

# Memo

To: Board of County Commissioners

From: John Deagan, AICP JCD

CC: None

Date: June 15<sup>th</sup>, 2022

Re: Bellinger Request for Exemption from Subdivision Regulations

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Ken and Patricia Bellinger own lot 1154 in Western Union Ranch (a.k.a. Ranch of the Rockies) Filing 9 Unit 2. In 2006, the previous owner granted the Ranch of the Rockies Association an easement allowing use of a small portion of the lot for a cluster mailbox unit.

The easement requires the Association to maintain \$300,000 of liability insurance, which the Bellingers say is inadequate. Also, the legal description for the easement area is inadequate and an exhibit depicting the area was not recorded and has been lost.

The Bellingers wish to divide off the portion of the lot containing the cluster mailbox unit and grant it to the Ranch Association. Colorado statute (C.R.S. § 30-28-101 (10) (d)) allows for this to occur by means of a Board of County Commissioners resolution. An exemption plat has been prepared and is included for review. This request is not intended to circumvent the County's subdivision regulations and is not contrary to the 2016 Strategic Master Plan.

The Planning Department recommendation is to grant the request and direct staff to prepare a resolution approving the exemption from subdivision regulations with no conditions.