



## Lot Line Adjustment Application

Legal Description: Lot: 418 and 419 Subdivision: Coronet  
Physical Address: 0588 Coronet Dr Blue River Co 80424  
Homeowner Name: Shanan and Jim Cox Phone: 303 591-1985  
Mailing Address: 0588 Coronet Dr Blue River Co 80424  
Email: JSWFJ COX @ hot mail.com

### Requirements

#### Sec. 17-1-30. Partial replatting of approved subdivisions.

The procedure for the amendment or partial replatting of approved subdivisions, including lot line adjustments, lot line vacations and resubdivision of single-family lots as duplex lots shall be as follows:

- (1) Applications for the amendment or partial replatting of approved subdivisions, including lot line adjustments, lot line vacations and re-subdivision of single-family lots as duplex lots, shall include the following:
  - a. An application form, signed by the owner of the property, in a format prescribed by the Town, including a brief description of the purpose of the application, a legal description and the name and address of the property owner, together with evidence of ownership and any liens against the property (such as an informational title commitment).
  - b. An application deposit in the amount of five hundred dollars (\$500.00) for lot line adjustments or two hundred (\$200.00) for other applications, which deposit will be used to pay actual review costs, including attorney and engineering costs and any recording, publication or other miscellaneous fees and costs. If such costs are less than the deposit, the difference shall be refunded to the applicant. If the costs are more than the deposit, the applicant shall pay all amounts due in full before approval.
  - c. A copy of the original plat, or relevant portion thereof, which would be affected by approval of the application and a vicinity map indicating the location of the property.
  - d. The names and addresses of any property owners within three hundred (300) feet of the property.
  - e. A plat in recordable form, at a minimum meeting the requirements for plats of the *Summit County Land Use and Development Code*, Section 8700 and Appendix 8-3, Standard Plat Certificates and Notes, subject to the following changes and unless otherwise approved by the Town Attorney:
    1. Change "Summit County" or "County of Summit" to "Town of Blue River."
    2. "Summit County Clerk and Recorder" – no change.
    3. Change "Summit County Planning Commission" to "Town of Blue River Planning and Zoning Commission."
    4. Change "Board of County Commissioners" to "Board of Trustees."

Said plat shall contain the following additional certificate:

This plat is approved for recording by the Board of Trustees of the Town of Blue River the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk

The plat shall state the name of the original subdivision and show all easements and rights-of-way for roads and utility lines as constructed. The plat shall state the purpose of the resubdivision or partial replatting of the subdivision. In the case of lot line adjustments and lot line vacations, the plat shall also show the existing lot line and, in the case of lot line adjustments, the new lot line.

f. Letters of consent from any utility companies identified on the plat as having the right of use of any easements which will be affected by approval of the application.

(2) Any application for a lot line vacation shall also contain a restrictive covenant for recording, in a form prescribed by the Town, wherein the owner agrees for himself or herself and successors and assigns that, if the lot line vacation is approved, there shall be no future resubdivision of the new lot.

(3) Procedure for review of application.

a. The Town Attorney will determine if the application is complete. If the Town Attorney determines that any application may materially affect third parties, a public hearing shall be conducted pursuant to Section 16-2-60 of this Code.

b. Within thirty (30) days of the receipt of a complete application, the Planning and Zoning Commission shall review the application and recommend to the Board of Trustees approval, approval with conditions or denial of the application. An application shall be approved only if:

1. Except in the case of an application for resubdivision of single-family lots as duplex lots, no additional lots will be created;
2. No lots will be created which do not comply with zoning requirements;
3. No lots will be created which cannot be built upon under the regulations of the Town;
4. No other lot lines within the subdivision are affected; and
5. In the case of resubdivision of a single-family lot as a duplex lot, the single-family lot was approved as a duplex lot but not originally subdivided as such.

c. At its next regular meeting following the receipt of the recommendation of the Planning and Zoning Commission, the Board of Trustees shall consider the recommendation and shall deny the application or approve the plat for recording, with or without conditions. (Prior code 7-1-8; Ord. 05-03 §5, 2005; Ord. 06-01 §1, 2006)

**RESTRICTIVE COVENANT FOR THE  
VACATION OF LOT LINES**

**THIS RESTRICTIVE COVENANT** ("Covenant") is entered into this 26 day of August, 2004, by and between Sharon and Jim Cox, whose address is 0588 Coronet Dr ("Grantor"), and the **TOWN OF BLUE RIVER, COLORADO**, by and through its Board of Trustees, whose address is P. O. Box 1784, Breckenridge, Colorado, 80424 ("Grantee"), for the purpose of forever restricting the use of and on the subject property.

