PARK COUNTY BOARD OF COMMISSIONERS
AGENDA
501 Main Street
FAIRPLAY, COLORADO
Thursday, December 22, 2016

9:30 AM CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

APPROVAL OF VOUCHERS

CONSIDERATION AND/OR DECISION ON THE FOLLOWING ITEMS:

.I. APPROVE/DENY NEW LIQUOR LICENSE FOR THE SHAGGY SHEEP, INC.
Address: 50455 US Hwy 285, Grant, CO
APPLICANT: Sarah Bennett
POSTPONED FROM OCTOBER 20, 2016

.II. APPROVE/DENY THE 2017 PARK COUNTY COOP PLAN

.III. APPROVE/DENY PURCHASE CONTRACT AND AMENDMENT/EXTENSION FOR LONE ROCK PROPERTY

.IV. CONSIDERATION OF RESOLUTIONS APPROVING 2017 FINAL BUDGET

- Resolution of County Mill Levy
- Budget Resolution
- Resolution of Appropriations
- Resolution Levying General Property Taxes

PUBLIC HEARING(S)

.I. REZONING CASE #16ZON-14:
Property is New Lot 19, Badger Creek Ranch No. 1, addressed as 353 McMurry Road, Hartsel. Applicant is requesting to rezone the lot from the Residential zone district to the Residential Estate zone district.
APPLICANT: Erik and Michele Wayland

Documents:

16ZON-14 BOCC Staff Report and Atts..pdf
PC Resolution 12-2016-02.pdf
Referral Responses.pdf
Application.pdf

.II. COMMON PLAT AMENDMENT CASE #16AMN-04:
Property is lots 1-29, tract 171, lots 1-4, tract 159, Wandcrest Park 3rd Filing, and an adjacent 5 acre metes-and-bounds parcel, addressed as 15674 South Pitkin Lane, Pine. Applicant is requesting to remove the platted lots from the

Wandcrest Park subdivision and to consolidate them with the metes-and-bounds parcel.

APPLICANT: Rocky Guerrero

Documents:

16AMN-04 BOCC Staff Report and Atts..pdf
PC Resolution 12-2016-01.pdf
Referral Responses.pdf
Application.pdf

PUBLIC COMMENTS

EXECUTIVE SESSION IN REGARD TO LEGAL & PERSONNEL MATTERS (CLOSED SESSION)

ADMINISTRATIVE SESSION (OPEN)

12:00 PM LUNCH

TIMES ARE APPROXIMATE. ITEMS MAY BE HEARD EARLIER OR LATER THAN SHOWN ABOVE.

NOTE: Items May Be Added To These Agendas Up To 48 Hours Before The Scheduled Time. Items May Be Deleted Or Cancelled At Any Time. Please Check Website www.parkco.us for most Updated Agendas. If You Need Further Information, please contact the BOCC Office At (719) 836-4201.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING DEPARTMENT STAFF REPORT

Commission Hearing Date: December 22, 2016

To: Board of County Commissioners

Date: December 13, 2016

Prepared by: John Deagan, AICP; Planner

Case Number: 16ZON-14

Subject: Wayland Rezoning

Request: Applicant is requesting a rezoning from Residential to Residential Estate.

Application Summary:

Applicant:	Erik and Michele Wayland
Owner:	Same
Location:	New Lot 19, Badger Mountain Ranch No. 1, addressed as 353 McMurry Road
Current Zone District:	Residential
Surrounding Zoning:	Residential, Conservation/Recreation, and Residential Estate - a zoning map is included as Attachment 1.
Lot Size:	39.9 acres
Proposed Zoning:	Residential Estate

Background:

The subject property is located in the Badger Creek Ranch subdivision in the southwest corner of the county, 28 road miles from Hartsel. A Vicinity Map is included as Attachment 2. It consists of one metes-and-bounds parcel zoned Residential. The applicant wishes to rezone the parcel to Residential Estate in order to have cattle on the lot. This is appropriate due to the large size of the lot (39.9 acres) and the existence of other land zoned Residential Estate in the vicinity.

Land Use Regulations and Strategic Master Plan:

Each of the standards for approval of a Zoning Map Amendment (LUR Section 5-202, page 9) is addressed below.

A. In considering any petition for amendment of the Official Zoning Map, the following standard shall govern. The applicant for the proposed amendment shall bear the burden of proof and the resolution approving the zoning map amendment shall be approved and adopted only if it is demonstrated by clear and convincing evidence presented during the public hearing that the following conditions or circumstances exist:

1. **The property possesses the geological, physical, and other environmental conditions that are compatible with the potential uses permitted in the proposed zone district; and**
   The property's geological, physical, and other environmental conditions are compatible with the potential permitted uses in the Residential Estate Zone District.

2. **The property has a reasonably certain right of permanent legal access permitting vehicular ingress and egress from the property to the public thoroughfare; and**
   The property has extensive frontage along McMurry Road.

3. **Access to the property from the public thoroughfare reasonably meets County street, road, or driveway standards or, if the property is undeveloped, such access will be established prior to issuance of a building permit; and**
   Access will have to meet relevant requirements prior to issuance of a building permit.

4. **The potential uses of the property within the proposed zone district are compatible with other properties within the immediately surrounding area; and**
   Permitted uses within the Residential Estate zone district that are not allowed in the Residential zone district are the keeping of Large Livestock, Duplex, Guest House, Private Riding Arena, and Private Stable. With the exception of the keeping of Large Livestock, none of these represent a radical change from uses allowed in the Residential zone district. The applicants intend to keep cattle on the lot and could have up to four cow/calf pairs. They intend to fence their lot to contain the cattle.

5. **At least one of the following:**
   a. **The rezoning, as proposed, is consistent with the advisory provisions of the Park County Strategic Master Plan; or**
      The subject property's rezoning is consistent with the advisory provisions of the 2016 Park County Strategic Master Plan. Goal 3.2, Strategy D is to "encourage a transition to agricultural uses with more livestock than would be typically allowed in platted subdivisions…where lot sizes are large enough…Special consideration should be given to the compatibility of agricultural

uses on platted subdivisions with nearby residential development."

b. The rezoning, as proposed, is supported by circumstances and conditions within the immediate area which have changed since the adoption of the Park County Strategic Master Plan; or
Not Applicable.

c. The rezoning, as proposed, is to a Planned Unit Development
Not Applicable.

Impact Analysis:

If the lot is fenced to prevent livestock from leaving, no significant impacts resulting from the rezoning are anticipated.

Planning Commission and Public Comment:

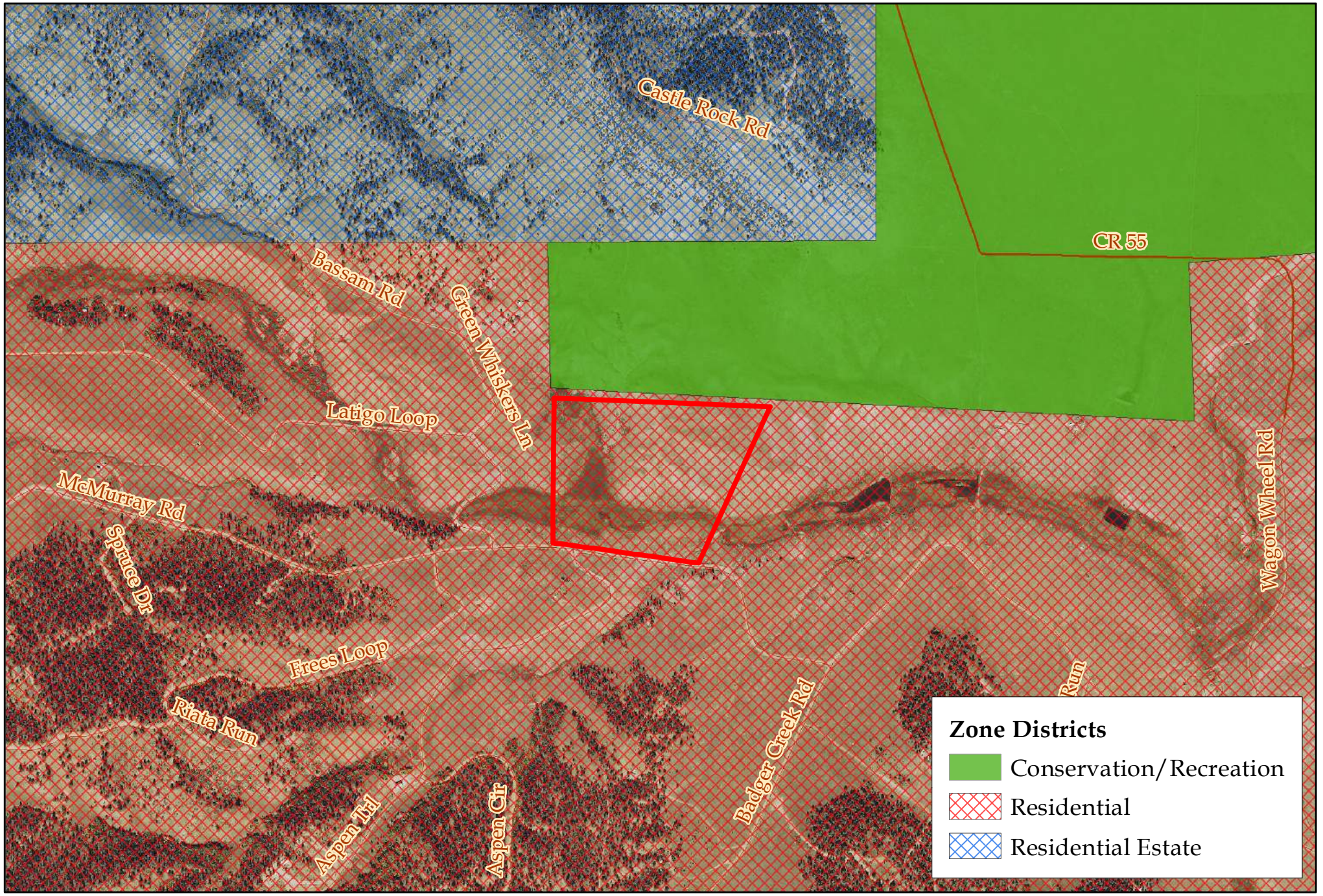
The Planning Commission reviewed this application at their December 13, 2016 meeting and unanimously recommended approval of the application with no conditions. No public comment was received.

Recommendation:

Staff recommends that the application be approved with no conditions. The BOCC's options are to authorize the County Attorney to prepare a resolution to:

- Approve the application with no conditions;
- Approve the application with newly identified conditions;
- Deny the application;

Or to continue the application so that the applicant or staff can provide additional information.



Attachment 1 - Zone Districts

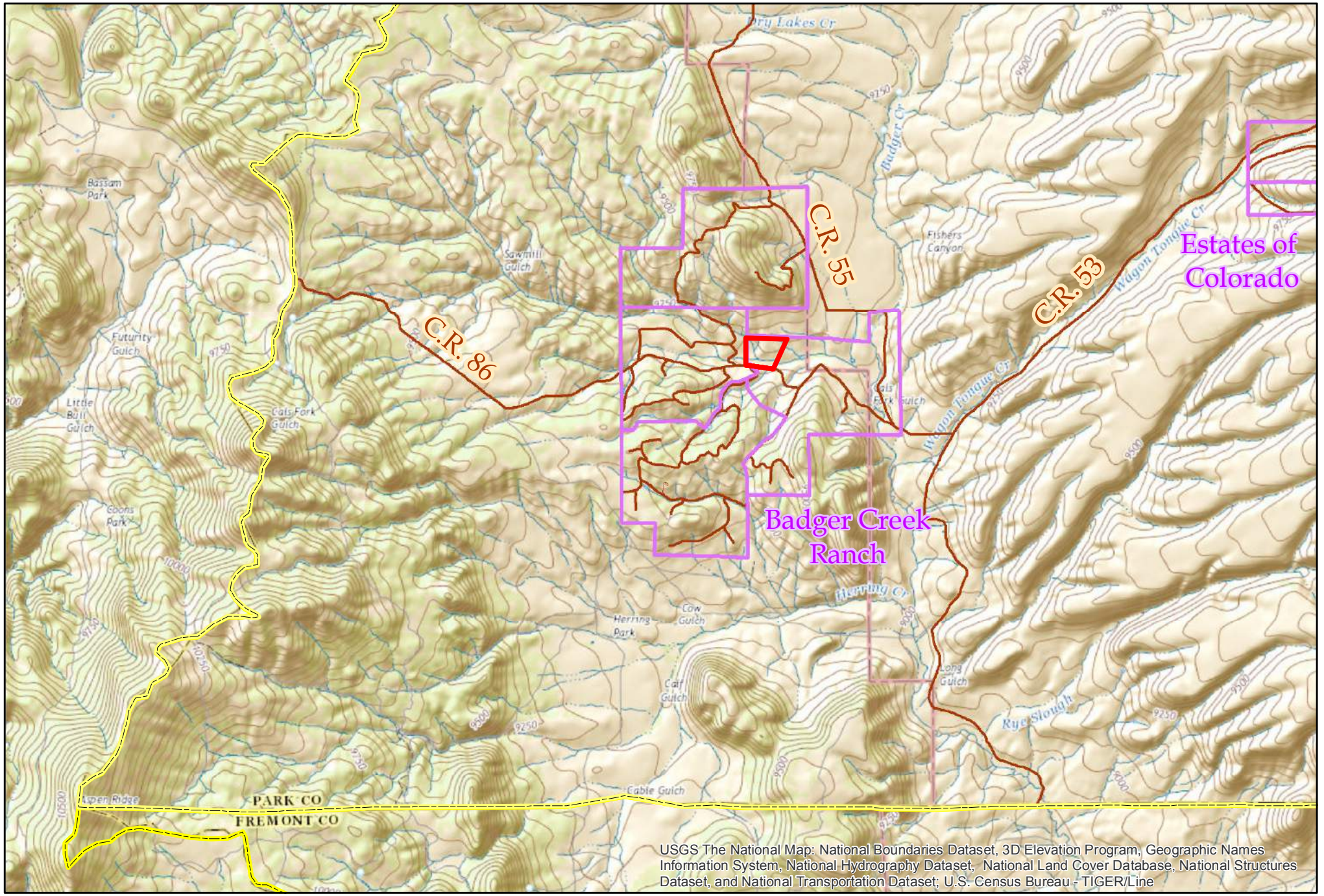
N

0 1,000 2,000 4,000 Feet

Park County Planning Department

Aerially Photographed in 2013

This map is not a survey.



N

Attachment 2 - Vicinity

Contour Interval is Fifty Feet

0 1 2 4 Miles

Park County Planning Department

This map is not a survey.

PARK COUNTY
PLANNING COMMISSION
RESOLUTION # 12-2016-02

A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION FOR REZONING FROM RESIDENTIAL TO RESIDENTIAL ESTATE OFNEW LOT 19, BADGER CREEK RANCH NUMBER ONE, ADDRESSED AS 353 MCMURRY ROAD.

WHEREAS, the Planning Commission held an open public meeting, notice duly given thereof, on December 13th, 2016, at the Commissioner's Meeting Room in Fairplay, Colorado; and

WHEREAS, Erik and Michele Wayland have applied for Rezoning from Residential to Residential Estate of the abovementioned legal description; and

WHEREAS, the Park County Planning Commission has reviewed the application and the recommendations of the Planning Department;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION FOR PARK COUNTY, COLORADO, THAT:

Section 1. The application for Rezoning of the abovementioned legal description, County of Park, State of Colorado is hereby recommended to the Board of County Commissioners for:

✓ Approval _____ Denial

With no conditions.

Section 2. The basis and grounds supporting such recommendation are documented by the recorded testimony and other evidence presented before the Planning Commission. In particular, the Planning Commission finds that the application for a Rezoning:

✓ Meets _____ Does not meet the requirements for a Rezoning as provided by the current Park County Land Use Regulations.

