

**RESOLUTION NO. 2020 - \_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ARCHULETA COUNTY, COLORADO  
AFFIRMING LEGAL LOT CERTIFICATION**

**WHEREAS**, the Board of County Commissioners has adopted Resolution 2018-54 ARCHULETA COUNTY IMPROPERLY DIVIDED PARCELS EXEMPTION INTERIM RESOLUTION – A RESOLUTION ADDRESSING PARCELS UNDER THE SIZE OF 35 ACRES AND OUT OF COMPLIANCE WITH C.R.S. §30-28-101(10)(A), *et. seq.*; and

**WHEREAS**, Equity Trust Company Custodian FBO Brenda J. Hnatow IRA has completed an Improperly Divided Parcel Application (IDP19-274) under §5.01.2.2 of Resolution 2018-54; and

**WHEREAS**, Equity Trust Company Custodian FBO Brenda J. Hnatow IRA is the owner of record of the subject property, an approximately 11 acre tract of land located a portion of Section 15, Township 34 North, Range 2.5 West, N.M.P.M., Archuleta County, Colorado more particularly described as:

RURAL Sec: 15 Twn: 34 Rng: 2.5W 34-1W SEC 15 TRACT IN NE4SW4; 15-34-1W #20709182 BEG. WH SW CORNER NE4SW4 BEARS N83.43'52"W 61.23'; TH N28.48'52"E 396.27'; TH N25.34'W 434.86'; TH N47.45'W 157.44'; TH S73 .59'E 52.26'; TH S83.12'18E 804.24'; TH S11.42'55"W 144 .14'; TH S9.07'39"W 669.03 TH N83.43'53"W 603.82' TO P.O.B., N.M.P.M., Archuleta County, Colorado,

also known as 520 A Whispering Wood Drive, Pagosa Springs Colorado; and

**WHEREAS**, the Archuleta County Development Services Director has considered and acted on the application as provided in Resolution 2018-54, and has granted a Certificate of Designation of Legal Lot Status.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO, AS FOLLOWS:**

The Board of County Commissioners hereby affirms the subject tract of land shall be considered a legal lot, under the Board's authority in C.R.S. §30-28-101, *et. seq.*

**APPROVED AND ADOPTED** this day 7<sup>th</sup> of January, 2020, in Pagosa Springs, Archuleta County, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF ARCHULETA COUNTY, COLORADO

---

Ronnie Maez, Chair

ATTEST:

---

County Clerk and Recorder

*Attached Certificate; Return Copy to Planning*