

TOWN OF NEDERLAND
Boulder County, Colorado

RESOLUTION 2012 - 29

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF NEDERLAND APPROVING THE DISSOLUTION OF INTERIOR LOT LINES BETWEEN LOTS 11, 12 AND 13, BLOCK 2, ROOSE'S ADDITION SUBDIVISION, TO ESTABLISH ONE NEW LOT TO BE KNOWN AS LOT 1C, ROOSE'S ADDITION, REPLAT C SUBDIVISION

WHEREAS, the Town of Nederland, Colorado ("Town") is a statutory municipality, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, pursuant to Article 23 of Title 31, C.R.S., the Town is authorized to regulate the subdivision, use and development of land within its jurisdiction; and

WHEREAS, pursuant to this authority, the Town has adopted regulations governing requests to dissolve lot lines that form the boundaries between two (2) or more platted lots within a subdivision; and

WHEREAS, such lot line dissolution regulations are found in Section 17-73 of the Nederland Municipal Code ("Code"); and

WHEREAS, Code Section 17-73 requires the owner of two or more contiguous lots to apply to the Town for the dissolution of lot lines and for such application to be initially considered by the Nederland Planning Commission (the "Commission"), who shall make recommendation thereon to the Nederland Board of Trustees ("Board"); and

WHEREAS, Susane R. Thomas (the "Applicant"), the owner of contiguous Lots 11, 12 and 13 of Block 2 within that subdivision previously-approved by the Town as Roose's Addition and recorded at Reception # _____ in the real property records of Boulder County, Colorado, has applied to the Town to dissolve the interior lot lines between said lots, as illustrated on **Exhibit A**; and

WHEREAS, in accordance with Code Section 17-73(e), the Planning Commission considered the Applicant's request at a regular meeting conducted on April 27, 2011, during which the Commission voted to recommend approval of said request to the Board; and

WHEREAS, the Board, also having considered the Applicant's request, the Commission's recommendation and the approval criteria set forth in Code Section 17-73(c), wishes to approve the Applicant's request, subject to the terms and conditions set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF NEDERLAND, COLORADO:

Section 1. The application submitted to the Town by Susane R. Thomas, as record owner of contiguous Lots 11, 12 and 13 of Block 2 within the Roose's Addition Subdivision, Nederland, Colorado, to dissolve those interior lot lines that form the boundaries between said lots, as further illustrated on **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby approved. Upon the effective date of this Resolution, the consolidated lot created by this approval shall be designated as Lot 1C, Roose's Addition, Replat C, Nederland, Colorado.

Section 2. Pursuant to Nederland Municipal Code Section 17-73(e)(3), the approval set forth in Section 1 above shall become effective upon the recordation of this resolution and a map accurately depicting this lot line dissolution and lot consolidation, at the expense of the applicant, in the Boulder County Clerk and Recorder's office within fourteen (14) days of the date of this Resolution. Failure of the Applicant to either provide an accurate map suitable for recording or to pay all necessary costs of recording within fourteen (14) days of the date of this Resolution shall render the approval set forth in Section 1 null and void.

RESOLVED, APPROVED and ADOPTED this 16th day of October, 2012.

TOWN OF NEDERLAND

By: _____

Joe Gierlach, Mayor

ATTEST:


Teresa Myers, Town Clerk



EXHIBIT A

[MAP/ILLUSTRATION OF LOT LINE DISSOLUTION]