MOVED, SECONDED, AND PASSED THIS 13TH DAY OF DECEMBER, 2016.

J. Chuck Scheetz
Chairperson

ATTEST:

Jillian Falchi
Secretary

A.B.E.

Park County Planning Department

P.O. Box 1598
Fairplay, Colorado 80440

Phone: (719) 836-4254 ● Fax: 719-836-4268 ● E-mail address: jdeagan@parkco.us

Referral Response

Comment Deadline Date: December 12th, 2016 **Submitted Date:** October 31st, 2016

Case #: 16ZON-14 Case Name: Wayland Rezoning

Request: Applicant is requesting to rezone a 39.9 acre lot from the Residential zone district to the Residential Estate zone district.

Location/Legal Description: New Lot 19, Badger Creek Ranch No. 1, addressed as 353 McMurry Road, Hartsel.

Date of Planning Commission Hearing: Tuesday, December 13th, 2016

Date of BOCC Hearing: To be determined.

_____ We have reviewed this referral and find that it **does** comply with our Strategic Master Plan.

_____ We have reviewed this referral and find that it **does not** comply with our Strategic Master Plan for the following reasons:

_____

_____

_____ We have reviewed this referral and find no conflicts with our interests.

_____ A formal recommendation is under consideration and will be submitted to you prior to _____.

_____ Please refer to the enclosed letter.

___X_ We offer the following comments regarding this referral:

The board understands that the current application is for rezoning from R to R-20, and as such we have no environmental concerns.

However, mapping in the application provided indicates a proposed driveway through existing wetland. To our knowledge, there has been no wetland delineation or Wetland Restoration and Replacement plan provided. As the Applicant proceeds with the proposed project, the Board believes that a Wetland Restoration and Replacement Plan will be required in accordance with Park County Land Use Regulations, Article VII, Division 9 - Wetland Regulations to disturb the wetlands for the driveway creation.

_____

Signed: Terrance O'Neill for the Advisory Board on the Environment Date: 12.07.16

Title: Chairman

Assessor

Park County Planning Department

P.O. Box 1598
Fairplay, Colorado 80440

Phone: (719) 836-4254 • *Fax*: 719-836-4268 • *E-mail address*: jdeagan@parkco.us

Referral Response

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Date of BOCC Hearing: To be determined.

_____ We have reviewed this referral and find that it **does** comply with our Strategic Master Plan.

_____ We have reviewed this referral and find that it **does not** comply with our Strategic Master Plan for the following reasons:

_____

_____

✓ We have reviewed this referral and find no conflicts with our interests.

_____ A formal recommendation is under consideration and will be submitted to you prior to _____.

_____ Please refer to the enclosed letter.

_____ We offer the following comments regarding this referral:

_____

_____

_____

_____

Signed: Arlene Samuels Date: 11/28/16

Title: Admin. Supervisor

PARK COUNTY APPLICATION FOR
REZONING
NON-REFUNDABLE APPLICATION FEE: $1680

All applicants must submit one complete application and attend a pre-application conference with the Park County Planning Department Staff seven (7) to ten (10) working days prior to the application submittal deadline. Following the acceptance of the complete application the applicant must submit **twenty (20) collated copies, or CD media as requested** to the Park County Planning Department on or before the application submittal date.

If you have questions regarding this form please contact the Planning Department by phone at (719) 836-4254, or e-mail pcpd@parkco.us, fax (719) 836-4351, or write to us at P.O. Box 1598 Fairplay, CO 80440.

A. APPLICANT AND OWNERSHIP INFORMATION

Applicant's Name: Erik D. Wayland & Michele C. Wayland
Mailing Address: P.O. Box 4508
City: Buena Vista State: CO Zip: 81211
Telephone
(work) 719-221-9616 (home) (719) 837-2885 (fax) n/a
Owner's Name: Erik D. Wayland & Michele C. Wayland
Mailing Address: P.O. Box 4508, Buena Vista, CO 81211
Telephone No.: (719) 221-9616 / (719) 837-2885)

B. PROPERTY INFORMATION

Complete Legal Description of Property Proposed for the Rezoning (attach additional page, if necessary):
See attached (Item #4)

Street Address of Property: 353 McMurry Rd
Property's Total Acreage: 39.9
Current Zone District of Property: R
Proposed Zone District of Property: R-20

For County Use Only
Planning Department Confirmation of Current Zone District:
District: RESIDENTIAL
JOHN TEAGARDEN
Print Full Name

Requirements for a Rezoning
Article V, Division 2, Section 5-201

C. APPLICATION REQUIREMENTS

For County Use Only: Initial Receipt of the Required Information	
(1.)	JC
(2.)	JC
(3.)	JC
(4.)	JC
(5.)	JC
(6.)	JC
(7a.)	JC
(7b.)	JC
(7c.)	JC
(8a.)	JC

1. Application Fee. An application fee in the amount of $1680.00 must be paid at the time of submission of the application. Make the check or money order to: Park County Planning Department. The fee pays for the typical cost to the County to process the application. Any additional costs that may occur are the applicant's responsibility.

2. Tax receipt-showing payment of current taxes. This can be obtained at the Park County Treasurer's office.

3. Proof of ownership in the form of a recorded Warranty Deed. This can be obtained at the Park County Clerk and Recorders office.

4. A legal description of the property proposed for the Rezoning prepared by a licensed Colorado land surveyor.

5. A list of names and mailing addresses of all owners of adjacent property to the property subject to the proposed amendment to the Official Zoning Map, this information is at Park County Assessor's Office.

6. A Vicinity Map of where the proposed property is located within Park County.

7. A map or other description of the property proposed to be subject of the Rezoning including the following information:
   a. The current zone district(s) of the property proposed to be subject of the Rezoning and of the adjacent properties;
   b. A map showing the boundaries of the property proposed to be subject of the Rezoning;
   c. Description of the existing uses on the property and on adjacent properties.

8. A map or other description of the Current Conditions of the property proposed to be subject of the Rezoning including the following information;
   a. Topography of the property subject to rezoning, shown in elevation contours of not greater than twenty (20) or forty (40) foot increments. Applicants are encouraged to use the USGS topographic mapping or other form of commercially produced topographic map;
   b. Points of access to the property, internal roads and trails including widths, and approximate grades. The Current Conditions Map must illustrate how access is

For County Use Only: Initial Receipt of the Required Information	

obtained from the property subject to rezoning to the nearest county road or highway;

c. Where any access to the property subject to rezoning is obtained from a road, trail, easement, driveway, or other private access other than an adjacent County-owned highway, street or road, the applicant shall provide evidence of permanent legal right of access. Such evidence may include, but not be limited to, deed, easement agreement, or attorney opinion that a permanent legal right of access exists to the property; (8c.) N/A

d. Natural features of the property subject to rezoning including wetlands, floodplain, riparian areas, water bodies (e.g., lakes, ponds, streams, whether continuous or seasonal), rock outcroppings, significant vegetation, geological or other hazards, and slopes greater than twenty-five percent (25%); (8d.) JC

e. Utility systems including existing and proposed water wells, sewer systems, electric services, and natural gas. (8e.) JC

(8b.) JC

9. Applicant must provide a Proposed Development Plan describing in mapped form and/or text the existing and proposed physical improvements of the property and the approximate locations of improvements. (9.) JC

10. The property must be clearly identified with the address and posted according to the Park County address requirements (attached). (10.) JC

For properties currently within a Mining Zone District, the following additional materials must be included in a complete application:

1. The building envelope must be at an elevation of not more than 11,500 feet. (1.) N/A

2. The application must include a geo-technical report prepared by a qualified Geo-technical professional utilizing the information and guidelines contained in *"Guidelines and Criteria for Identification of Land Use Controls of Geological Hazards and Mineral Resource Areas"* Colorado Geological Survey Publication 6, or the updated version of this publication. The geo-technical report must be accompanied by a statement of the engineer's qualifications relative to geology, mine economics and geological hazards. At a minimum, this report must address the following information specific to the property in question, all of which shall be considered in evaluating the Rezoning application. (2a.) N/A

   a. The presence and extent of any geological hazards, including but not limited to underground excavations on or adjacent to the subject property and the presence of radioactive or toxic materials and minerals. (2b.) N/A

   b. The presence of surface and subsurface minerals, including but not limited to the types and amounts of minerals present and the viability of mineral extraction now and in the future.

D. APPLICANT AND LANDOWNER SIGNATURES:

The undersigned applicant and landowner hereby verify and affirm that the information contained in this application is complete and accurate. The undersigned applicant and landowner understands and acknowledges that the submission of inaccurate and incorrect information may result in the denial or rejection of the application and/or result in the invalidation of any approvals issued by Park County, Colorado.

Applicant: Signed: Erik Wayland Michele C Wayland
Print name: Erik D. Wayland / Michele C Wayland
If company, state Title/Position: n/a

E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION

This application was submitted to the Park County Planning Department on the following date and time:

October 31, 2016
Month Day Year

For County Use Only:
Verification of Date of Delivery and County Receipt of Application
Date: October 31st, 2016
Print Name: John Degnan

Payment of the Applicant Fee was made by:

x	Personal Check # 4449	Amount $ 1,680
	Cash	Amount $
	Other	Amount $

APPLICANT MUST ATTEND THE HEARING. IF A REPRESENTATIVE ATTENDS THE HEARING ON BEHALF OF THE APPLICANT, A NOTARIZED LETTER OF CONSENT MUST ACCOMPANY THE APPLICATION.

ALL PLANNING COMMISSION HEARINGS WILL BE SCHEDULED FOR THE SECOND TUESDAY OF EVERY MONTH. IF A QUORUM IS NOT AVAILABLE, THE HEARING WILL BE SCHEDULED THE NEXT AVAILABLE DATE.

#2

Colorado
PARK COUNTY
Treasurer: Michelle Miller

Real Estate TAX/NOTICE RECEIPT FOR PARK COUNTY

SCHEDULE # R 4526 2015

PROPERTY ADDRESS: MCMURRY RD 353 HRT
TAXABLE VALUE: $19,050.00 **ACTUAL VALUE:** $65,692.00 **TAX DISTRICT:** 019

Owners Name
WAYLAND ERIK D
WAYLAND MICHELE C
PO BOX 4508
BUENA VISTA CO 81211-4508

Legal Description
T15 R76 S14 NW4 BADGER CREEK RANCH NO 1
LOT 019 NEW

TAX:	$944.02
INTEREST:	$0.00
FEE:	$0.00
TOTAL TAX & ASMTS.:	$944.02
UNPAID BALANCE:	**$0.00**

Last Payment: 06/27/2016 **Amount :** $944.02

Select a payment option below.

First Half: Feb 28th
Second Half: June 15th
OR
Full Payment: April 30th

Pay Full Amount

Paid

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#3

712905

712905 2/4/2015 1:29 PM Debra A Green
1 of 2 QCD R$16.00 D$0.00 Park County Clerk

Prepared By:
Michele C. Wayland
P.O. Box 4508
Buena Vista, Colorado 81211

STATE DOCUMENTARY FEE
DATE 2/4/15
$ -0-

After Recording Return To:
Erik D. Wayland
P.O. Box 4508
Buena Vista, Colorado 81211

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 02, 2015 THE GRANTOR(S),

- Erik D. Wayland and Michele C. Wayland, a married couple,

- Michele C. Wayland and Erik D. Wayland, a married couple,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, conveys, releases and quitclaims to the GRANTEE(S):

- Erik D. Wayland and Michele C. Wayland, a married couple, residing at 2181 Badger Creek Road, Hartsel, Park County, Colorado 80449

- ~~Michele C. Wayland and Erik D. Wayland, a married couple, residing at 2181 Badger~~ Creek Road, Hartsel, Park County, Colorado 80449

as joint tenants with rights of survivorship, the following described real estate, situated in Hartsel, in the County of Park, State of Colorado, described as follows:

TRANSFER DECLARATION ACCOMPANIED THIS DOCUMENT

Legal Description: T15 R76 S14 NW4 BADGER CREEK RANCH NO 1 LOT 019 NEW

Tax Parcel Number: Lot #19

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This is a corrective transfer that does not affect ownership of the property in question.

Mail Tax Statements To:
Erik D. Wayland

Grantor Signatures:

DATED: 2-2-15 ~~DATED:~~ ~~ew~~

Erik D. Wayland ~~Michele C. Wayland~~
2181 Badger Creek Road ~~2181 Badger Creek Road~~
Hartsel, Colorado ~~Hartsel, Colorado~~ ~~ew~~
80449 80449

Grantor Signatures:

DATED: 2/2/2015 ~~DATED:~~ ~~mcw~~

Michele C. Wayland ~~Erik D. Wayland~~
2181 Badger Creek Road ~~2181 Badger Creek Road~~
Hartsel, Colorado ~~Hartsel, Colorado~~ ~~mcw~~
80449 80449

STATE OF COLORADO, COUNTY OF CHAFFEE, ss:

This instrument was acknowledged before me on this 2nd day of February, 2015 by Erik D. Wayland and Michele C. Wayland.

Notary Public

STEPHANIE MARIE DWYER
Notary Public
State of Colorado
Notary ID 20134032552
My Commission Expires May 23, 2017

Title (and Rank)

My commission expires 5/23/2017

STATE OF COLORADO, COUNTY OF CHAFFEE, ss:

This instrument was acknowledged before me on this 2nd day of February, 2015 by Michele C. Wayland and Erik D. Wayland.

Notary Public

STEPHANIE MARIE DWYER
Notary Public
State of Colorado
Notary ID 20134032552
My Commission Expires May 23, 2017

Title (and Rank)

My commission expires 5/23/2017

701777

701777 9/16/2013 3:30 PM Debra A Green
1 of 2 QCD R$16.00 D$0.00 Park County Clerk

PREPARED BY:
Michele Wayland
P.O. Box 4508
Buena Vista, CO 81211

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Michele C. Wayland
2181 Badger Creek Road
Hartsel, CO 80449

MAIL TAX STATEMENTS TO:
Michele Wayland
P.O. Box 4508
Buena Vista, CO 81211

STATE DOCUMENTARY FEE
DATE 9/16/13
$ 0

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

NO REAL PROPERTY TRANSFER DECLARATION ACCOMPANIES THIS DOCUMENT

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 13th day of September, 2013, between Erik Douglas Wayland, a married person, whose address is 2181 Badger Creek Road, Hartsel, Colorado 80449("Grantor"), and Michele C. Wayland, whose address is 2181 Badger Creek Road, Hartsel, Colorado 80449, and Erik D. Wayland, whose address is 2181 Badger Creek Road, Hartsel, Colorado 80449, a married couple ("Grantees").

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantees, as Tenants in Common, the property located in Park County, Colorado, described as:

Lot 19, Badger Creek Ranch NO. 1which has the address of 353 McMurry Rd.

Prior instrument reference: General Warranty Deed, Volume/Book _____, Page _____, Document No. 665472, of the Recorder of Park, Colorado, recorded Wednesday, September 23, 2009.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantees, and to the Grantees' heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

701777

701777 9/16/2013 3:30 PM Debra A Green
2 of 2 QCD R$16.00 D$0.00 Park County Clerk

Tax/Parcel ID Number: 4526 R 001

IN WITNESS WHEREOF the Grantor has executed this deed on the 13 day of September, 2013.

9/13/13
Date

Erik Douglas Wayland, Grantor

State of Colorado
County of Chaffee

The foregoing instrument was acknowledged before me this the 13 day of September, 2013 by Erik Douglas Wayland

Colleen Sikes
Notary's official signature

2-21-2014
Commission expiration date

COLLEEN SIKES NOTARY PUBLIC STATE OF COLORADO

IN WITNESS WHEREOF the Grantees have executed this deed on the 12 day of September, 2013.

