

RESOLUTION 2022 – _____

**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. 2013-23); and

WHEREAS, the Board has received an application from OGI Real Estate Holdings, LLC, to consolidate certain lots in Archuleta County pursuant to the regulations heretofore adopted by the Board; and

WHEREAS, the Board has found that OGI Real Estate Holdings, LLC, has met all the requirements contained in said regulations for Lot Consolidations and the Board may consolidate the hereafter mentioned lots.

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 a tract of land lying in the Southwest Quarter (SW1/4) of Section 20, Township 35 North, Range 2 West, N.M.P.M., Archuleta County, Colorado, being a part of Tract C of Ridgeview Subdivision, according to the plat thereof filed March 18, 1980, as Reception No. 98924, in the office of the Clerk and Recorder, Archuleta County, Colorado, and being more particularly described as follows:

Commencing at the Southernmost corner of said Tract C, said point being 69.09 feet North 63° 26' 06" West and 1230.24 feet South 56° 17' 18" West of the Southwest corner of the Replat of Village Service Commercial Subdivision;
Thence North 63° 26' 06" West along the West line of said Tract C, a distance of 149.17 feet to the Point of Beginning;
Thence continuing North 63° 26' 06" West along said West line, a distance of 115.15 feet to the Northwest corner of said Tract C;
Thence North 56° 17' 18" East along the North line of said Tract C, a distance of 310.33 feet to the Northeast corner of said Tract C;
Thence South 74° 45' 08" East, a distance of 128.47 feet, a point on the Westerly right-of-way for Bastille Place;
Thence along said right-of-way line on a curve to the left, having a radius of 184.63 feet (a chord bearing of South 05° 39' 34" East, and a length of 61.24 feet) a distance of 61.53 feet;
Thence South 87° 17' 18" West, a distance of 98.91 feet;
Thence South 56° 17' 18" West, a distance of 230.00 feet to the Point of Beginning

And a tract of land located in Tract C of Ridgeview Subdivision, according to the plat thereof filed March 18, 1980, as Reception No. 98924, in the Office of the Clerk and Recorder, Archuleta County Colorado, and being more particularly described as follows:

Beginning at the Southern most corner of said Tract C, said point being 69.09 feet North 63° 26' 06" West and 1230.24 feet South 56° 17' 18" West of the Southwest corner of the Replat of Village Service Commercial Subdivision;

Thence North 63° 26' 06" West along the West line of said Tract C, a distance of 149.17 feet;

Thence North 56° 17' 18" East, a distance of 230.00 feet:

Thence North 87° 17' 18" East, a distance of 98.91 feet to a point on the Westerly right-of-way line of Bastille Place;

Thence along said right-of-way line on a curve to the left, having a radius of 184.63 feet (a chord bearing of South 24° 27' 33" East, and a length of 59.37 feet) a distance of 59.63 feet;

Thence on a curve to the right, having a radius of 20-feet (a Chord bearing of South 11° 17' 18" West, and a length of 28.28 feet) a distance of 31.42 feet to the North right-of-way line of North Navajo Trail Drive;

Thence South 56° 17' 18" West along said right-of-way line, a distance of 211.28 feet to the Point of Beginning.

to become Tract CX 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 4th day of January, 2022.

The Board of County Commissioners
Archuleta County, Colorado

ATTEST:

Kristy Archuleta,
Archuleta County Clerk and Recorder

Chairman Alvin Schaaf

Return copy to Planning Dept.