

Submittal Review/Staff Report -Subdivision Exemption

Project Name: SE 25-002 Wright Subdivision Exemption

Applicant: Mary Wright

Owner: Jodell Wright

Request: Subdivision Exemption.

Existing lot size: 1.50 acres

The subject property is located in the Residential Three Zone district at 1638 County Road 46, Howard CO 81233.

Zoning District Development Requirements:

4.7.5 DEVELOPMENT REQUIREMENTS:

4.03 Minimum lot area: Residential Three

18 Acres – Individual well and individual sewage disposal system.

**Does not meet requirements*

Improvements:

Residence.

Garage

Planning & Zoning Department Recommendations:

Senate Bill 35 came into effect on June 1, 1972 which regulates subdivisions within the State of Colorado. It mandated Counties must adopt subdivision regulations no later than September 1, 1972.

The first deed for this parcel was created on November 1, 1972, and recorded on January 3, 1973.

This lot was found to have been illegally created after the applicant applied for a Boundary Line Adjust to correct issues with current site conditions (garage setback, leach field location).

This property is not currently eligible for a land use action as it was created illegally. The Department finds no reason why this property shouldn't be considered for a Subdivision Exemption to based off of multiple factors such as creation date, different owner, already developed.

If this lot is granted an exemption, it would allow the owner to remediate any issues that currently exist by completing the Boundary Line Adjustment.