9/13/13
Date

Michele C. Wayland, Grantee

9/13/13
Date

Erik D. Wayland, Grantee

State of Colorado
County of Chaffee

The foregoing instrument was acknowledged before me this the 13 day of September, 2013 by Michele C Wayland & Erik D Wayland

Colleen Sikes
Notary's official signature

2-21-2014
Commission expiration date

COLLEEN SIKES NOTARY PUBLIC STATE OF COLORADO

665472 9/23/2009 11:17 AM Debra A Green
1 of 2 QCD R$11.00 D$0.00 Park County Clerk

STATE DOCUMENTARY FEE
DATE 9-23-09
$ 0

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 23rd day of September, 2009,
by first party, Grantor, Judith K. Wayland
whose post office address is 5632 Styron Dr. Oriental, NC 28571
to second party, Grantee, Erik Douglas Wayland
whose post office address is P.O. Box 4508
Buena Vista, CO 81211

WITNESSETH, That the said first party, for good consideration and for the sum of
TEN AND 00/100---------- Dollars($ 10.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Park State of Colorado to wit:

Lot 19,
BADGER CREEK RANCH NO. 1

which has the address of 353 McMurry rd.

© 1992-2001 Made E-Z Products, Inc.
This product does not constitute the rendering of legal advice or services. This product is intended for informational use only and is not a substitute for legal advice. State laws vary, so consult an attorney on all legal matters. This product was not necessarily prepared by a person licensed to practice law in your state.

665472 9/23/2009 11:17 AM Debra A Green
2 of 2 QCD R$11.00 D$0.00 Park County Clerk

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Judith K. Wayland

Signature of Witness

Signature of First Party

Judith K. Wayland

Print name of Witness

Print name of First Party

Signature of Witness

Signature of First Party

Print name of Witness

Print name of First Party

State of Park
County of Colorado }
On Sept. 23, 2009 before me,
appeared Judith K. Wayland
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Jennifer Gannon

Signature of Notary

JENNIFER GANNON NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 02/28/2010

Affiant ____ Known ____ Produced ID
Type of ID CO DL
NC

(Seal)

State of
County of }
On before me,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant ____ Known ____ Produced ID
Type of ID

(Seal)

Signature of Preparer

Print Name of Preparer

Address of Preparer

WAYLAND ERIK 665472
PO BOX 4508
Buena Vista, CO 81211

6

515939 10/29/1999 01:25P
1 of 1 R 5.00 D 2.00 BARBARA J PASCO PARK CO

WARRANTY DEED

THIS DEED, Made this 28th day of October , 1999,
between Douglas B. Pikul

STATE DOCUMENTARY FEE
DATE 10-29-99
$ 2.00

of the County of and State of Colorado
grantor, and Judith K. Wayland

whose legal address is 3300 Leland Street, Chevy Chase, MD 20815
of the County of and State of Maryland , grantee:
WITNESSETH, That the grantor, for and in consideration of the sum of TWENTY THOUSAND AND NO/100-----
----
----------DOLLARS, ($20,000.00),
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Park , and State of Colorado, described as follows:

Lot 19,
BADGER CREEK RANCH NO. 1,

County of Park, State of Colorado

$2.00

also known by street and number as vacant land, Hartsel, CO 80449

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due or payable, easements, restrictions, reservations, covenants and rights-of-way of record, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Douglas B. Pikul

STATE OF COLORADO)
) ss.
COUNTY OF Chaffee)

The foregoing instrument was acknowledged before me this 28th day of October ,1999 by Douglas B. Pikul

My Commission expires: 12-11-2001

Witness my hand and official seal.

Notary Public

NOTARY PUBLIC STATE OF COLORADO

WARRANTY DEED (for Photographic Record) (ASSUMPWD) File # XO5R913A99

701778

701778 9/16/2013 3:30 PM Debra A Green
1 of 2 QCD R$16.00 D$0.00 Park County Clerk

PREPARED BY:
Michele Wayland
P.O. Box 4508
Buena Vista, CO 81211

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Michele C. Wayland
2181 Badger Creek Road
Hartsel, CO 80449

MAIL TAX STATEMENTS TO:
Michele Wayland
P.O. Box 4508
Buena Vista, CO 81211

STATE DOCUMENTARY FEE
DATE 9/16/13
$ 0

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

NO REAL PROPERTY TRANSFER DECLARATION ACCOMPANIED THIS DOCUMENT

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 13th day of September, 2013, between Michele Chwan, whose address is 2181 Badger Creek Road, Hartsel, Colorado 80449, and Erik Wayland, whose address is 2181 Badger Creek Road, Hartsel, Colorado 80449, a married couple("Grantors"), and Michele C. Wayland, whose address is 2181 Badger Creek Road, Hartsel, Colorado 80449, and Erik D. Wayland, whose address is 2181 Badger Creek Road, Hartsel, Colorado 80449, a married couple ("Grantees").

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Remise, Release, AND FOREVER Quitclaim to Grantees, as Tenants in Common, the property located in Park County, Colorado, described as:

Lot 20, Badger Creek Ranch NO. 1County of Park, State of , Colorado

Prior instrument reference: General Warranty Deed, Volume/Book _____, Page _____, Document No. 474672, of the Recorder of Park, Colorado, recorded Wednesday, May 21, 1997.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantors grant all of the Grantors' rights, title and interest in and to all of the above described property and premises to the Grantees, and to the Grantees' heirs and assigns forever in fee simple, so that neither Grantors nor Grantors' heirs legal representatives or

assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 4764 R 001

IN WITNESS WHEREOF the Grantors have executed this deed on the 13 day of September, 2013.

9/13/13
Date

Michele Chwan
Michele Chwan, Grantor

9/13/13
Date

Erik Wayland, Grantor

State of Colorado
County of Chaffee

The foregoing instrument was acknowledged before me this the 13 day of September, 2013 by Michele Chwan & Erik Wayland

Colleen Sikes
Notary's official signature

2-21-2014
Commission expiration date

COLLEEN SIKES NOTARY PUBLIC STATE OF COLORADO

IN WITNESS WHEREOF the Grantees have executed this deed on the 13 day of Sept, 2013.

9/13/13
Date

Michele C. Wayland
Michele C. Wayland, Grantee

9/13/13
Date

Erik D. Wayland, Grantee

State of Colorado
County of Chaffee

The foregoing instrument was acknowledged before me this the 13 day of September, 2013 by Michele C Wayland Grantee
Erik D Wayland, Grantee

Colleen Sikes
Notary's official signature

2-21-2014
Commission expiration date

COLLEEN SIKES NOTARY PUBLIC STATE OF COLORADO

Recorded at _____ o'clock _____
Reception No. _____

474871 05/21/1997 01:04P
1 of 1 R 6.00 D 2.50 BARBARA J PASCO PARK CO

WARRANTY DEED

STATE DOCUMENTARY FEE
DATE 5-21-97
$ 2.50

THIS DEED, Made this 15th day of May , 19 97 ,
between
William R. Luellen and Gloria Luellen, as to an undivided one-half interest and Stan Trueblood and Ann Trueblood, as to an undivided one-half

of the County of and State of Colorado ,
grantor, and Erik Wayland and Michele Chwan

whose legal address is PO Box 4508, Buena Vista, CO 81211

of the County of and State of Colorado , grantees:

WITNESS, That the grantor, for and in consideration of the sum of TWENTY FIVE THOUSAND AND NO/100--
---------- DOLLARS, ($25,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of Park , and State of Colorado, described as follows:

Lot 20,
BADGER CREEK RANCH NO. 1,

County of Park, State of , Colorado

also known by street and number as

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the

#4

NEW LOT 19 LEGAL DESCRIPTION

LEGAL DESCRIPTION:

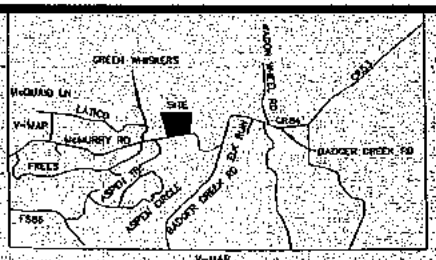
Erik D. Wayland and Michele C. Wayland, ("Owner/s") being the owner(s) of the real property of 39.9 acres located in Park County, Colorado, described as follows:

LOTS 19 & 20, BADGER CREEK RANCH NO. 1, BEING IN SECTION 14, TOWNSHIP 15 SOUTH, RANGE 76 WEST OF THE 6TH P.M.

A TRACT OF LAND COMBINING SAID LOT 19 & 20 BEING IN SECTION 14, TOWNSHIP 15 SOUTH, RANGE 76 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF NEW LOT 19 THE FOLLOWING 4 COURSES AND DISTANCES:

N01°44'41"W FOR A DISTANCE OF 1140.11 FEET TO A POINT;
N89°33'45"E FOR A DISTANCE OF 1712.16 FEET TO A POINT;
S22°28'27"W FOR A DISTANCE OF 1370.42 FEET TO A POINT;
N84°22'16"W FOR A DISTANCE OF 1159.12 FEET TO THE POINT OF BEGINNING.
CONTAING 39.9 ACRES MORE OR LESS.



UNO 5/8" REBAR

LEGAL DESCRIPTION:

Erik D. Wayland and Michele C. Wayland, ("Owner/s") being the owner(s) of the real property of 39.9 acres located in Park County, Colorado, described as follows:

LOTS 19 & 20, BADGER CREEK RANCH NO. 1, BEING IN SECTION 14, TOWNSHIP 15 SOUTH, RANGE 76 WEST OF THE 6TH P.M.

A TRACT OF LAND COMBINING SAID LOT 19 & 20 BEING IN SECTION 14, TOWNSHIP 15 SOUTH, RANGE 76 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF NEW LOT 19 THE FOLLOWING 4 COURSES AND DISTANCES:

N01°44'41"W FOR A DISTANCE OF 1140.11 FEET TO A POINT;
N89°33'45"E FOR A DISTANCE OF 1712.16 FEET TO A POINT;
S22°28'27"W FOR A DISTANCE OF 1370.42 FEET TO A POINT;
N84°22'16"W FOR A DISTANCE OF 1159.12 FEET TO THE POINT OF BEGINNING.
CONTAING 39.9 ACRES MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT the owner(s) of the land described above have caused the land to be laid out and platted under the name of LOT CONSOLIDATION PLAT, and do hereby dedicate, grant, and convey to the public forever and in fee simple: all streets, alleys, roadways, thoroughfares, fire lanes, utility and drainage easements, park land, and open spaces as indicated or illustrated in this plat in compliance with the Park Land Use Regulations and the landowners shall bear all expenses involved in planning, design, and construction of all public improvements except to the extent normally platted by any county-approved and recorded Subdivision Improvement Agreement. Dedication shall be final upon adoption of a resolution by the Board of County Commissioners accepting the property dedicated by this plat. Except as otherwise stated on this plat, there shall be limitation or restriction upon the purpose or public use of property dedicated by this plat.

In Witness Whereof, we do hereunto set our hands and seals this 15 day of October 2013.

Erik D. Wayland
ERIK D. WAYLAND

Michele C. Wayland
MICHELE C. WAYLAND

(If by corporation, president signs, secretary attests and corporate seal is affixed)

STATE OF Colorado)
) ss.
COUNTY OF Park)

Acknowledged before me this 15 day of October, 2013, by Michel C. Wayland

Witness my hand and official seal.

My commission expires: March 4, 2017

CAROLY BURTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074012304
MY COMMISSION EXPIRES MARCH 04, 2017

Carol Y Burton
Notary Public

RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the County Clerk and Recorder of Park County, at 3:58 P.M. on the 22 day of October, 13 and duly filed at Reception No. 702716

Park County Clerk and Recorder

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON WERE MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING, IN STRICT COMPLIANCE WITH COLORADO STATUTES, AND THAT BOTH SURVEY AND PLAT ARE TRUE, ACCURATE AND COMPLETE.

COLORADO REGISTERED ROY H. GERDES LS 33192 PROFESSIONAL LAND SURVEYOR

LS 33192
COLORADO LICENSE NO.

Roy H. Gerdes
ROY H. GERDES
(PRINT AS REGISTERED)

DATE 9-7-13

NOTES:

1) BASIS OF BEARING IS THE LINE BETWEEN THE SOUTHEAST CORNER OF NEW LOT 19 AS MONUMENTED BY A REBAR 1.5" ALUMINUM CAP--LS4440 AND THE SOUTHWEST CORNER OF NEW LOT 19 AS MONUMENTED BY A REBAR AND BLUE PLASTIC CAP LS4440. THIS LINE BEARS N84°22'16"W.
2) NO TITLE REPORT PROVIDED.
3) THE PURPOSE OF THIS SURVEY IS TO DO A LOT CONSOLIDATION OF LOT 19 AND 20 INTO ONE NEW LOT 19.
4) CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
5) M=MEASURED COURSE AND DISTANCE.
6) P=PLATTED COURSE AND DISTANCE.
7) SUBDIVISION PLAT RECORDED AT THE PARK COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 186619.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE BE COMMENCED MORE

TITLE CERTIFICATE:

Fidelity National Title Insurance Company hereby certifies that title to the above-described property is vested in the Owner(s).

Date Oct. 17, 2013

(Signature of Authorized Agent)

PARK COUNTY ADMINISTRATIVE APPROVAL:

APPROVED as an administrative LOT CONSOLIDATION by the planning director of Park County Colorado and approved for recordation with the Park County Clerk and Recorder's Office pursuant to the Park County Land Use Regulations this 22 day of October, 20 13

ATTEST: Jamie L. Jamison
Clerk and Recorder or Deputy Clerk

Planning Director or Title of Agency/Board

Owners of Lots Adjacent to Tax Parcel 4526, November 16th 2016

UNITED STATES OF AMERICA U S D A
6655 W JEWELL AVE
LAKEWOOD, CO 80226

ANDREWS PHYLLIS
PO BOX 1595
FAIRPLAY, CO 80440-1595

VASOLD KRISTINA JO
142 BONITA PL
NORTHGLENN, CO 80234

COPPOCK DENNIS C
2758 MIRAGE DR
COLORADO SPRINGS, CO 80920-4306

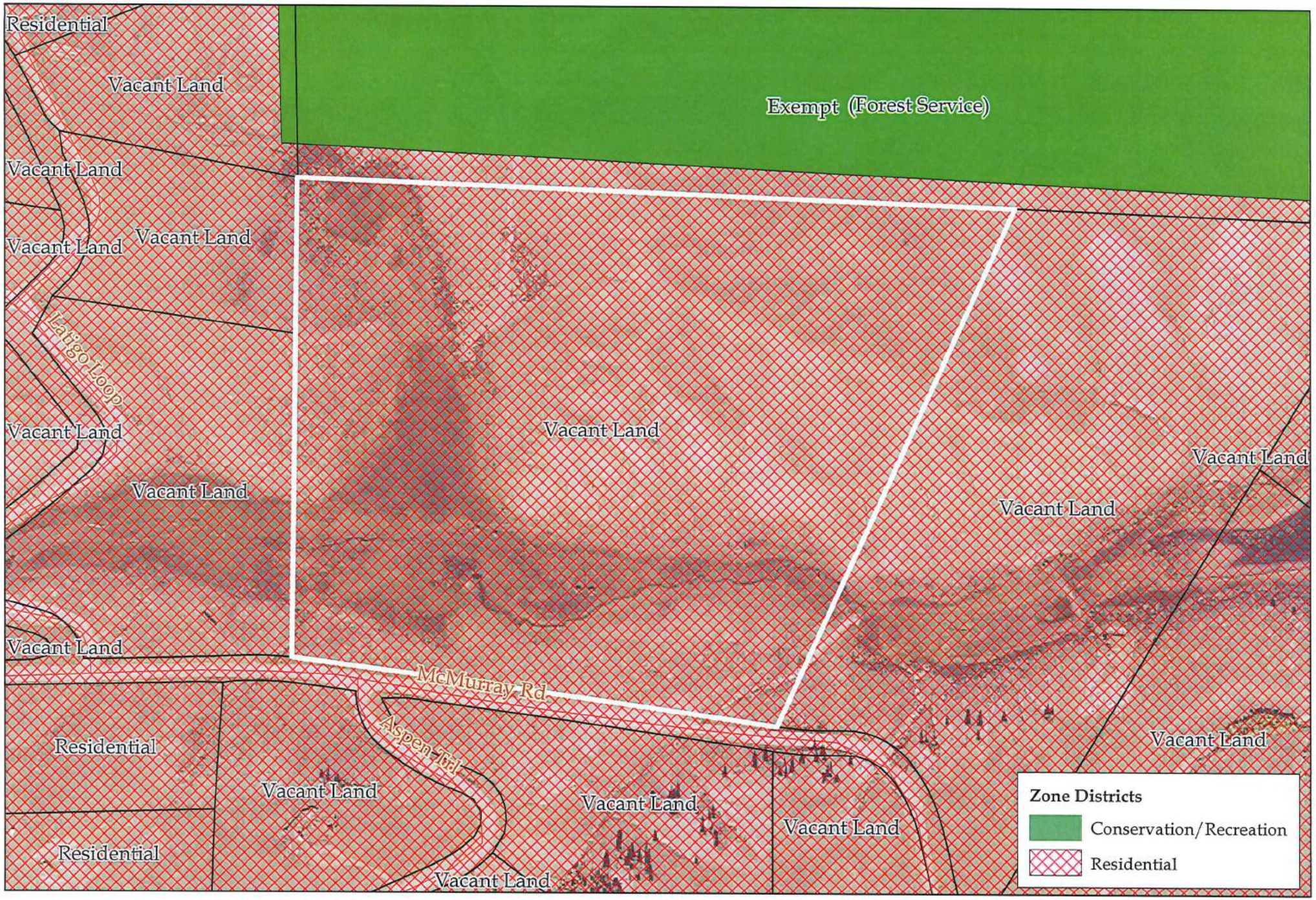
BOOTH DUSTIN
568 HOLIDAY HILLS DR
HOWARD, CO 81233

