

Agenda Summary
GRAND COUNTY COMMISSION
September 6, 2022

Item No. ____

TITLE:	Adopting Resolution approving the Final Plat of Davis Minor Subdivision (Parcel Nos. 02-0020-0054 and 02-0020-0036)
FISCAL IMPACT:	N/A
PRESENTER(S):	Elissa Martin, Planning and Zoning

Prepared By:
ELISSA MARTIN

GRAND COUNTY
PLANNING & ZONING

FOR OFFICE USE ONLY:

Attorney Review:

Complete
August 18, 2022

STATED MOTION:

I move to approve the Findings of Fact set forth in the staff report dated June 16, 2022 and the proposed Resolution approving the Final Plat of Davis Minor Subdivision.

STAFF RECOMMENDATION: APPROVE

The Final Plat of Davis 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 property currently consists of two distinct lots – both 2.40 acres, both zoned Rural Residential (RR). The lot fronting Roberts Drive (02-0020-0036) contains one single family home along with an accessory structure (personal shop). This 2.4 acre lot is being increased slightly to 2.8 acres with an adjustment of the rear lot line. The parcel fronting Rimrock Road will be subdivided into two 1-acre lots to create a new 3-lot subdivision. This subdivision will add one additional lot fronting Rimrock Lane.

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
- Proposed Resolution
- Final Plat
- Drainage waiver approval
- Title Report (Available Upon Request)
- Tax Certificates (Available Upon Request)