

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-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](#)
[Application.pdf](#)
[Referral Responses.pdf](#)

- .3.2. 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_Lowitz_ BOAStaffReport.pdf](#)
[Referral Responses.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. REZONING CASE #16ZON-13

Property is 16 acres in Section 5 Township 11 Range 76 addressed as 16 Redhill Road, Fairplay. Applicant is requesting to rezone the lot from the Agricultural, Residential and Commercial zone districts to the Commercial and Residential zone districts and to move the Commercially zoned portion of the lot.

APPLICANT: Park County Planning

Documents:

[16ZON-13 PC Staff Report and Atts..pdf](#)
[Referral Response.pdf](#)
[Application.pdf](#)

.3.4. 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](#)
[Public_Comment.pdf](#)

.3.5. 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