STONE PAUL EDWARD
6930 OLD SYCAMORE DR
MINT HILL, NC 28227

GOTWALD WILLIAM A
10984 BELLAIRE WY
THORNTON, CO 80233

#6

Location of Subject Property in Park County



Zone Districts and Land Uses

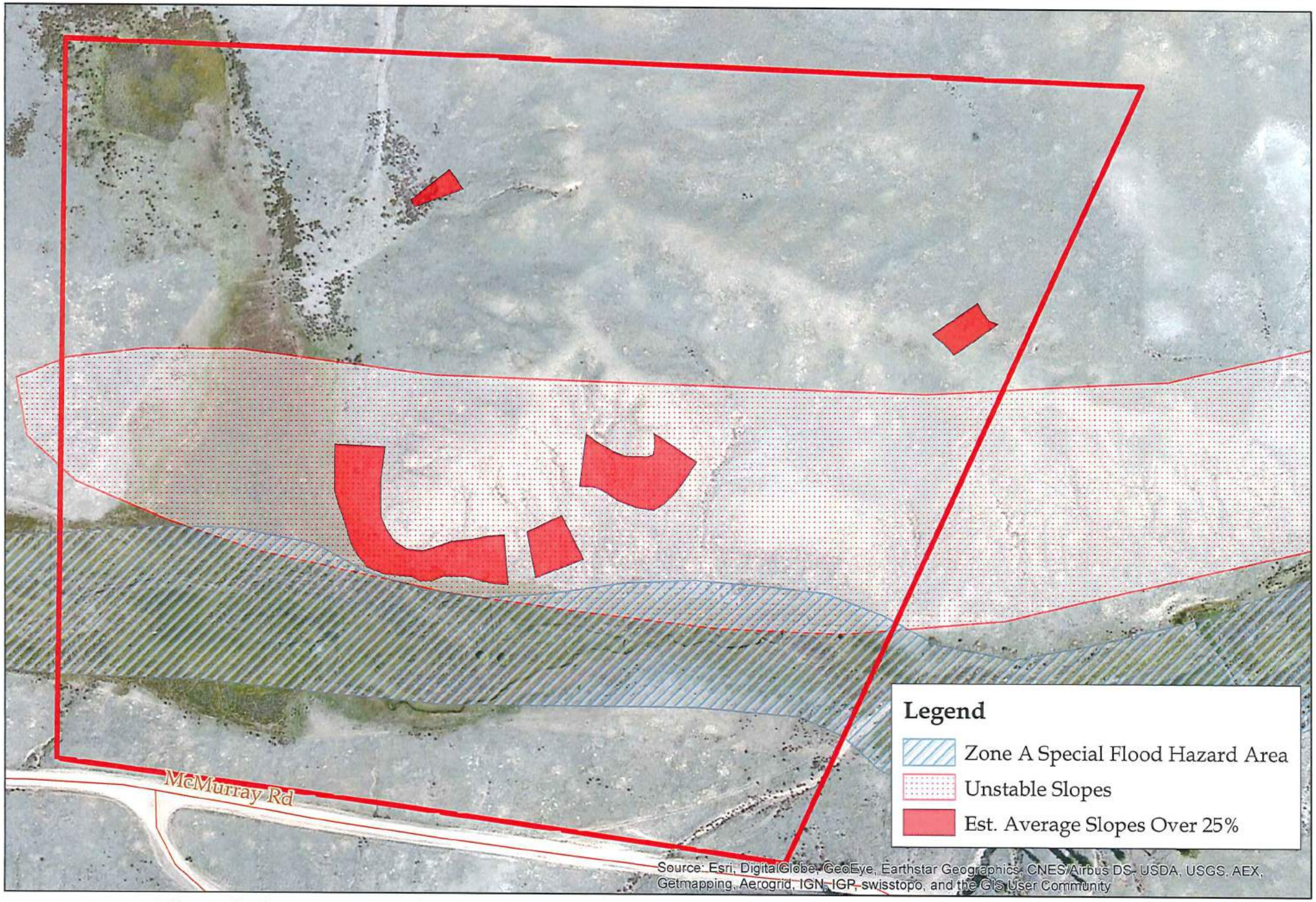
Aerially Photographed in 2013

N

0 100 200 400 Yards

Park County Planning Department

This map is not a survey.



N

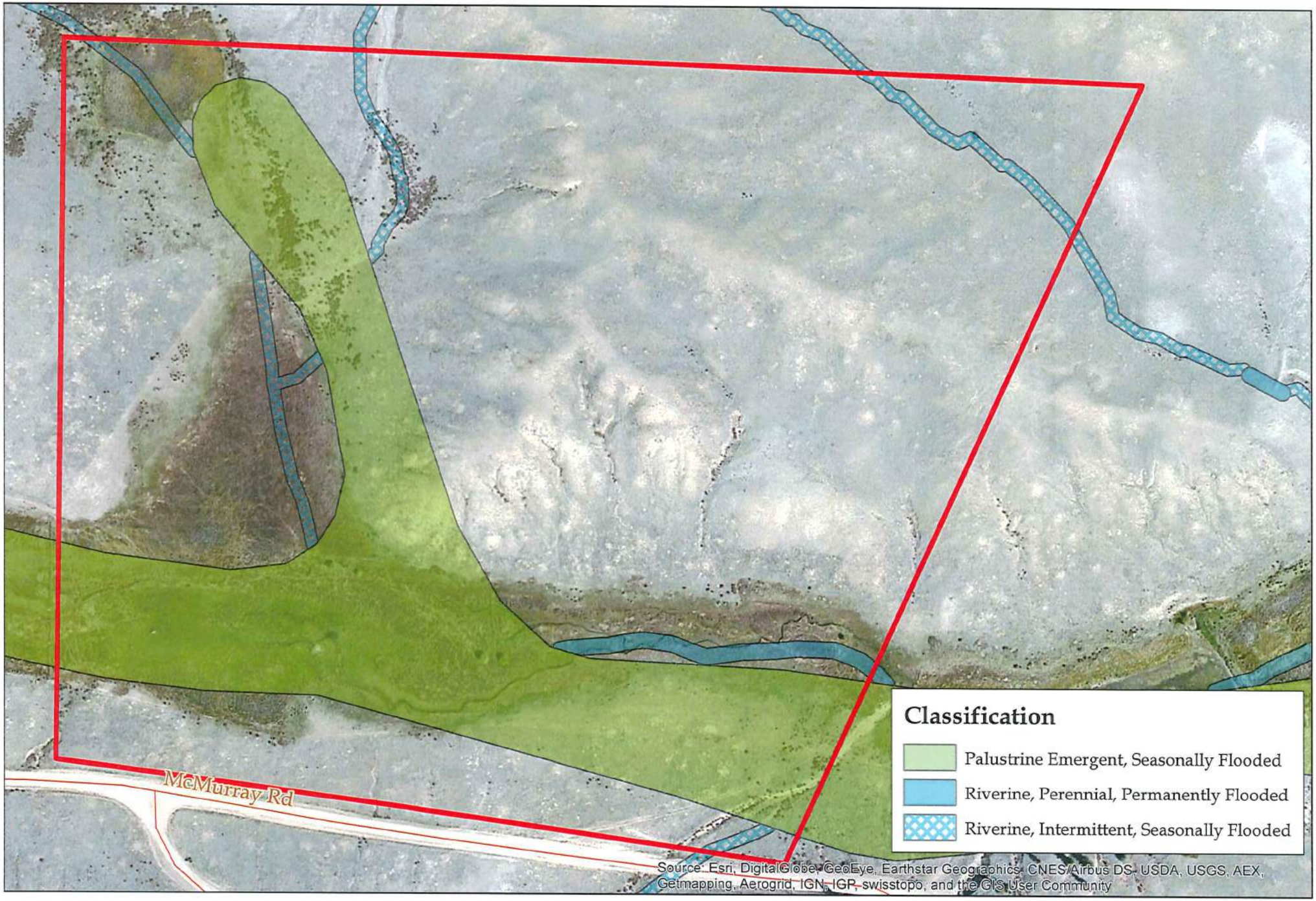
Floodplains, Geologic Hazards, and Steep Slopes

Aerially Photographed in 2013

0 200 400 800 Feet

Park County Planning Department

This map is not a survey.



N

Wetlands According To USFWS

Aerially Photographed in 2013

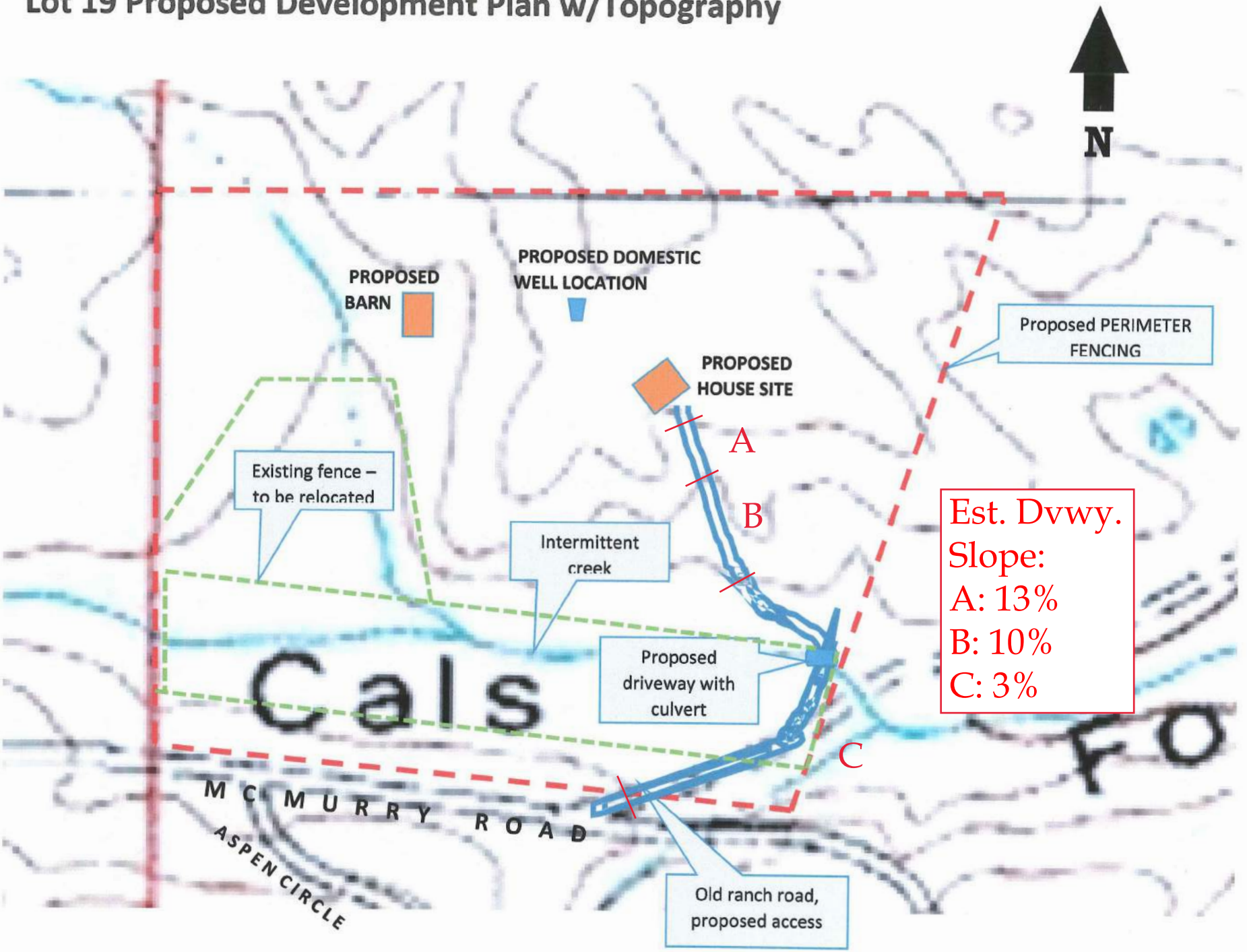
0 200 400 800 Feet

Park County Planning Department

This map is not a survey.

20' Contour Intervals

Lot 19 Proposed Development Plan w/Topography



#6 #8

3
5
3

PARK COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING DEPARTMENT STAFF REPORT

Commission Hearing Date: December 22, 2016

To: Board of County Commissioners

Date: December 15, 2016

Prepared by: John Deagan, AICP; Planner

Case Number: 16AMN-04

Subject: Guerrero Common Plat Amendment (Lot Consolidation to be Reviewed Administratively)

Request: The removal of 33 lots from Wandcrest Park, 3rd Filing, so they can be combined with an adjacent metes-and-bounds parcel.

Application Summary:

Applicant:	Rocky Guerrero
Owner:	Same
Location:	Part of the North ½ of Section 24, Township 7 Range 72 addressed as15674 South Pitkin Lane, Pine. See Attachment 1 for a vicinity map.
Current Zone District:	Residential
Surrounding Zoning:	Residential in all directions
Lot Size:	0.35 and 9.6 acres
Existing Use:	Single Family Residential
Proposed Use:	Same, with Detached Garage
Public Comment	None received at this time

Background:

Rocky Guerrero owns 33 small lots in Wandcrest Park, 3rd Filing and an adjacent 5-acre metes-and-bounds parcel south of them. He wants to build a garage on the latter parcel. This requires a lot consolidation and plat amendment to remove the first-mentioned land from the Wandcrest Park subdivision. A depiction of the existing and proposed lot configuration can be seen as Attachment 2. Staff has determined that the application meets the requirements for approval of a lot consolidation, and the plat amendment requires Planning Commission and Board of County Commissioners review.

Land Use Regulations and Strategic Master Plan: Each of the standards for approval of a Common Plat Amendment (LUR Section 6-504, page 38) is addressed below.

