

RESOLUTION APPROVING APPLICATION IN CASE # PLT2023-00038; ALLART SUBDIVISION, AMENDMENT NO. 1

WHEREAS, this case involved a request for the reconfiguration of two previously platted lots in the Agricultural-1 zone district on the following described Property:

LOCATION: 14957 Lanewood Street | Parcel Number: 0156714202007 and 0156714202008

LEGAL DESCRIPTION: ALLART SUBDIVISION LOT:1A and 1B

WHEREAS, the Adams County Planning Commission held a public hearing on the application on the 14th day of November, 2024, and forwarded a recommendation of APPROVAL to the Board of County Commissioners; and

WHEREAS, substantial testimony was presented by members of the public and the applicant; and

WHEREAS, the Board of County Commissioners held a public hearing on the application on the 21st day of January, 2025; and

WHEREAS, substantial testimony was presented by members of the public and the applicant.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the evidence presented at the hearing, the application in this case is hereby APPROVED based upon the following findings-of-fact:

Findings-of-Fact:

1. The Subdivision Replat complies with these standards and regulations, and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The subdivision replat is in keeping with the purpose and intent of the subdivision regulations.
4. The approval will not adversely impact the public health, safety, and welfare.

Notes to the Applicant:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations.

