



BOARD OF COUNTY COMMISSIONERS
OF
GUNNISON COUNTY RESOLUTION NO. 16-39

A RESOLUTION GRANTING AN EXEMPTION FOR A DIVISION OF LAND FROM THE DEFINITION OF THE TERMS "SUBDIVISION" AND "SUBDIVIDED LAND" FOR A TRACT OF LAND WITHIN NW1/4 OF SECTION 7 AND WITHIN THE NE1/4 OF SECTION 8, ALL WITHIN T.50N., R.1E., N.M.P.M. GUNNISON COUNTY, COLORADO (KNOWN AS THE "RUNDELL PARCEL")

WHEREAS, pursuant to C.R.S. § 30-28-101(10)(d), the Board of County Commissioners of Gunnison County, Colorado ("Board"), has the authority to exempt a division of land from the statutory definitions of the terms "subdivision" and "subdivided land" if the Board determines that such division of land is not within the purposes of C.R.S. § 30-28-101 *et seq.*; and

WHEREAS, the Board, historically and currently exercises that authority sparingly; and

WHEREAS, the Board is informed of the following:

1. The Trampe Ranch Conservation Easement Project is nearing completion. The project will contribute greatly to protecting agriculture, the open character of the area and will temper residential and commercial growth, benefit wildlife, groundwater recharge, and various other environmental processes.
2. The home of Don and Bette Rundell, commonly known as 618 County Road 8 lays in the middle of the Trampe Ranch Conservation Easement. This land is further described in the survey titled the "Trampe Ranch Subdivision Exemption", dated September 22nd, 2016, attached hereto and incorporated herein as Appendix "A", and commonly known as the "Rundell Parcel".
3. Don and Bette Rundell own the building and garage on the Trampe Ranch Subdivision Exemption, however, the Trampe Ranches Partnership LLLP owns the land upon which those buildings exist.
4. The Trampe Ranches Partnership LLLP wishes to separately deed the Trampe Ranch Subdivision Exemption.
5. This Resolution is requested by, and supported by Don and Bette Rundell and Trampe Ranches Partnership LLLP.
6. An exemption of this division of land from the statutory definition of "subdivision" and "subdivided land", pursuant to C.R.S. § 30-28-101(10)(d) is an appropriate mechanism to foster the Trampe Ranch Conservation Easement Project, and to enable the separate deeding of the Trampe Ranch Subdivision Exemption.



NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado that the Board grants, pursuant to C.R.S. § 30-28-101(10)(d), an exemption from the definition of the terms "subdivision" and "subdivided land" for the division of a tract of land from the Trampe Ranch Conservation Easement Project as follows:

1. The Board of County Commissioners of Gunnison County, Colorado authorizes the division of the Trampe Ranch Subdivision Exemption from the Trampe Ranches Partnership LLLP parcel, as described in Appendix "A" as an exemption from the definition of the terms "subdivision" and "subdivided land", pursuant to C.R.S. § 30-28-101(10)(d).
2. There shall be no subdivision of, or conveyance of, any portion of the Trampe Ranch Subdivision Exemption. There shall be no more than one single family residence on the Trampe Ranch Subdivision Exemption, and no commercial or industrial use shall be permitted on the Trampe Ranch Subdivision Exemption.
3. Any and all land uses, construction, or improvements on the Trampe Ranch Subdivision Exemption must fully comply with all applicable Gunnison County ordinances, resolutions, and requirements including, but not limited to, the Gunnison County Land Use Resolution and the waste water regulations that Gunnison County Community may adopt.
4. The Gunnison County Manager, in his capacity as the Gunnison County Commissioner of Deeds, is authorized to execute, on behalf of the Board of County Commissioners of Gunnison County, Colorado, all legal instruments necessary to implement the intent of this Resolution.

INTRODUCED by Commissioner Houck, seconded by Commissioner Chamberland and adopted this 4th day of October, 2016.

**BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO**

Paula Swenson, Chairperson

Phil Chamberland, Vice Chairperson

Jonathan Houck, Commissioner

Attest:

Deputy County Clerk