A. The Common Plat Amendment amends a County-approved and recorded Minor Plat, Final Plat, or Exemption Plat.
This requirement is not applicable to the situation. The plat for Wandcrest Park 3rd Filing was recorded in 1927 and Park County did not adopt subdivision regulations until 1960.

B. The Common Plat Amendment, as approved, either conforms to all applicable zoning or other standards or does not increase any nonconformity of an already legally nonconforming lot.
The amendment will eliminate 33 nonconforming lots by combining them with the larger metes-and-bounds parcel.

C. The Common Plat Amendment, as approved, meets or satisfies all applicable requirements of these Land Use Regulations.
The amendment meets all applicable requirements of the Park County Land Use Regulations.

D. The Common Plat Amendment, as approved, substantially conforms to the goals and policies of the Strategic Master Plan to the extent that such advisory provisions do not conflict with provisions or requirements of the Land Use Regulations and to the extent that such goals and policies set forth requirements which are sufficiently specific to permit the Planning Commission or the Board of County Commissioners to decide that such application or subdivision meets or fails to meet such goal or policy.
This plat amendment does not conflict with any goals or guiding principles of the Strategic Master Plan.

E. The proposed amendment would not cause significant hardship or inconvenience for adjacent or neighboring landowners.
This amendment would not cause any hardship or inconvenience to any neighbors.

F. The proposed amendment does not create or result in an illogical or inefficient lot layout or subdivision.
The proposed amendment will eliminate 33 inefficient lots.

Impact Analysis:

No significant impact is anticipated to schools, parks, storm drainage or utilities.

Planning Commission and Public Comment:

The Planning Commission reviewed this application at their November 8, 2016 meeting and unanimously recommended approval of the application with the following condition:

Prior to BOCC hearing, utility easements as requested by IREA in their letter dated December 8th 2016 are added to the plat.

This condition has been met. No public comment was received.

Recommendation:

Staff recommends that the application be approved with no conditions. The BOCC's options are to authorize the County Attorney to prepare a resolution to:

- Approve the application with no conditions;
- Approve the application with newly identified conditions;
- Deny the application;

Or to continue the application so that the applicant or staff can provide additional information.

Vicinity Map

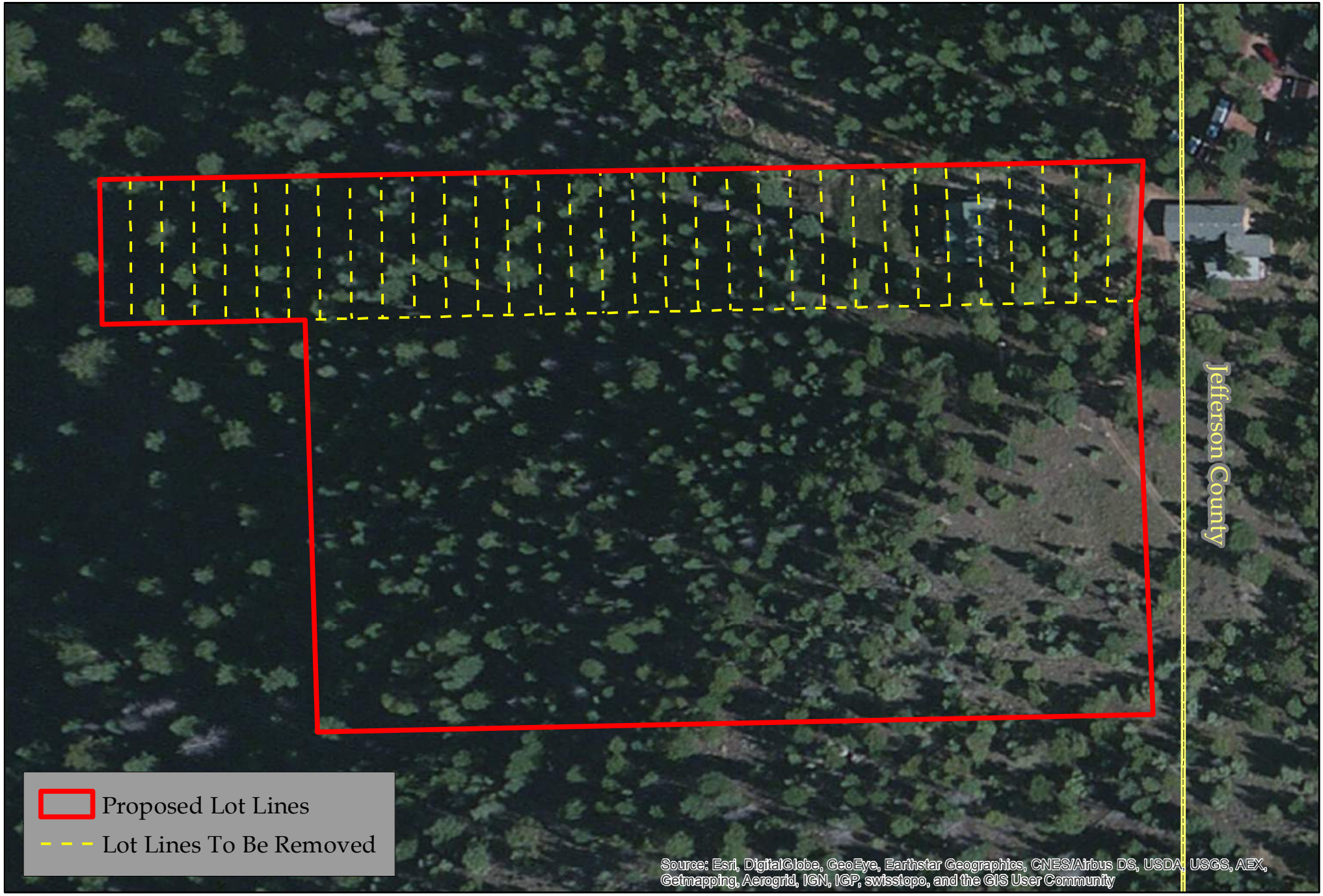
Attachment 1

0 0.25 0.5 1 Miles

N

Park County Planning Department

This map is not a survey.



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Attachment 2

Aerially Photographed in 2013

0 100 200 400 Feet

Park County Planning Department

This map is not a survey.

PARK COUNTY
PLANNING COMMISSION
RESOLUTION # 12-2016-01

A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION FOR A COMMON PLAT AMENDMENT TO REMOVE LOTS 1 THROUGH 29, TRACT 171 AND LOTS THROUGH 4, TRACT 159 (ADDRESSED AS 15674 SOUTH PITKIN LANE) FROM WANDCREST PARK, THIRD FILING.

WHEREAS, the Planning Commission held an open public meeting, notice duly given thereof, on December 13th, 2016, at the Commissioner's Meeting Room in Fairplay, Colorado; and

WHEREAS, Rocky Guerrero has applied for a Common Plat Amendment of the abovementioned legal description; such amendment removing lots 1 through 29, tract 171 and lots through 4, tract 159 from Wandcrest Park, Third Filing; and

WHEREAS, the Park County Planning Commission has reviewed the application and the recommendations of the Planning Department;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION FOR PARK COUNTY, COLORADO, THAT:

Section 1. The application for a Common Plat Amendment of the abovementioned legal description, County of Park, State of Colorado is hereby recommended to the Board of County Commissioners for:

✓ Approval _____ Denial

With the following condition:

1. Prior to hearing of the application by the Board of County Commissioners, utility easements as described in the letter from IREA attached as **Exhibit A** are added to the plat.

Section 2. The basis and grounds supporting such recommendation are documented by the recorded testimony and other evidence presented before the Planning Commission. In particular, the Planning Commission finds that the application for a Common Plat Amendment:

✓ Meets _____ Does not meet the requirements for a Common Plat Amendment as provided by the current Park County Land Use Regulations.

MOVED, SECONDED, AND PASSED THIS 13TH DAY OF DECEMBER, 2016.

F. Chack Scheeley
Chairperson

ATTEST:

Lillian Falchi
Secretary

Exhibit A p. 1

Brooks Kaufman
Lands and Rights of Way Director

December 8, 2016

John Deagan
Park County
Planning Department
P.O. Box 1598
Fairplay, Colorado 80440

Re: GUERRERO PLAT AMENDMENT
Case No.: 16AMN-01

Dear Mr. Deagan:

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association has existing overhead electric facilities on the subject property. The Association will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association's current extension policies.

As part of consolidating the lots and encumbrances; the Association existing overhead electric facilities are installed on those lots being requested to be consolidated. The existing overhead electric facilities were installed in 1939 and the Association has on hand an unrecorded blanket easement granted by the Nickel's on November 9, 1939.

The Association is requesting that as part of the Plat Amendment process that the applicant defines the existing overhead electric facilities. The Association ia requesting a fifteen-foot (15') wide easement and a thirty-foot (30') wide easement as shown on the markup of the plat. In return, the Association will release the unrecorded blanket easement granted by the Nickel's.

Sincerely,

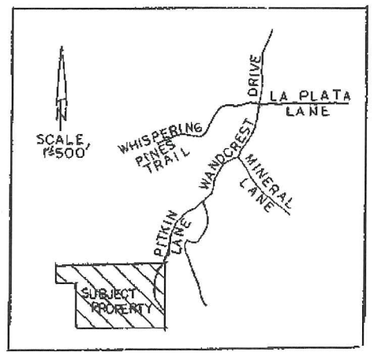
Brooks Kaufman
Lands and Rights-of-Way Director

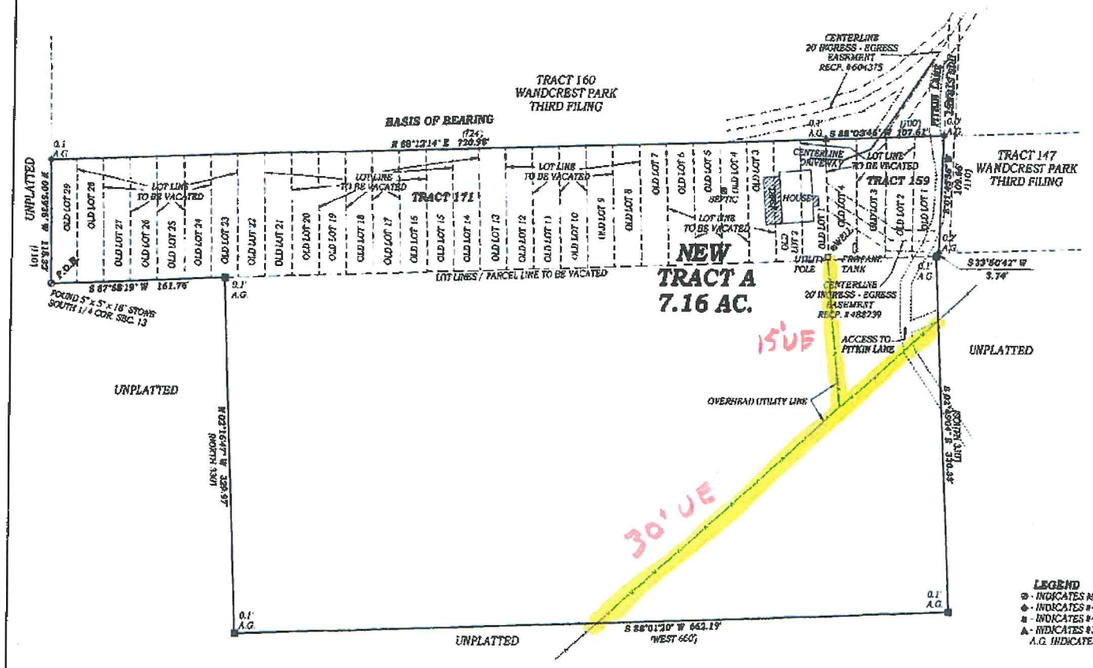
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 N. U.S. Highway 85, P.O. Drawer A / Sedalia, Colorado 80135
Telephone (720)733-5493
bkaufman@irea.coop

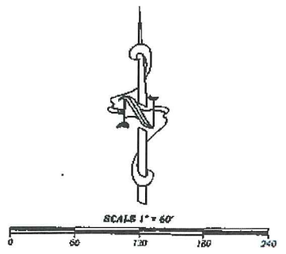
LOT CONSOLIDATION AND COMMON PLAT AMENDMENT PLAT

A RECONFIGURATION OF LOTS 1 TO 29, INCLUSIVE, TRACT 171 AND LOTS 1 TO 4, INCLUSIVE, TRACT 159, WANDCREST PARK THIRD FILING, (RECEPTION NO. 27182813), LOCATED IN SEC. 13, T. 7 S., R. 72 W. OF THE 6TH. P.M., AND A PORTION OF NORTHEAST ONE-QUARTER OF SEC. 24, T. 7 S., R. 72 W. OF THE 6TH. P.M., COUNTY OF PARK, STATE OF COLORADO.

VICINITY MAP







SURVEYOR'S CERTIFICATE

I, BENJAMIN A. PITSKER, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LOT CONSOLIDATION PLAT AND SURVEY WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 22ND. DAY OF MARCH, 2016, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID LOT CONSOLIDATION PLAT AND THE SURVEY THEREOF.

_____
BENJAMIN A. PITSKER
LICENSE NUMBER 19618

NOTES:

1. DIMENSIONS IN PARENTHESIS ARE THOSE PER MAP OF WANDCREST PARK THIRD FILING OR DEEDS WHEN DIFFERENT FROM THOSE MEASURED IN THE FIELD.
2. A TITLE SEARCH WAS NOT PERFORMED BY THIS OFFICE. LEGAL DESCRIPTION (S) ARE PER DEED AND / OR TITLE COMMITMENT UNLESS OTHERWISE NOTED.
3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED, MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
4. BASIS OF BEARING IS NORTH LINE OF TRACT 171, WANDCREST PARK THIRD FILING, BETWEEN THE #4 REBAR WITH 1" RED PLASTIC CAP (L.S. #19618) FOUND AT THE NORTHWEST CORNER OF LOT 29, SAID TRACT 171 AND THE #3 REBAR (NO CAP) FOUND AT THE NORTHEAST CORNER OF LOT 1, SAID TRACT 171, SAID BEARING ASSUMED TO BE NORTH 89°12'14" EAST, AS SHOWN HEREON.
5. RIGHTS-OF-WAY AND EASEMENTS WERE NOT RESEARCHED BY THIS OFFICE AT THE REQUEST OF THE CLIENT. EASEMENTS SHOWN HEREON ARE PER RECORDED PLATS AND/OR TITLE COMMITMENT PROVIDED AT THE DATE OF THE SURVEY, UNLESS OTHERWISE NOTED HEREON.
6. CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION.
7. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
8. A CURRENT TITLE COMMITMENT WAS NOT RECEIVED AT THE TIME OF THIS SURVEY
9. THIS SURVEY IS BASED UPON THE RECORDED MAP OF WANDCREST PARK THIRD FILING, AND THE MONUMENTATION FOUND IN THE FIELD. THE SUBDIVISION BOUNDARY WAS NOT FIELD DETERMINED, THEREFORE CANNOT BE GUARANTEED.
10. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE PROPERTIES DESCRIBED AND RECORDED UNDER RECEPTION NUMBER 716676 AND TO REMOVE THE PROPERTY DESCRIBED AS PARCEL I FROM THE WANDCREST PARK SUBDIVISION.