**RECITALS**

- A. Grantor warrants that it is the sole and lawful owner of property located in the Town of Blue River, Colorado, and identified as 0588 Coronet Dr, Blue River lots 418 and 419 ("the Property"), and is authorized to enter into this agreement; and
- B. The Property is currently within an R-1 zoning district, as defined in the Blue River, Colorado Zoning Code. The R-1 zoning designation on this Property allows single-family residential dwellings on the Property and certain accessory uses as enumerated in the Blue River Zoning Code; and
- C. Grantor wishes to vacate the lot line between Lots 418 and 419 for the purpose of creating one parcel to be known as Lot 419 and
- D. Grantor further agrees to abide by the existing R-1 zoning designation on the Property, as such zoning may be revised from time to time in the future. Grantor enters into this restrictive covenant with full knowledge and understanding of the density restrictions which will be imposed upon said Property as a result of the subject lot line vacation and this covenant.

**AGREEMENT**

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby covenants and agrees to restrict any future subdivision of the Property, subject to the following terms and conditions:

1. Grantor covenants and warrants that the Property shall not be subdivided in the future, at any time and for any purpose, by any lawful manner; including, but not limited to, action under the Blue River Town Code, by operation of law, or by order of any court as detailed in Section 30-28-101 (10), C.R.S. Grantor covenants that the Property shall at all times in the future consist of only one lot.
2. This Covenant shall constitute a restrictive covenant which shall run with the land in perpetuity for the benefit of Grantee. The terms and obligations of this Covenant shall be binding upon all parties hereto, and their respective heirs, successors and assigns.
3. This Covenant expressly inures to the benefit of and is enforceable by Grantee. Grantee shall have the right to prevent and correct or require correction of violations of the terms and purposes of this Covenant by injunction or otherwise. In the event of any litigation, the prevailing party shall recover its costs and reasonable attorney's fees. Enforcement of the terms and provisions of this Covenants shall be at the discretion of the Grantee and any failure of Grantee to discover a violation or any forbearance to exercise its rights hereunder shall not be deemed or construed to be a waiver of such terms or of any subsequent breach of the same or any other term of this Covenant or of any of the Grantee's rights hereunder or an abandonment of any duties or responsibilities hereunder.
4. Grantor waives any defense of laches, estoppel, prescription, and any and all requirements in Section 38-41-119, C.R.S. that require Grantee to bring action to enforce the terms of this

Covenant or to compel the removal of any building or improvement on the Property within one year from the date of the violation.

5. Grantee shall record this instrument in a timely fashion in the official records of Clerk and Recorder of Summit County, and Grantee may re-record it at any time as may be required to preserve its rights in the Covenant.

6. The interpretation and performance of the Covenant shall be governed by the laws of the State of Colorado. Venue shall only proper in Summit County, Colorado.

7. In the case one or more of the provisions contained in the Covenant, or any application hereof, shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforce ability of the remaining provisions contained in this Covenant and application thereof shall not in any way be affected or impaired thereby.

**IN WITNESS WHEREOF,** the parties have executed this Covenant, as of the date first above written.

**Grantor:**

\_\_\_\_\_

**Grantee:**

**TOWN OF BLUE RIVER, COLORADO**

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk

STATE OF COLORADO            )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledge before me on \_\_\_\_\_, 20\_\_  
by \_\_\_\_\_, as Grantor.

Witness my hand and official seal.

Notary Public: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

STATE OF COLORADO            )  
  ) ss.  
COUNTY OF SUMMIT         )

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 200\_\_, by  
\_\_\_\_\_, as Mayor, and \_\_\_\_\_, a Town Clerk, Town of  
Blue River, Colorado, as Grantee.

Witness my hand and official seal.

Notary Public: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



# Plat Amendment Application Form

## 1. Please check the action requested:

Lot Line Adjustment (LLA)

A Lot Line Adjustment will change an existing platted area. The lot line adjustment process allows one or more Property Owners to move, change, modify or relocate an existing lot line located between two or more lots, without creating additional lots and without substantially modifying the original subdivision. This type of adjustment requires a public hearing before either the Planning Commission or the Town Board of Trustees. Where more than one Property Owner owns the lots that will be affected by the lot line adjustment, all Property Owners must complete a Lot Line Adjustment Application.

