



**TOWN OF LARKSPUR  
RESOLUTION NO. 2021-18**

**A RESOLUTION CONSOLIDATING LOTS 7 AND 8, BLOCK A,  
LARKSPUR HEIGHTS INTO A SINGLE LOT**

**WHEREAS**, the Town of Larkspur is a home rule municipality duly organized and existing under the Constitution of the State of Colorado and the Home Rule Charter of the Town (“Charter”); and

**WHEREAS**, Section 17-3-100 of the Larkspur Municipal Code provides criteria and methods for the dissolution of interior lot lines; and

**WHEREAS**, the Town received an application to consolidate certain real property within the Town of Larkspur described as follows:

lots 7 and 8, Block A, Larkspur Heights, Township 33 South, Range 67 West, 6<sup>th</sup> PM, Douglas County, Colorado, commonly known as 221 Columbine Street (the “Property”) by dissolution of the interior lot line separating the two lots as shown on Exhibit A, attached hereto and incorporated by reference; and

**WHEREAS**, the Applicant presented evidence satisfactory to the Town to meet the requirements of Section 17-3-100; and

**WHEREAS**, the Council finds the following requirements of Section 17-3-100 are met:

1. The dissolution of lot lines shall be titled with the same name as that of the original subdivision
2. The proposed parcel boundaries and development shall be suitably located and sized with respect to the physical characteristics of the land and the character of the neighborhood
3. The lot created by dissolution of lot lines in compliance with the Section cannot be re-subdivided except in any compliance with a subdivision process contained in the Larkspur Municipal Code
4. The lots to be combined are held in identical ownership at the time of the application
5. The lots are not separated by an easement, right-of-way or any other dedication to an individual or entity which is not going to be vacated by this resolution eliminating the lot lines
6. The lot lines are in the same zoning district
7. The lot lines to be combined are part of the same underlying plat

**WHEREAS**, the Council unanimously passed the lot consolidation Application by motion in a regular meeting on November 2, 2021, and now desires to formalize its approval of this Application through this Resolution.



**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LARKSPUR, COLORADO, AS FOLLOWS:**

Section 1. The Town Council hereby approves the Application to dissolve the interior lot line between lots 7 and 8, Block A, Larkspur Heights, Larkspur, Colorado.

Section 2. The Town Council hereby authorizes and directs the Town Clerk or their designee to record this Resolution and map attached hereto as Exhibit A at the County Clerk and Recorder's office at the expense of the Applicant.

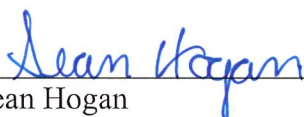
**INTRODUCED, PASSED AND ADOPTED AT A SPECIAL MEETING OF THE TOWN COUNCIL OF THE TOWN OF LARKSPUR THIS 17TH DAY OF NOVEMBER 2021.**




Votes Approved:	<u>7</u>
Votes Opposed:	<u>0</u>
Abstained:	<u>0</u>
Absent:	<u>0</u>

**ATTEST:**

**TOWN COUNCIL OF THE  
TOWN OF LARKSPUR, COLORADO**

  
\_\_\_\_\_  
Sean Hogan  
Town Clerk

  
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Isaac Levy  
Mayor