

BOARD OF ADJUSTMENTS  
AND  
PLANNING COMMISSION  
MEETING AGENDA  
**Fairplay Community Center**  
**880 Bogue St. Fairplay**  
**Tuesday, November 8 at 9:00 A.M.**

BOARD OF ADJUSTMENT

- .1. APPROVAL OF AGENDA
- .2. APPROVAL OF MINUTES FROM SEPTEMBER 13, 2016
- .3. PUBLIC HEARINGS
- .3.1. VARIANCE CASE #16SET-07:

Property is Indian Mountain Lot 103 Filing 25 Unit 2 addressed as 144 Red Cloud Drive, Como. Applicant is requesting a 15 foot variance from the side setback requirement in order to construct a garage.

**APPLICANT:** Arthur & Rose Lowitzer

Documents:

[16SET\\_07\\_APP.pdf](#)  
[16SET\\_07\\_Lowitzter\\_BOAStaffReport.pdf](#)  
[Referral Responses.pdf](#)

- .3.2. VARIANCE CASE #16SET-06:

Property is Lot 970, Valley of the Sun Filing 21, addressed as 17 Johnston Court, Fairplay. Applicant is requesting a 20 foot variance from the front setback requirement, a 15 foot variance from the side setback requirement, and a 36 foot variance from the wetland-to-structure setback requirement in order to construct a house.

**APPLICANT:** Ronald Messing

Documents:

[16SET-06 BOA Staff Report and Atts..pdf](#)  
[Refereral Responses.pdf](#)  
[Application.pdf](#)

- .3.3. VARIANCE CASE #16SET-08 - POSTPONED:

Property consists of eight parcels in the NW1/4 of Section 26 Township 7 Range 73, adjacent to the Moore Dale Ranch Resort. Park County is requesting lot size variances for each parcel so that they may be legally rezoned.

**APPLICANT:** Park County Planning Department

PLANNING COMMISSION

- .1. APPROVAL OF AGENDA

.2. APPROVAL OF MINUTES FROM OCTOBER 11, 2016

.3. PUBLIC HEARINGS

.3.1. RIGHT-OF-WAY VACATION CASE #16VAC-04

Property is a 0.10 acre portion of Olive Avenue between Lots 142 through 150 and Lots 203 through 211, Silver Springs. Applicant is requesting to transfer the portion of the right-of-way to private ownership.

**APPLICANT:** Taylor and Michele Mead.

Documents:

[16VAC-04 PC Staff Report and Atts..pdf](#)  
[Referral Responses.pdf](#)  
[Application.pdf](#)

.3.2. RIGHT-OF-WAY VACATION CASE #16VAC-05 - POSTPONED

Property is the east half of Water Street adjacent to Lots 1-5, Block 12, Guffey. Applicant is requesting to transfer that portion of the right-of-way to private ownership.

**APPLICANT:** David Wade

.3.3. CONDITIONAL USE PERMIT CASE #16CUP-05

Property is Bailey, Tract 45 addressed as 60117 Hwy 285, Bailey. Applicant is requesting a Conditional Use Permit to allow an Outdoor Recreational Facility for an Aerial Adventure Park.

**APPLICANT:** Bailey Treetop Ventures, LLC

Documents:

[16CUP\\_05\\_App.pdf](#)  
[16CUP\\_05\\_PC\\_StaffReport.pdf](#)  
[Assessor\\_referral\\_response.pdf](#)

.3.4. CHANGES TO LAND USE REGULATIONS - POSTPONED UNTIL FURTHER NOTICE

Discussion on changes to Land Use Regulations based on the newly adopted Strategic Master Plan.

Any further information can be obtained at:  
Park County Planning Department, 1246 Co Rd 16  
P.O. Box 1598 Fairplay, CO. 80440  
(719) 836-4254  
[pcpd@parkco.us](mailto:pcpd@parkco.us)