Check this box if the proposed Lot Line Adjustment involves lots owned by two or more Property Owners.

Lot Consolidation

A Lot Consolidation will change an existing platted area by combining two or more lots into a fewer number of lots. The lot consolidation process allows a Property Owner to combine two or more previously platted lots through the elimination of lot lines for the purpose of creating a single lot. This type of replat requires a public hearing before either the Planning Commission or the Town Board of Trustees.

Plat Text Amendment

The Plat Text Amendment process allows one or more Property Owners to modify, amend, add, or delete a written note, restriction, limitation, condition, or other obligation, right, or duty that is stated on a recorded plat that affects their respective lots. This type of replat requires a public hearing before either the Planning Commission or the Town Board of Trustees.

Check this box if the proposed Lot Line Adjustment involves lots owned by two or more Property Owners.

## 2. Property, Applicant and Owner Information:

Property Address (or general location if not addressed): 0588 Coronet Dr. Blue River, Co 80424

Legal Description: Lot 418 419 Block      Subdivision Coronet (or attach description)

Lot Area (in square feet or acres): 82,764 Existing Zoning: B1

Existing Use of Property: Residential

Property Owner's Name: Shanan G Cox Living Trust; Jim Cox and Shanan Cox, Trustees

Phone: 303 591-1985

Owner's Email: JSWFJCOX@hotmail.com

Check this box if another person (identified below) is acting as an Agent on behalf of the Property Owner and is authorized to act on behalf of the Property Owner in processing the Plat Amendment. Please note: The Owner, and not the Agent, must sign the applicable Plat Amendment instrument, if approved by the Town, which is recorded with the County Clerk & Recorder's Office.

**Applicant as Agent for Property Owner:**

Name: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Phone: \_\_\_\_\_

Agent's Mailing Address: \_\_\_\_\_

Agent's Email: \_\_\_\_\_

**3. Project Information:**

A. Please describe the Project. vacate lot line between lots 418 and 419, Coronet subdivision, making one lot.

B. If the Project involves an LLA and a potential transfer parcel, is there an agreement between the owners of both parcels? If written, please attach. If verbal, please describe.

C. If the Project involves an LLA, will there be legal access from a public road to both parcels?

Yes  No Show access to both parcels after adjustment on a sketch map and describe:

D. Describe any practical problems with any new access from a public road to both parcels (None, AWD only, 4 WD only, ATV only, motorcycle/bicycle only, or foot only):

None

E. Are there any existing wells and water lines?  Yes  No on lot 419

F. Does the Project change ownership of any existing wells?  Yes  No

G. Are there any existing on-site sewage disposal systems?  Yes  No *on lot 419*

H. Does the Project change ownership of any portion of the existing sewage system?

Yes  No

I. Are there any existing liens against all or any portion of either parcel?  Yes  No

J. Are there any covenants or property owners' association rules and regulations (in any form) that are applicable to either existing parcel, which would prohibit this Project? If yes, please explain:

*- None -*

K. Surveyor:

Name: \_\_\_\_\_ License #: \_\_\_\_\_

**Signature of Property Owner:**

*First Parcel Owner*

The undersigned person represents that they are the legal owner of record of the property identified in this application and that the information contained herein is true and accurate to the best of my knowledge. Further, the undersigned authorizes the Agent identified in this application to act on the Property Owner's behalf in the processing of the application.

*Shanan G Cox*  
\_\_\_\_\_

Signature

*Shanan G Cox*  
\_\_\_\_\_

Print Name

*Aug 25*, 20*24*  
\_\_\_\_\_

Date

*Second Parcel Owner*

The undersigned person represents that they are the legal owner of record of the property identified in this application and that the information contained herein is true and accurate to the best of my knowledge. Further, the undersigned authorizes the Agent identified in this application to act on the Property Owner's behalf in the processing of the application.

\_\_\_\_\_  
Signature

\_\_\_\_\_, 20\_\_\_\_  
Date

**FOR STAFF USE ONLY**

Application received by: \_\_\_\_\_ Date/Time: \_\_\_\_\_

Fee: \_\_\_\_\_ Date Fee Paid: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Check #: \_\_\_\_\_

Project Name: \_\_\_\_\_

File Name: \_\_\_\_\_





1019571

Kathleen Neel - Summit County Recorder

**QUIT CLAIM DEED**

*SC*  
*February*  
**THIS DEED**, made this 5<sup>th</sup> day of ~~January~~ *February* 2013, between James W. Cox and Shanana Cox of the County of Jefferson, State of Colorado, GRANTORS, and the SHANAN G. COX LIVING TRUST, dated June 15, 2012, (the legal address of which is 2215 Afton Lane, Evergreen, CO 80439), State of Colorado, GRANTEE.

