

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: October 10th, 2016 **Submitted Date:** September 15th, 2016

Case #: 16SET-06 **Case Name:** Messing Structural Setback Variances

Request: Applicant is requesting a 20 foot variance from the front setback requirement, a 15 foot variance from the side setback requirement , and a 36 foot variance from the wetland-to-structure setback requirement between a in order to construct a house.

Location/Legal Description: Lot 970, Valley of the Sun Filing 21, addressed as 17 Johnston Court, Fairplay.

Date of Board of Adjustment Hearing: October 11th, 2016.

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:

Submitted documentation indicates minimal site area available for placement of structure without encroachment into wetland. The recently completed Park County Wetland Inventory assessment indicates wetland associated with the subject property is characterized as either negligibly or mildly impaired, highly functioning, and of high environmental quality. It appears unlikely that placement of the structure contemplated in the submitted documentation could be effected without detrimental impact on the subject wetland.

Signed: Terrance O'Neill
Title: Chairman, Advisory Board on Environment

Date: November 3, 2016

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: October 10th, 2016 **Submitted Date:** September 15th, 2016

Case #: 16SET-06 **Case Name:** Messing Structural Setback Variances

Request: Applicant is requesting a 20 foot variance from the front setback requirement, a 15 foot variance from the side setback requirement, and a 36 foot variance from the wetland-to-structure setback requirement between a in order to construct a house.

Location/Legal Description: Lot 970, Valley of the Sun Filing 21, addressed as 17 Johnston Court, Fairplay.

Date of Board of Adjustment Hearing: October 11th, 2016.

_____ 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: 9/19/16

Title: Admin Supervisor

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: October 10th, 2016 **Submitted Date:** September 15th, 2016

Case #: 16SET-06 **Case Name:** Messing Structural Setback Variances

Request: Applicant is requesting a 20 foot variance from the front setback requirement, a 15 foot variance from the side setback requirement , and a 36 foot variance from the wetland-to-structure setback requirement between a in order to construct a house.

Location/Legal Description: Lot 970, Valley of the Sun Filing 21, addressed as 17 Johnston Court, Fairplay.

Date of Board of Adjustment Hearing: October 11th, 2016.

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:

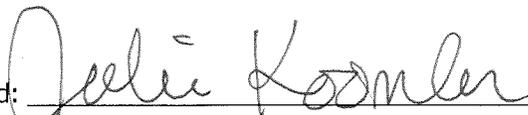
We have reviewed this referral and find no conflicts with our interests.

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:

Thank you for forwarding 16set-06 report on the Messing Structural Setback Variances. Park County Dept. of Heritage, Tourism and Community Development has reviewed this application and finds no historic resources according to prior survey affected by this Setback Variances. Park Co. Dept. of Heritage, Tourism and Community Development has only the recommendation that if cultural significant artifacts or objects are discovered to please contact our office immediately, so that the resources maybe evaluated for National Register eligibility .

Signed: 

Date: 10/10/2016

Title: Preservation Specialist II