

**RESOLUTION NO. 2014-\_\_\_\_**

**A RESOLUTION APPROVING THE CONSOLIDATION OF CERTAIN  
LOTS IN ARCHULETA COUNTY, COLORADO**

**WHEREAS**, the Board of County Commissioners of Archuleta County, Colorado, has heretofore adopted regulations relating to the consolidation of lots in Archuleta County, Colorado, (Resolution No. 2006-25); and

**WHEREAS**, the Board has received an application from Zella A. Scheer Trust, to consolidate certain lots in Archuleta County pursuant to the regulations heretofore adopted by the Board; and

**WHEREAS**, the Board has found that Zella A. Scheer Trust,, has met all the requirements contained in said regulations for Lot Consolidations and the Board may consolidate the hereafter mentioned lots; and

**WHEREAS**, in the process of consolidating lots 18 and 19 it was discovered that there exists a ten foot (10') strip of land that is not part of the subdivision but which was included in the warranty deed along with Lot 18 as shown on the deed recorded at Book 123 Page 97 November 4, 1970 in the office of the Archuleta County Clerk and Recorder. Therefore, the ten foot (10') strip of land is described by a meets and bounds legal description not subject to consolidation. This irregularity I simply noted in this Resolution but not intended to be cured at this time; and

**NOW THEREFORE BE IT RESOLVED** by the Board of County Commissioners of Archuleta County as follows: The Chair does hereby sign on authority granted by the Board of County Commissioners and approves the consolidation of Lots 18 and 19, Pagosa Development Subdivision, according to the plat thereof filed for record July 6, 1970, as Reception No. 73323, Archuleta County, Colorado, to become Lot 18X with the condition that if, at a future date, there is a request to split or re-subdivide the consolidated lots, the applicant must comply with the applicable Land Use Regulations in effect at the time the application is made.

APPROVED AND ADOPTED DURING A MEETING DULY AND REGULARLY CALLED, NOTICED, CONVENED AND HELD IN PAGOSA SPRINGS, ARCHULETA COUNTY, COLORADO, this \_\_\_\_ day of \_\_\_\_\_ 2014.

The Board of County Commissioners  
Archuleta County, Colorado

ATTEST:

\_\_\_\_\_  
June Madrid,  
Archuleta County Clerk and Recorder

\_\_\_\_\_  
Chairman

Dated: \_\_\_\_\_, 2014

Return copy to Planning Dept.