**WITNESSETH**, that the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have demised, released, sold, conveyed, and QUIT CLAIMED, and by these presents do demise, release, sell, convey, and QUIT CLAIM unto the Grantees, its successors and assigns forever, all the right, title, interest, claim, and demand which the Grantors have in and to the real property, together with improvements, if any, situate, lying, and being in the lying and being in the County of Summit and the State of Colorado, described as follows:

Lots 418 and 419, The Coronet Subdivision - Blue River Estates, Inc. according to the Plat thereof recorded July 27, 1965 at Reception No. 102530, County of Summit, State of Colorado.

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining and all the estate, right, title, interest, and claim whatsoever, of the Grantors, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

**IN WITNESS THEREOF**, the Grantors have executed this deed on the date set forth above.

*James W. Cox*  
James W. Cox, Grantor

*Shanana Cox*  
Shanana Cox, Grantor

STATE OF COLORADO )  
 )ss  
COUNTY Summit )

On February 5<sup>th</sup>, 2013, before me personally appeared James W. Cox and Shanana Cox, known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed for the purposes and consideration herein contained.

Witness my hand and official seal.

*[Signature]*  
Notary Public  
My commission expires: 5/11/16

**Dana Galenski**  
**Notary Public**  
**State of Colorado**  
My Commission Expires 05/11/2016



1019572  
Kathleen Neel - Summit County Recorder

**STATEMENT OF AUTHORITY**

The undersigned, as trustees of the SHANAN G. COX LIVING TRUST, dated June 15, 2012, hereby issue this statement of authority pursuant to Colorado Revised Statutes §38-30-108.5 and §38-30-172.

1. The SHANAN G. COX LIVING TRUST is a revocable living trust formed under the laws of the State of Colorado.

2. The trustees and mailing address for the trust are:

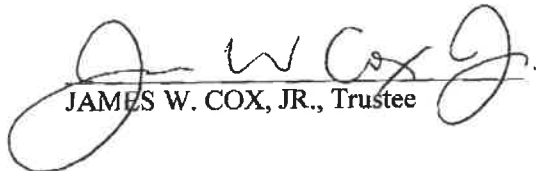
SHANAN G. COX  
2215 Afton Lane  
Evergreen, CO 80439

JAMES W. COX, JR.  
2215 Afton Lane  
Evergreen, CO 80439

3. The acting trustee or trustees of the trust are the only persons authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the trust. There are no limitations on the authority of the trustee or trustees of the trust concerning the manner in which the trust deals with any interest in real property.

Signed and dated this 5<sup>th</sup> day of February, 2013.

  
SHANAN G. COX, Trustee

  
JAMES W. COX, JR., Trustee

STATE OF COLORADO )  
 )ss.  
COUNTY OF Summit )

Subscribed to and sworn before me by SHANAN G. COX and JAMES W. COX, JR., as trustees of the SHANAN G. COX LIVING TRUST, on the 5<sup>th</sup> day of February, 2013.