LEGAL DESCRIPTION

NEW TRACT A

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 171;
THENCE NORTH 00°59'36" WEST, ALONG THE WEST LINE OF SAID TRACT 171, A DISTANCE OF 115.32 FEET;
THENCE NORTH 88°12'14" EAST, ALONG THE NORTH LINE OF SAID TRACT 171, A DISTANCE OF 720.98 FEET;
THENCE NORTH 88°03'45" EAST, ALONG THE NORTH LINE OF SAID TRACT 159, A DISTANCE OF 107.61 FEET;
THENCE SOUTH 01°48'56" WEST, ALONG THE EAST LINE OF SAID TRACT 159, A DISTANCE OF 103.66 FEET;
THENCE SOUTH 33°50'42" WEST, A DISTANCE OF 3.74 FEET;
THENCE SOUTH 02°45'04" EAST, ALONG THE EAST LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 716676, A DISTANCE OF 330.33 FEET;
THENCE SOUTH 88°01'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 716676, A DISTANCE OF 662.19 FEET;
THENCE NORTH 02°16'47" WEST, ALONG THE WEST LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 716676, A DISTANCE OF 329.97 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID TRACT 171;
THENCE SOUTH 67°58'19" WEST, ALONG SAID SOUTH LINE OF TRACT 171, A DISTANCE OF 161.76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
SAID DESCRIBED TRACT CONTAINING 7.16 ACRES, MORE OR LESS.

LEGEND

- ● - INDICATES MONUMENT DESCRIBED HEREON FOUND, THIS SURVEY.
- ⊕ - INDICATES #4 REBAR WITH 1" RED PLASTIC CAP (L.S. #19618) FOUND, THIS SURVEY.
- ■ - INDICATES #4 REBAR WITH 1" RED PLASTIC CAP (L.S. #20156) FOUND, THIS SURVEY.
- ▲ - INDICATES #3 REBAR (NO CAP) FOUND, THIS SURVEY.

A.G. INDICATES DISTANCE MONUMENT IS ABOVE GROUND SURFACE.

APPROVAL OF BOARD OF COUNTY COMMISSIONERS

APPROVED AS A COMMON PLAT AMENDMENT PLAT BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____, 20___, SUBJECT TO ALL APPLICABLE PROVISIONS OF THE 2011 PARK COUNTY LAND USE REGULATIONS, AS AMENDED.

_____ ATTEST: _____
BOCC CHAIRPERSON — PARK COUNTY CLERK AND RECORDER

PARK COUNTY ADMINISTRATIVE APPROVAL:

APPROVED AS AN ADMINISTRATIVE LOT CONSOLIDATION PLAT BY THE PLANNING DIRECTOR OF PARK COUNTY, COLORADO, AND APPROVED FOR RECORDATION WITH THE PARK COUNTY CLERK AND RECORDER'S OFFICE PURSUANT TO THE PARK COUNTY LAND USE REGULATIONS THIS _____ DAY OF _____, 20___

_____
PLANNING DIRECTOR / COUNTY DESIGNEE

ATTEST: _____
CLERK AND RECORDER OR DEPUTY CLERK

LEGAL DESCRIPTION AND CERTIFICATE OF OWNERSHIP

LEGAL DESCRIPTION:
ROCKY NICHOLAS GUERRERO, BEING THE OWNER OF THE REAL PROPERTY OF 7.16 ACRES LOCATED IN PARK COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

PARCEL I:

LOTS 1 TO 29, INCLUSIVE, TRACT 171 AND LOTS 1 TO 4, INCLUSIVE, TRACT 159, WANDCREST PARK THIRD FILING, COUNTY OF PARK, STATE OF COLORADO

PARCEL II:

BEGINNING AT THE NORTHEAST CORNER OF THE NW ¼ OF THE NE ¼ OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 72 WEST,
THENCE WEST 490 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 330 FEET;
THENCE WEST 660 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 660 FEET TO THE POINT OF BEGINNING;
IN SECTION 24, TOWNSHIP 7 SOUTH, RANGE 72 WEST,
COUNTY OF PARK,
STATE OF COLORADO

COUNTY OF PARK,
STATE OF COLORADO.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20___

_____
ROCKY NICHOLAS GUERRERO

STATE OF COLORADO)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20____
BY ROCKY NICHOLAS GUERRERO.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

TITLE CERTIFICATE:

_____ TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT TITLE TO THE ABOVE-DESCRIBED PROPERTY IS VESTED IN THE OWNER(S).

DATE: _____

_____
AUTHORIZED AGENT

RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, ON THE _____ DAY OF _____, 20___ AND DULY FILED AT RECEPTION NO. _____

_____
PARK COUNTY CLERK AND RECORDER

APPLICANT / LAND OWNER
ROCKY GUERRERO
15674 SOUTH PITKIN LANE
PINE, COLORADO 80470
PH. (818) 441 - 4264

MAP PREPARED: 22 MARCH, 2016

PREPARED BY:
PITSKER AND ASSOCIATES
26589 PLEASANT PARK ROAD
CONIFER, COLORADO 80433
PH. (303) 674-6018 / FAX (303) 838-7174

FILE NO. 16-147

A.B.E.

Park County Planning Department

P.O. Box 1598
Fairplay, Colorado 80440

Phone: (719) 836-4254 ● Fax: 719-836-4268 ● E-mail address: jdeagan@parkco.us

Referral Response

Comment Deadline Date: December 12th, 2016 **Submitted Date:** October 31st, 2016

Case #: 16AMN-01 Case Name: Guerrero Plat Amendment

Request: Applicant is requesting to remove 33 platted lots (totaling roughly 1.8 acres) from the Wandcrest Park subdivision and to consolidate them with the metes-and-bounds parcel.

Location/Legal Description: Lots 1-29, tract 171, lots 1-4, tract 159, Wandcrest Park 3rd Filing, and an adjacent 5 acre metes-and-bounds parcel, addressed as 15674 South Pitkin Lane, Pine.

Date of Planning Commission Hearing: Tuesday, December 13th, 2016

Date of BOCC Hearing: To be determined.

_____ We have reviewed this referral and find that it **does** comply with our Strategic Master Plan.

_____ We have reviewed this referral and find that it **does not** comply with our Strategic Master Plan for the following reasons:

_____

_____

_X___ We have reviewed this referral and find no conflicts with our interests.

_____ A formal recommendation is under consideration and will be submitted to you prior to _____.

_____ Please refer to the enclosed letter.

_____ We offer the following comments regarding this referral:

_____

_____

_____

_____

Signed: Terrance O'Neill for the Advisory Board on the Environment Date: 12.06.16

Title: Chairman

Assessor

Park County Planning Department

P.O. Box 1598
Fairplay, Colorado 80440

Phone: (719) 836-4254 • *Fax*: 719-836-4268 • *E-mail address*: jdeagan@parkco.us

Referral Response

Comment Deadline Date: December 12th, 2016 **Submitted Date:** October 31st, 2016

Case #: 16AMN-01 Case Name: Guerrero Plat Amendment

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Date of Planning Commission Hearing: Tuesday, December 13th, 2016

Date of BOCC Hearing: To be determined.

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_____ We have reviewed this referral and find that it **does not** comply with our Strategic Master Plan for the following reasons:

_____

_____

✓ We have reviewed this referral and find no conflicts with our interests.

_____ A formal recommendation is under consideration and will be submitted to you prior to _____.

_____ Please refer to the enclosed letter.

_____ We offer the following comments regarding this referral:

_____

_____

_____

_____

Signed: Arlene Samuels Date: 11/28/16

Title: Admin. Supervisor

I.R.E.A.

Brooks Kaufman
Lands and Rights of Way Director

December 8, 2016

John Deagan
Park County
Planning Department
P.O. Box 1598
Fairplay, Colorado 80440

Re: GUERRERO PLAT AMENDMENT
Case No.: 16AMN-01

Dear Mr. Deagan:

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association has existing overhead electric facilities on the subject property. The Association will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association's current extension policies.

As part of consolidating the lots and encumbrances; the Association existing overhead electric facilities are installed on those lots being requested to be consolidated. The existing overhead electric facilities were installed in 1939 and the Association has on hand an unrecorded blanket easement granted by the Nickel's on November 9, 1939.

The Association is requesting that as part of the Plat Amendment process that the applicant defines the existing overhead electric facilities. The Association ia requesting a fifteen-foot (15') wide easement and a thirty-foot (30') wide easement as shown on the markup of the plat. In return, the Association will release the unrecorded blanket easement granted by the Nickel's.

Sincerely,

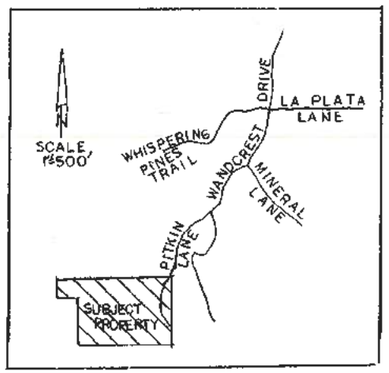
Brooks Kaufman
Lands and Rights-of-Way Director

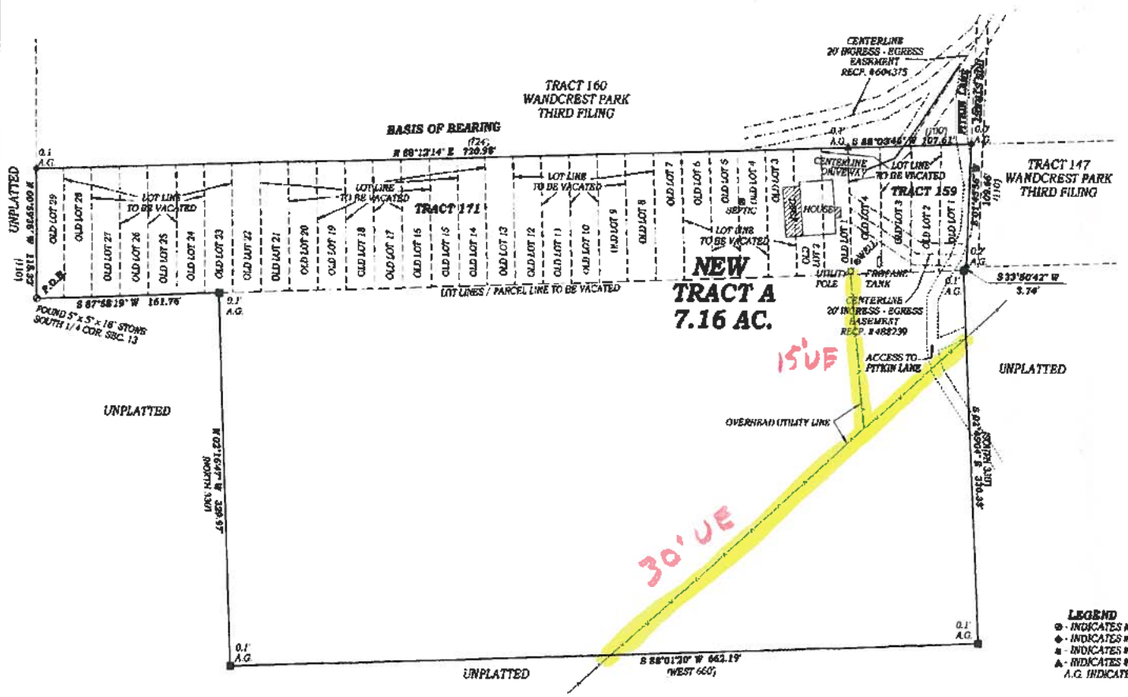
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 N. U.S. Highway 85, P.O. Drawer A / Sedalia, Colorado 80135
Telephone (720)733-5493
bkaufman@irea.coop

LOT CONSOLIDATION AND COMMON PLAT AMENDMENT PLAT

A RECONFIGURATION OF LOTS 1 TO 29, INCLUSIVE, TRACT 171 AND LOTS 1 TO 4, INCLUSIVE, TRACT 159, WANDCREST PARK THIRD FILING, (RECEPTION NO. 27182813), LOCATED IN SEC. 13, T. 7 S., R. 72 W. OF THE 6TH. P.M., AND A PORTION OF NORTHEAST ONE-QUARTER OF SEC. 24, T. 7 S., R. 72 W. OF THE 6TH. P.M., COUNTY OF PARK, STATE OF COLORADO.

VICINITY MAP





SURVEYOR'S CERTIFICATE

I, BENJAMIN A. PITSKER, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LOT CONSOLIDATION PLAT AND SURVEY WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 22ND. DAY OF MARCH, 2016, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID LOT CONSOLIDATION PLAT AND THE SURVEY THEREOF.

BENJAMIN A. PITSKER
LICENSE NUMBER 19618

NOTES:

1. DIMENSIONS IN PARENTHESIS ARE THOSE PER MAP OF WANDCREST PARK THIRD FILING OR DEEDS WHEN DIFFERENT FROM THOSE MEASURED IN THE FIELD.
2. A TITLE SEARCH WAS NOT PERFORMED BY THIS OFFICE. LEGAL DESCRIPTION (S) ARE PER DEED AND / OR TITLE COMMITMENT UNLESS OTHERWISE NOTED.
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5. RIGHTS-OF-WAY AND EASEMENTS WERE NOT RESEARCHED BY THIS OFFICE AT THE REQUEST OF THE CLIENT. EASEMENTS SHOWN HEREON ARE PER RECORDED PLATS AND/OR TITLE COMMITMENT PROVIDED AT THE DATE OF THE SURVEY, UNLESS OTHERWISE NOTED HEREON.
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9. THIS SURVEY IS BASED UPON THE RECORDED MAP OF WANDCREST PARK THIRD FILING, AND THE MONUMENTATION FOUND IN THE FIELD. THE SUBDIVISION BOUNDARY WAS NOT FIELD DETERMINED, THEREFORE CANNOT BE GUARANTEED.
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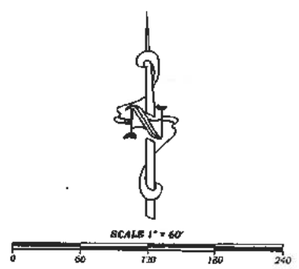
LEGAL DESCRIPTION

NEW TRACT A

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 171;
THENCE NORTH 00°59'36" WEST, ALONG THE WEST LINE OF SAID TRACT 171, A DISTANCE OF 115.32 FEET;
THENCE NORTH 88°12'14" EAST, ALONG THE NORTH LINE OF SAID TRACT 171, A DISTANCE OF 720.98 FEET;
THENCE NORTH 88°03'45" EAST, ALONG THE NORTH LINE OF SAID TRACT 159, A DISTANCE OF 107.61 FEET;
THENCE SOUTH 01°45'56" WEST, ALONG THE EAST LINE OF SAID TRACT 159, A DISTANCE OF 109.66 FEET;
THENCE SOUTH 33°56'42" WEST, A DISTANCE OF 3.74 FEET;
THENCE SOUTH 80°45'04" EAST, ALONG THE EAST LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 716676, A DISTANCE OF 320.33 FEET;
THENCE SOUTH 88°01'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 716676, A DISTANCE OF 662.19 FEET;
THENCE NORTH 02°16'47" WEST, ALONG THE WEST LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 716676, A DISTANCE OF 329.97 FEET;
MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID TRACT 171;
THENCE SOUTH 87°58'19" WEST, ALONG SAID SOUTH LINE OF TRACT 171, A DISTANCE OF 161.76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
SAID DESCRIBED TRACT CONTAINING 7.16 ACRES, MORE OR LESS.



LEGEND
- ⊕ - INDICATES MONUMENT DESCRIBED HEREON FOUND, THIS SURVEY.
- ● - INDICATES #4 REBAR WITH 1" RED PLASTIC CAP (L.S. #19618) FOUND, THIS SURVEY.
- ■ - INDICATES #5 REBAR WITH 1" RED PLASTIC CAP (L.S. #20136) FOUND, THIS SURVEY.
- ▲ - INDICATES #3 REBAR (NO CAP) FOUND, THIS SURVEY.
- A.G. INDICATES DISTANCE MONUMENT IS ABOVE GROUND SURFACE.

APPROVAL OF BOARD OF COUNTY COMMISSIONERS

APPROVED AS A COMMON PLAT AMENDMENT PLAT BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____, 20___, SUBJECT TO ALL APPLICABLE PROVISIONS OF THE 2011 PARK COUNTY LAND USE REGULATIONS, AS AMENDED.

