

MS-01-005

341.12

**MINOR SUBDIVISION
ALPHA & OMEGA SUBDIVISION**

A request by Peggy Lewis for a three-lot Minor Subdivision on approximately 40 acres. The lot sizes will range from 9.5 to 20 acres. This request is in conjunction with P-01-005, the rezoning application from A-35 (Agricultural) District to A-1 (Agricultural) District. The property is located east of Log Road and west of Ellicott Highway and is addressed as 23275 McDaniels Road. Assessor's Tax Schedule #34120-00-019.

APPLICABLE RESOLUTIONS

Approval Page 1
Disapproval Page 2

PLANNING DEPARTMENT RECOMMENDATION: The Planning Department recommends **approval**, with the following conditions and notations:

CONDITIONS

1. Prior to recording the Plat:
 - a. School fees (Ellicott District #22) in the amount of \$555.00 shall be paid.
 - b. Regional Park fees in the amount of \$837.00 shall be paid.
 - c. The applicant shall submit the mylar to Enumerations for addressing.
 - d. All Deed of Trust holders shall ratify the Plat.
 - e. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, for years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
 - f. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.