**Dana Galenski**  
**Notary Public**  
**State of Colorado**  
My Commission Expires 05/11/2016

  
Notary Public

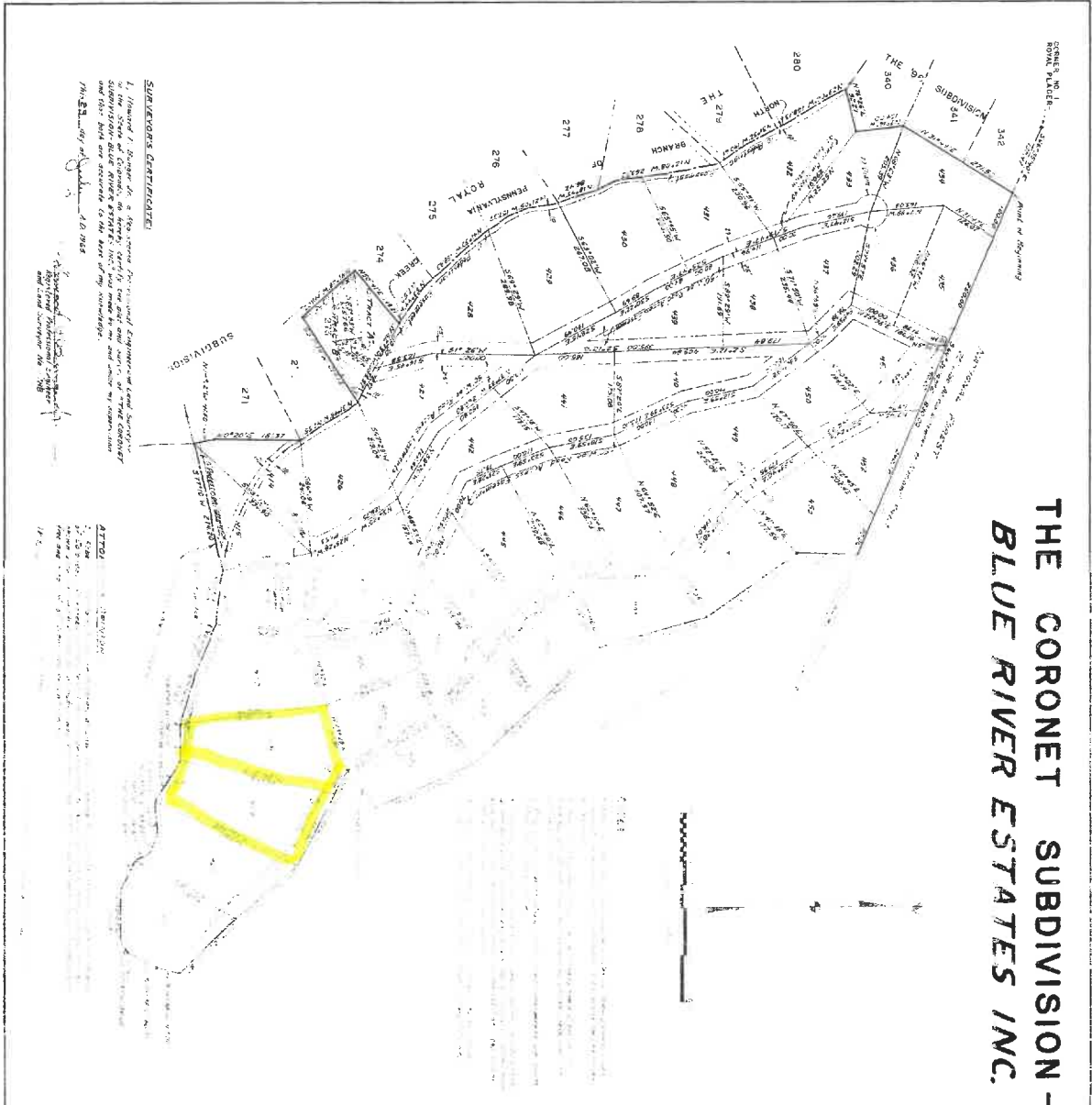
My commission expires: 5/11/16

Davis Schilken, PC  
Attn: Brandy Noriega  
7887 E. Belleview Ave. Ste 820  
Denver, CO 80111

C. Copy of Original Plat

# THE CORONET SUBDIVISION - BLUE RIVER ESTATES INC.

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**SUPERVISOR'S CERTIFICATE**

I, Howard J. Berman, Jr., a duly sworn and qualified Engineer and Land Surveyor in the State of Colorado, do hereby certify that said plat, with the SUBDIVISION, BLUE RIVER ESTATES, INC. has been made by me and under my supervision and that the same is in accordance with the laws of this State.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1988.

Howard J. Berman, Jr.  
Professional Engineer and Land Surveyor No. 188

**ATTORNEY**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DEDICATION:**

WE, THE BOARD OF DIRECTORS, HEREBY DEDICATE TO THE PUBLIC THE UNDERGROUND PORTALS OF THE FOLLOWING TRACTS, TO-WIT: TRACT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 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998, 999, 1000.

BLUE RIVER ESTATES INC.