_____ ATTEST: _____
BOCC CHAIRPERSON — PARK COUNTY CLERK AND RECORDER

PARK COUNTY ADMINISTRATIVE APPROVAL:

APPROVED AS AN ADMINISTRATIVE LOT CONSOLIDATION PLAT BY THE PLANNING DIRECTOR OF PARK COUNTY, COLORADO, AND APPROVED FOR RECORDATION WITH THE PARK COUNTY CLERK AND RECORDER'S OFFICE PURSUANT TO THE PARK COUNTY LAND USE REGULATIONS

THIS _____ DAY OF _____, 20___.

_____
PLANNING DIRECTOR / COUNTY DESIGNEE

ATTEST: _____
CLERK AND RECORDER OR DEPUTY CLERK

LEGAL DESCRIPTION AND CERTIFICATE OF OWNERSHIP

LEGAL DESCRIPTION:

ROCKY NICHOLAS GUERRERO, BEING THE OWNER OF THE REAL PROPERTY OF 7.16 ACRES LOCATED IN PARK COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

PARCEL I:

LOTS 1 TO 29, INCLUSIVE, TRACT 171 AND LOTS 1 TO 4, INCLUSIVE, TRACT 159, WANDCREST PARK THIRD FILING, COUNTY OF PARK, STATE OF COLORADO

PARCEL II:

BEGINNING AT THE NORTHEAST CORNER OF THE NW ¼ OF THE NE ¼ OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 72 WEST,
THENCE WEST 990 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 330 FEET;
THENCE WEST 660 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 660 FEET TO THE POINT OF BEGINNING;
IN SECTION 24, TOWNSHIP 7 SOUTH, RANGE 72 WEST,
COUNTY OF PARK,
STATE OF COLORADO

COUNTY OF PARK,
STATE OF COLORADO.

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20___.

_____
ROCKY NICHOLAS GUERRERO

STATE OF COLORADO)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20___
BY ROCKY NICHOLAS GUERRERO.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

TITLE CERTIFICATE:

_____ TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT TITLE TO THE ABOVE DESCRIBED PROPERTY IS VESTED IN THE OWNER(S).

DATE: _____ _____
AUTHORIZED AGENT

RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, ON THE _____ DAY OF _____, 20___ AND DULY FILED AT RECEPTION NO. _____

_____
PARK COUNTY CLERK AND RECORDER

APPLICANT / LAND OWNER
ROCKY GUERRERO
15674 SOUTH PITKIN LANE
PINE, COLORADO 80470
PH. (818) 441 - 4264

PREPARED BY:
PITSKER AND ASSOCIATES
26589 PLEASANT PARK ROAD
CONIFER, COLORADO 80433
PH. (303) 674-6018 / FAX (303) 838-7174

MAP PREPARED: 22 MARCH, 2016

FILE NO. 16-147

Jefferson Cty.

Park County Planning Department

P.O. Box 1598
Fairplay, Colorado 80440

Phone: (719) 836-4254 ● *Fax*: 719-836-4268 ● *E-mail address*: jdeagan@parkco.us

Referral Response

Comment Deadline Date: December 12th, 2016 **Submitted Date:** October 31st, 2016

Case #: 16AMN-01 Case Name: Guerrero Plat Amendment

Request: Applicant is requesting to remove 33 platted lots (totaling roughly 1.8 acres) from the Wandcrest Park subdivision and to consolidate them with the metes-and-bounds parcel.

Location/Legal Description: Lots 1-29, tract 171, lots 1-4, tract 159, Wandcrest Park 3rd Filing, and an adjacent 5 acre metes-and-bounds parcel, addressed as 15674 South Pitkin Lane, Pine.

Date of Planning Commission Hearing: Tuesday, December 13th, 2016

Date of BOCC Hearing: To be determined.

_____ We have reviewed this referral and find that it **does** comply with our Strategic Master Plan.

_____ We have reviewed this referral and find that it **does not** comply with our Strategic Master Plan for the following reasons:

_____

_____

__x_____ We have reviewed this referral and find no conflicts with our interests.

_____ A formal recommendation is under consideration and will be submitted to you prior to _____.

_____ Please refer to the enclosed letter.

_____ We offer the following comments regarding this referral:

_____

_____

_____

_____

Signed: Sarah Rosenberg Date: 12.9.16

Title: Planner

PARK COUNTY APPLICATION FOR
COMMON PLAT AMENDMENT
NON-REFUNDABLE APPLICATION FEE: $1060

All applicants must submit one complete application and attend a pre-application conference with the Park County Planning Department Staff seven (7) to ten (10) working days prior to the application submittal deadline. Following the acceptance of the complete application the applicant must submit **twenty (20) collated paper copies or CD media as requested** to the Park County Planning Department on or before the application submittal date.

If you have questions regarding this form please contact the Planning Department by phone at (719) 836-4254 or e-mail pcpd@parkco.us, fax (719) 836-4351, or write to us at P.O. Box 1598 Fairplay, CO 80440.

A. APPLICANT AND OWNERSHIP INFORMATION

Applicant's Name: ROCKY GUERRERO

Mailing Address: 15674 SOUTH PITKIN LANE

City: PINE State: CO Zip: 80470

Telephone (work)_____ (home)_____ (fax)_____

Owner's Name: SAME

Mailing Address:_____

Telephone No. and Email Address: 818 441 4264

B. PROPERTY INFORMATION

Complete Legal Description of Property Proposed for the Common Plat Amendment (attach additional page, if necessary):
SEE DEEDS

Street Address of Property: 15674 SOUTH PITKIN LANE, PINE
Property's Total Acreage: 7.16 ACRES
Current Zone District of Property: RESIDENTIAL

For County Use Only
Planning Department Confirmation of Current Zone District:
District: RESIDENTIAL
JOHN DEAGAN
Print Full Name

Requirements for a Common Plat Amendment
Article VI, Division 5, Section 6-503

C. APPLICATION REQUIREMENTS

For County Use Only: Initial Receipt of the Required Information	
1. Application Fee. An application fee in the amount of $1060 must be paid at the time of submission of the application. Make the check or money order payable to: Park County Planning Department. The fee pays for the typical cost to the County to process the application. Any additional costs that may occur are the applicant's responsibility.	(1.) JCD
2. Tax receipt-showing payment of current taxes. This can be obtained at the Park County Treasurer's office.	(2.) JCD
3. Proof of ownership in the form of a recorded Warranty Deed. This can be obtained at the Park County Clerk and Recorders office.	(3.) JCD
4. A legal description of the property proposed for the plat amendment prepared by a licensed Colorado land surveyor.	(4.) JCD
5. A list of names and mailing addresses of all owners of adjacent property to the property subject to the proposed plat amendment, this information is at the Park County Assessor's Office.	(5.) JCD
6. *For a Common Plat Amendment that relocates or reconfigures one or more lot lines within the subdivision*, a Plat illustrating the amendment. The Plat shall be drafted at a commonly used engineering scale by the use of permanent ink on a stable reproducible drafting medium with outer dimensions of twenty-four inches by thirty-six inch (24" x 36"). Where the required data cannot be clearly shown on one plan sheet, additional plan sheets of the same size may be used with easily identifiable match lines. The Plat shall contain:	(6.)
a. A title that prominently identifies the name of the recorded subdivision, together with the phrase "Plat Amendment." If the property described in the recorded plat is zoned as a Planned Unit Development (PUD), the title shall include the phrase "Planned Unit Development";	(6a.) JCD
b. Date of preparation, map scale, and north arrow;	(6b.) JCD
c. Name, address and telephone number of the Applicant, land owner(s), planner, engineer, and surveyor;	(6c.) JCD
d. A general vicinity map illustrating the location of the property subject to the proposed amendment;	(6d.) JCD
e. Total acreage and surveyed description of the lots and area subject to the proposed amendment;	(6e.) JCD
f. A clear illustration or description of the amendment proposed, using shading, crosshatching, highlighting, or other techniques to accurately illustrate the proposed amendment;	(6f.) JCD

For County Use Only: Initial Receipt of the Required Information	
(6g.)	JCD
(7.)	N/A
(7a.)	N/A
(7b.)	N/A
(7c.)	N/A
(8.)	N/A
(9.)	JCD
(10.)	JCD

g. Approval certification and plat language Forms A-1, A-2, A-3, A-4, and A-5, and A-6 if applicable as identified in Appendix A of the Land Use Regulations. The Board of County Commissioners may modify the form of certification and plat language upon the advice of the County Attorney.

7. *For a Common Plat Amendment that modifies, amends, adds, or deletes a restriction, limitation, condition, or other obligation, right, or duty stated on the recorded plat*, a written description clearly stating the proposed amendment in a form suitable for recordation with the office of the Park County Clerk and Recorder. The written description shall be subject to approval of the County Attorney and, at a minimum, the written amendment shall also include:
   a. A title that prominently identifies the name of the recorded subdivision together with the phrase "Plat Amendment." If the property described in the recorded plat is zoned as a Planned Unit Development (PUD), the title shall include the phrase "Planned Unit Development";
   b. Date of preparation, name, address, and telephone number of the Applicant, land owner(s), and any professionals (planners, engineers, surveyors) assisting in the plat amendment;
   c. As appropriate for the scope and extent of the proposed Common Plat Amendment, approval certification and plat language forms A-1, A-2, A-3, A-4, and A-5 as identified in Appendix A of the Land Use Regulations. The Board of County Commissioners may modify the form of certification and plat language.

8. Letters of consent to alter or vacate utility easements from all public utilities serving the site, if applicable.

9. The property must be clearly identified with the address and posted according to the Park County address requirements (attached).

10. An $11.00 check made out to the Park County Clerk and Recorder to record the surveyors Mylar.

Note: A Mylar as described in #6 will be required after final approval for recording.
Note: Refer to Park County Land Use Regulations Article VI Standards for Approval of a Common Plat Amendment.

D. APPLICANT AND LANDOWNER SIGNATURES:

The undersigned applicant and landowner hereby verify and affirm that the information contained in this application is complete and accurate. The undersigned applicant and landowner understands and acknowledges that the submission of inaccurate and incorrect information may result in the denial or rejection of the application and/or result in the invalidation of any approvals issued by Park County, Colorado.

Applicant: Signed: Rocky N. Guerrero

Print name: ~~Robert~~ Rocky N. Guerrero

If company, state Title/Position: _____

E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION

This application was submitted to the Park County Planning Department on the following date and time:

November 1st, 2016
Month Day Year

For County Use Only:
Verification of Date of Delivery and County Receipt of Application
Date: November 1st, 2016
Print Name: John Deagan

Payment of the Applicant Fee was made by:

X	Personal Check # 251	Amount $ 1,060
	Cash	Amount $
	Other	Amount $

APPLICANT MUST ATTEND THE HEARING. IF A REPRESENTATIVE ATTENDS THE HEARING ON BEHALF OF THE APPLICANT, A NOTARIZED LETTER OF CONSENT MUST ACCOMPANY THE APPLICATION.

ALL PLANNING COMMISSION HEARINGS WILL BE SCHEDULED FOR THE SECOND TUESDAY OF EVERY MONTH. IF A QUORUM IS NOT AVAILABLE, THE HEARING WILL BE SCHEDULED THE NEXT AVAILABLE DATE.

Park County Website | Treasurer Web Site

Colorado
PARK COUNTY
Treasurer: Michelle Miller

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Real Estate TAX/NOTICE RECEIPT FOR PARK COUNTY

SCHEDULE # R 15616 2015

PROPERTY ADDRESS: BAILEY
TAXABLE VALUE: $16,920.00 **ACTUAL VALUE:** $58,328.00 **TAX DISTRICT:** 005

Owners Name
GUERRERO ROCKY NICHOLAS
15674 S PITKIN LANE
PINE CO 80470

Legal Description
T07 R72 S24 NE4 W 660 FT OF E 1150 FT O
N 330 FT OF NW4NE4 24-7-72

TAX:	$1,108.08
INTEREST:	$55.40
FEE:	$0.00
TOTAL TAX & ASMTS.:	$1,108.08
UNPAID BALANCE:	**$0.00**

Select a payment option below.

First Half: Feb 28th
Second Half: June 15th
OR
Full Payment: April 30th

Pay Full Amount

Paid

Last Payment: 09/08/2016 **Amount :** $1,163.48

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Treasurer: Michelle Miller

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Real Estate TAX/NOTICE RECEIPT FOR PARK COUNTY

SCHEDULE # R 16015 2015

PROPERTY ADDRESS: PITKIN LN 15674 PINE
TAXABLE VALUE: $18,820.00 **ACTUAL VALUE:** $236,513.00 **TAX DISTRICT:** 005

Owners Name
GUERRERO ROCKY NICHOLAS
15674 S PITKIN LANE
PINE CO 80470

Legal Description
T07 R72 S13 SE4 WANDCREST PARK
FILING 3 TRACT 171 LOT 1 THRU 12

TAX:	$1,232.48
INTEREST:	$0.00
FEE:	$0.00
TOTAL TAX & ASMTS.:	$1,232.48
UNPAID BALANCE:	**$0.00**

Select a payment option below.

First Half: Feb 28th
Second Half: June 15th
OR
Full Payment: April 30th

Pay Full Amount

Paid

Last Payment: 02/01/2016 **Amount :** $1,232.48

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PARK COUNTY
Treasurer: Michelle Miller

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Real Estate TAX/NOTICE RECEIPT FOR PARK COUNTY

SCHEDULE # R 44610 2015

PROPERTY ADDRESS: PINE
TAXABLE VALUE: $610.00 **ACTUAL VALUE:** $7,631.00 **TAX DISTRICT:** 005

Owners Name
GUERRERO ROCKY NICHOLAS
15674 S PITKIN LN
PINE CO 80470-9122

Legal Description
T07 R72 S13 SE4 WANDCREST PARK
FILING 3 TRACT 159 LOT 1 THRU 4

Select a payment option below.

First Half: Feb 28th
Second Half: June 15th
OR
Full Payment: April 30th

TAX:	$39.94
INTEREST:	$0.00
FEE:	$0.00
TOTAL TAX & ASMTS.:	$39.94
UNPAID BALANCE:	**$0.00**

Pay Full Amount

Paid

Last Payment: 02/01/2016 **Amount :** $39.94

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Colorado
PARK COUNTY
Treasurer: Michelle Miller

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Real Estate TAX/NOTICE RECEIPT FOR PARK COUNTY

SCHEDULE # R 46696 2015

PROPERTY ADDRESS: PITKIN LN PINE
TAXABLE VALUE: $4,670.00 **ACTUAL VALUE:** $16,106.00 **TAX DISTRICT:** 005

Owners Name
GUERRERO ROCKY NICHOLAS
15674 S PITKIN LANE
PINE CO 80470

Legal Description
T07 R72 S13 SE4 WANDCREST PARK
FILING 3 TRACT 171 LOT 13 THRU 29

TAX:	$305.84
INTEREST:	$15.29
FEE:	$0.00
TOTAL TAX & ASMTS.:	$305.84
UNPAID BALANCE:	**$0.00**

Select a payment option below.

