Commissioner Griffin moved that the following Resolution be adopted:

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION CC13-056

Case Number: 08-112611PF

Case Name: Clifton House Inn Preliminary and Final Plat

Owner/Applicant: Benjamin A. Pitsker

Location: 12414 South US Highway 285

Section 33, Township 6 South,

Range 71 West

Purpose: To correct the improper division of land.

Approximate Area: 5.35 acres

WHEREAS, Benjamin A. Pitsker filed an application with the Planning and Zoning Division of Jefferson County to complete a preliminary and final plat of the subject property to correct an improper division of land; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on February 6, 2013, at which time the Planning Commission, by formal resolution, recommended approval with conditions of the subject preliminary and final plat application; and

WHEREAS, a public hearing was held by this Board on February 19, 2013; and

WHEREAS, based on the study of the Land Development Regulations, recommendations of the Jefferson County Planning Commission, recommendations of the Jefferson County Planning and Zoning Division, comments of public officials and agencies, and testimony and written comments from all interested parties, this Board finds that the proposal is in substantial conformance with the Jefferson County Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED that Preliminary and Final Plat Case No. 08-112611PF is APPROVED subject to the following conditions:

- 1. Submittal of a title insurance commitment update with an effective date less than 45 days prior to the recording of the plat which depicts no new owners or encumbrances. Said title insurance commitment shall be approved by the County Attorney's Office.
- 2. The plat mylars being prepared in accordance with the red-marked print dated February 19, 2013.
- 3. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Clifton House Inn for prior years have been paid.
- 4. Recordation of the deed for the adjacent right-of-way to the Colorado Department of Transportation as shown on the plat document.
- 5. Installation of a Fire Alarm System and written final inspection approval by the Elk Creek Fire Protection District.

Commissioner Tighe seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Faye Griffin Aye
Commissioner Casey Tighe Aye
Commissioner Donald Rosier, Chairman Aye

The Resolution was adopted by unanimous vote of the Board of County Commissioners of the County of Jefferson, State of Colorado.

Dated: February 19, 2013

I, Teri Schmaedecke, Deputy Clerk to the Board of County Commissioners do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Board of County Commissioners at a regular hearing held in Jefferson County, Colorado on February 19, 2013.

Deputy	Clerk to	the Board	1