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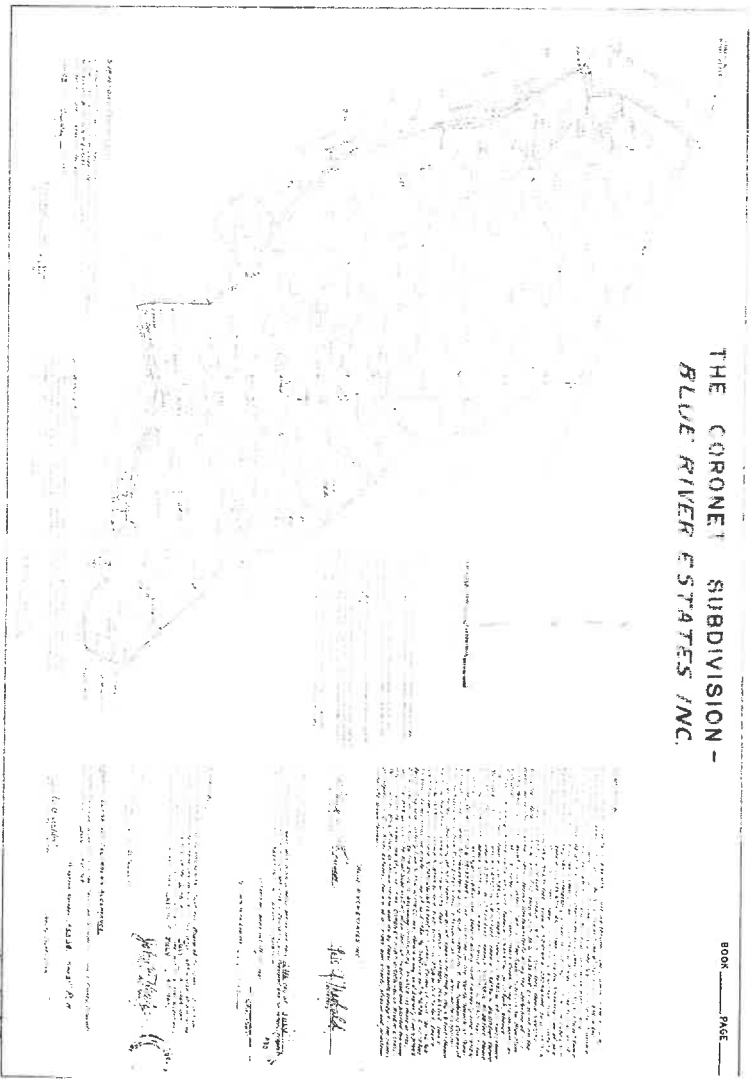
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THE CORONET SUBDIVISION -  
BLUE RIVER ESTATES, INC.

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



# 102530

D. The names and addressees of any property owners within three hundred feet of the property:

Schedule	Name	Address
101081	Town of Breckenridge	P O Box 168, Breckenridge, Co 80424-0168
100095	Bill Frederick Trust	16421 Bonnie Ln, Los Gatos, Ca 95032-4714
100258	Guarding Your Investments LLC.	8252 S43rd St, Franklin,WI 53132-7915
100369	Holly Lane LLC	22316 S Shore Dr., Waterloo NE 68069-0000
101299	Kniffen Revocable Living Trust, Glen Mitchell	8105 S Adams Way, Centennial Co 80122-3605
101276	Randall Nations	P O Box 4149, Breckenridge, Co 80424-4149
6505313	Peterson Family Trust	P O Box 3596, Breckenridge, Co 80424-3569
101300	John T. Schillingburg	5196 N Ocean Dr, Rivera Beach, FL 33404-0000
4008686	U S Dept of Agriculture	P O Box 620, Silverthorne Co 80498-0620
100390	Kathleen A Valenta	19 S LAGrange Rd Ste 200, LAGrange IL 60525-6332

SCHEDULE, FULLNAME, ADDRESS, CITYSTATEZIP

101081,Property Owner,PO BOX 168,BRECKENRIDGE CO 804240168  
6515388,Property Owner,905 COUNTY ROAD 65,KILLEN AL 356455937  
6515389,Property Owner,905 COUNTY ROAD 65,KILLEN AL 356455937  
100095,Property Owner,16421 BONNIE LANE,LOS GATOS CA 950324714  
100258,Property Owner,8252 S 43RD ST,FRANKLIN WI 531327915  
100369,Property Owner,22316 S SHORE DR,WATERLOO NE 680690000  
101299,Property Owner,8105 S ADAMS WAY,CENTENNIAL CO 801223605  
101276,Property Owner,PO BOX 4149,BRECKENRIDGE CO 804244149  
6505313,Property Owner,PO BOX 3596,BRECKENRIDGE CO 804243596  
101300,Property Owner,5196 N OCEAN DR,RIVERIA BEACH FL 334040000  
4008686,Property Owner,PO BOX 620,SILVERTHORNE CO 804980620  
100390,Property Owner,19 S LA GRANGE RD STE 200,LA GRANGE IL 605256332