFICE USE ONLY:**

**Attorney Review:**

Complete

**STATED MOTION:**

I move to approve the Findings of Fact set forth in the staff report dated April 4, 2022 and the proposed Resolution approving the Final Plat of the Ridges Minor Subdivision.

**STAFF RECOMMENDATION:** APPROVE

Final Plat of Ridges Minor Subdivision is consistent with requirements set forth in Article 7 – Subdivision Standards, and Article 5 – Lot Design Standards within the Land Use Code.

**BACKGROUND:**

The subject property currently exists as a 3.16 acre lot, zoned Rural Residential (RR). One single family home exists on the property along with one accessory structure (detached garage) and a carport. The subdivision will create one additional lot. The current dwelling unit will remain on Lot 1, measuring 1.72 acres and the newly created Lot 2 will measure 1 acre.

This application qualifies as a minor subdivision due to the fact that it requires no public improvements and meets minor subdivision criteria as defined in LUC section 9.3.1.B. Since there are no required improvements, an SIA is not necessary.

**ATTACHMENT(S):**

- Staff Report
- Final Plat
- Resolution
- Title Report (Available Upon Request)
- Drainage waiver approval (Available Upon Request)