First Half: Feb 28th
Second Half: June 15th
OR
Full Payment: April 30th

Pay Full Amount

Paid

Last Payment: 09/08/2016 **Amount :** $321.13

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623637 02/03/2006 01:15P
1 of 2 R 11.00 D 33.00 DEBRA A GREEN PARK CO

STATE DOCUMENTARY FEE
DATE 2-3-06
$ 33.00

WARRANTY DEED

THIS DEED, Made this **27th** day of **January**, 2006 between

Staci Heyden also known as Staci J. Heyden

of the City and County of Park, State of Colorado, grantor and

Rocky Nicholas Guerrero

whose legal address is: 17808 Valerio Street, Reseda, Ca. 91335
of the City and County of **Park**, State of **Colorado**, grantee:
WITNESSETH, That the grantor for and in consideration of the sum of Three Hundred Thirty Thousand Dollars and NO/100's **($330,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the City and County of Park, and State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as **15674 S. Pitkin Lane, Pine, CO 80470**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a "Title Review", of the contract dated **December 27, 2005**, between the parties.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLER:

Staci Heyden

Staci Heyden also known as Staci J. Heyden now known as Staci McCarthy

STATE OF **COLORADO**
COUNTY OF **Jefferson** } SS:

The foregoing instrument was acknowledged before me this **27th** day of **January, 2006** by **Staci Heyden also known as Staci J. Heyden, now known as Staci McCarthy**

Notary Public

Witness my hand and official seal.
My **Commission** expires: **02/12/06**

WDPHOTO
Warranty Deed (For Photographic Record)

Security Title
File No. **S0097727**

623637 02/03/2006 01:15P
2 of 2 R 11.00 D 33.00 DEBRA A GREEN PARK CO

Exhibit A

Lots 1 to 12, inclusive, Tract 171,
WANDCREST PARK, THIRD FILING, and

Lots 1 to 4, inclusive, Tract 159
WANDCREST PARK, THIRD FILING,

County of Park,
State of Colorado

716676 7/6/2015 3:16 PM Debra A Green
1 of 2 WD R$16.00 D$10.00 Park County Clerk

WARRANTY DEED

THIS DEED, Made this 2nd day of July, 2015 between

Staci Heyden, as to Parcel I and Staci Heyden and Mark McCarthy, as to Parcel II

of the County of Meredith, State of New Hampshire, grantor and

Rocky Nicholas Guerrero

whose legal address is: 15674 S. Pitkin Lane, Pine, CO 80470
of the County of Park, State of Colorado, grantee:
WITNESSETH, That the grantor for and in consideration of the sum of **One Hundred Thousand Dollars and No/100's ($100,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the City and County of Park, and State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

Doc Fee
$ 10.00

also known by street and number as TBD Pitkin Lane, Pine, CO 80470

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated June 17, 2015, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLER:

Staci Heyden
Staci Heyden, as to Parcel I and Parcel II

Mark McCarthy
Mark McCarthy as to Parcel II

STATE OF NEW HAMPSHIRE }ss:
COUNTY OF Meredith

24 June 2015

The foregoing instrument was acknowledged before me this 2nd day of July, 2015 by Staci Heyden, as to Parcel I and Staci Heyden and Mark McCarthy, as to Parcel II.

AMY M. BROWN
Notary Public - New Hampshire
My Commission Expires May 8, 2019

Amy M Brown
Notary Public
Witness my hand and official seal.
My Commission expires: May 8 2019

Exhibit A

Parcel I:

Lots 13 to 29, Inclusive, Tract 171,
Wandcrest Park, Third Filing,

County of Park,
State of Colorado

Parcel II:

Beginning at the Northeast corner of the NW ¼ of NE ¼ of
Section 24, Township 7 South, Range 72 West,
Thence West 490 feet to the Point of Beginning;
Thence South 330 feet;
Thence West 660 feet;
Thence North 330 feet;
Thence East 660 feet to the Point of Beginning;
In Section 24, Township 7 South, Range 72 West,

County of Park,
State of Colorado

Owners of Lots Adjacent to 15674 South Pitkin Lane, November 2nd 2016

MILLER WILLIAM P
901 BROOKSIDE DR
BAILEY, CO 80421-2230

MILLS NANCY LIBBEY
8031 E PHILLIPS CIR
CENTENNIAL, CO 80112-3209

KYTE THOMAS JEFFREY
720 16TH ST #208
DENVER, CO 80202

PANDA ASSOCIATES LLC
3867 E EASTER DR
LITTLETON, CO 80122

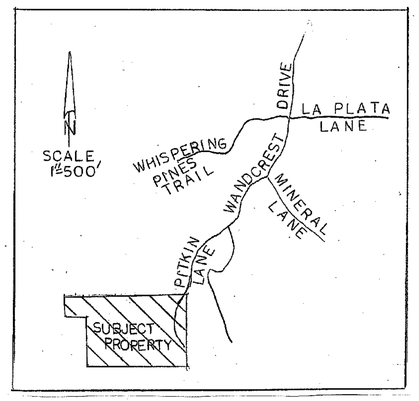
ANDERSON JILL L
15574 S PITKIN LN
PINE, CO 80470

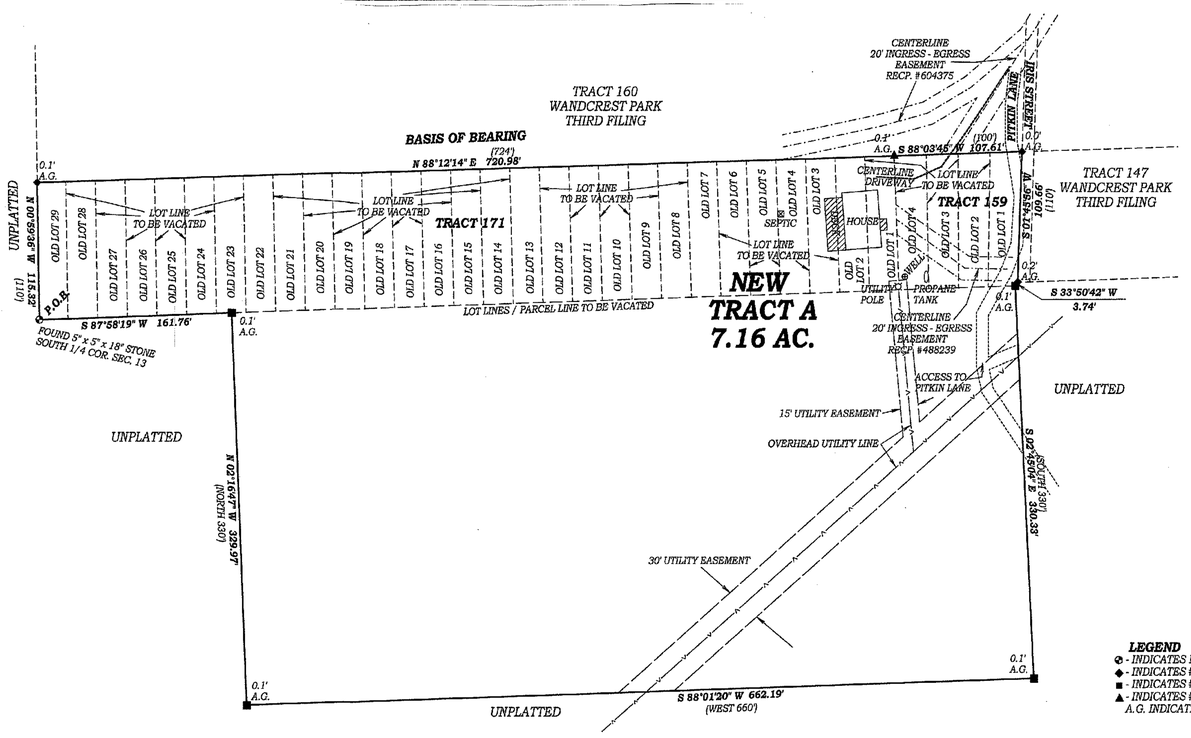
WHITE JOEL
15574 S PITKIN LN
PINE, CO 80470

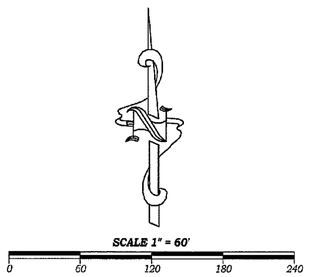
LOT CONSOLIDATION AND COMMON PLAT AMENDMENT PLAT

A RECONFIGURATION OF LOTS 1 TO 29, INCLUSIVE, TRACT 171 AND LOTS 1 TO 4, INCLUSIVE, TRACT 159, WANDCREST PARK THIRD FILING, (RECEPTION NO. 27182813), LOCATED IN SEC. 13, T. 7 S., R. 72 W. OF THE 6TH. P.M., AND A PORTION OF NORTHEAST ONE-QUARTER OF SEC. 24, T. 7 S., R. 72 W. OF THE 6TH. P.M., COUNTY OF PARK, STATE OF COLORADO.

VICINITY MAP







SURVEYOR'S CERTIFICATE

I, BENJAMIN A. PITSKER, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LOT CONSOLIDATION PLAT AND SURVEY WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 22ND. DAY OF MARCH, 2016, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID LOT CONSOLIDATION PLAT AND THE SURVEY THEREOF.

BENJAMIN A. PITSKER
LICENSE NUMBER 19618

NOTES:

1. *DIMENSIONS IN PARENTHESIS ARE THOSE PER MAP OF WANDCREST PARK THIRD FILING OR DEEDS WHEN DIFFERENT FROM THOSE MEASURED IN THE FIELD.*
2. *A TITLE SEARCH WAS NOT PERFORMED BY THIS OFFICE. LEGAL DESCRIPTION (S) ARE PER DEED AND / OR TITLE COMMITMENT UNLESS OTHERWISE NOTED.*
3. *NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED, MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.*
4. *BASIS OF BEARING IS NORTH LINE OF TRACT 171, WANDCREST PARK THIRD FILING, BETWEEN THE #4 REBAR WITH 1" RED PLASTIC CAP (L.S. #19618) FOUND AT THE NORTHWEST CORNER OF LOT 29, SAID TRACT 171 AND THE #3 REBAR (NO CAP) FOUND AT THE NORTHEAST CORNER OF LOT 1, SAID TRACT 171, SAID BEARING ASSUMED TO BE NORTH 88°12'14" EAST, AS SHOWN HEREON.*
5. *RIGHTS-OF-WAY AND EASEMENTS WERE NOT RESEARCHED BY THIS OFFICE AT THE REQUEST OF THE CLIENT. EASEMENTS SHOWN HEREON ARE PER RECORDED PLATS AND/OR TITLE COMMITMENT PROVIDED AT THE DATE OF THE SURVEY, UNLESS OTHERWISE NOTED HEREON.*
6. *CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION.*
7. *DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.*
8. *A CURRENT TITLE COMMITMENT WAS NOT RECEIVED AT THE TIME OF THIS SURVEY.*
9. *THIS SURVEY IS BASED UPON THE RECORDED MAP OF WANDCREST PARK THIRD FILING, AND THE MONUMENTATION FOUND IN THE FIELD. THE SUBDIVISION BOUNDARY WAS NOT FIELD DETERMINED, THEREFORE CANNOT BE GUARANTEED.*
10. *THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE PROPERTIES DESCRIBED AND RECORDED UNDER RECEPTION NUMBER 716676 AND TO REMOVE THE PROPERTY DESCRIBED AS PARCEL I FROM THE WANDCREST PARK SUBDIVISION.*

LEGAL DESCRIPTION

NEW TRACT A

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 171;
THENCE NORTH 00°59'36" WEST, ALONG THE WEST LINE OF SAID TRACT 171, A DISTANCE OF 115.32 FEET;
THENCE NORTH 88°12'14" EAST, ALONG THE NORTH LINE OF SAID TRACT 171, A DISTANCE OF 720.98 FEET;
THENCE NORTH 88°03'45" EAST, ALONG THE NORTH LINE OF SAID TRACT 159, A DISTANCE OF 107.61 FEET;
THENCE SOUTH 01°45'56" WEST, ALONG THE EAST LINE OF SAID TRACT 159, A DISTANCE OF 109.66 FEET;
THENCE SOUTH 33°50'42" WEST, A DISTANCE OF 3.74 FEET;
THENCE SOUTH 02°45'04" EAST, ALONG THE EAST LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 716676, A DISTANCE OF 330.33 FEET;
THENCE SOUTH 88°01'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 716676, A DISTANCE OF 662.19 FEET;
THENCE NORTH 02°16'47" WEST, ALONG THE WEST LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 716676, A DISTANCE OF 329.97 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID TRACT 171;
THENCE SOUTH 87°58'19" WEST, ALONG SAID SOUTH LINE OF TRACT 171, A DISTANCE OF 161.76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 7.16 ACRES, MORE OR LESS.

LEGEND
- ◒ - *INDICATES MONUMENT DESCRIBED HEREON FOUND, THIS SURVEY.*
- ◆ - *INDICATES #4 REBAR WITH 1" RED PLASTIC CAP (L.S. #19618) FOUND, THIS SURVEY.*
- ■ - *INDICATES #4 REBAR WITH 1" RED PLASTIC CAP (L.S. #20136) FOUND, THIS SURVEY.*
- ▲ - *INDICATES #3 REBAR (NO CAP) FOUND, THIS SURVEY.*

A.G. INDICATES DISTANCE MONUMENT IS ABOVE GROUND SURFACE.

APPROVAL OF BOARD OF COUNTY COMMISSIONERS

APPROVED AS A COMMON PLAT AMENDMENT PLAT BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____, 20 ____, SUBJECT TO ALL APPLICABLE PROVISIONS OF THE 2011 PARK COUNTY LAND USE REGULATIONS, AS AMENDED.

BOCC CHAIRPERSON — *ATTEST: PARK COUNTY CLERK AND RECORDER*

PARK COUNTY ADMINISTRATIVE APPROVAL:

APPROVED AS AN ADMINISTRATIVE LOT CONSOLIDATION PLAT BY THE PLANNING DIRECTOR OF PARK COUNTY, COLORADO, AND APPROVED FOR RECORDATION WITH THE PARK COUNTY CLERK AND RECORDER'S OFFICE PURSUANT TO THE PARK COUNTY LAND USE REGULATIONS THIS _____ DAY OF _____, 20 ____ .

PLANNING DIRECTOR / COUNTY DESIGNEE

ATTEST: CLERK AND RECORDER OR DEPUTY CLERK

LEGAL DESCRIPTION AND CERTIFICATE OF OWNERSHIP

LEGAL DESCRIPTION:

ROCKY NICHOLAS GUERRERO, BEING THE OWNER OF THE REAL PROPERTY OF 7.16 ACRES LOCATED IN PARK COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

PARCEL I:

LOTS 1 TO 29, INCLUSIVE, TRACT 171 AND LOTS 1 TO 4, INCLUSIVE, TRACT 159, WANDCREST PARK THIRD FILING, COUNTY OF PARK, STATE OF COLORADO

PARCEL II:

BEGINNING AT THE NORTHEAST CORNER OF THE NW ¼ OF THE NE ¼ OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 72 WEST;
THENCE WEST 490 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 330 FEET;
THENCE WEST 660 FEET;
THENCE NORTH 330 FEET;
THENCE EAST 660 FEET TO THE POINT OF BEGINNING;
IN SECTION 24, TOWNSHIP 7 SOUTH, RANGE 72 WEST,
COUNTY OF PARK,
STATE OF COLORADO

COUNTY OF PARK,
STATE OF COLORADO.

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20 ____.

ROCKY NICHOLAS GUERRERO

STATE OF COLORADO)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20 ____,

BY ROCKY NICHOLAS GUERRERO.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TITLE CERTIFICATE:

_____ TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT TITLE TO THE ABOVE-DESCRIBED PROPERTY IS VESTED IN THE OWNER(S).

DATE: _____

AUTHORIZIED AGENT

RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, ON THE _____ DAY OF _____, 20 _____, AND DULY FILED AT RECEPTION NO. _____.

PARK COUNTY CLERK AND RECORDER

APPLICANT / LAND OWNER
ROCKY GUERRERO
15674 SOUTH PITKIN LANE
PINE, COLORADO 80470
PH. (818) 441 - 4264

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PREPARED BY:
PITSKER AND ASSOCIATES
26689 PLEASANT PARK ROAD
CONIFER, COLORADO 80433
PH. (303) 674-6018/FAX (303) 838-7174

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