

# EXECUTED APPLICATION

## PUD $\rightarrow$ 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](mailto:pcpd@parkco.us), fax (719) 836-4351, or write to us at P.O. Box 1598 Fairplay, CO 80440.

### A. APPLICANT AND OWNERSHIP INFORMATION

OFFICE OF  
THE PRESIDENT

Applicant's Name: MOOREDALE RANCH RESORT 1/0 GRANT PECK  
Mailing Address: ~~WINDYBORN~~ 765 ELDRADO BLVD #2211  
City: BROOMFIELD State: CO Zip: 80021  
Telephone (work) 303-589-0232 (home) 3-530-333 (fax)  
Owner's Name: MOOREDALE RANCH RESORT  
Mailing Address: PO BOX 1676  
Telephone No. and Email Address: GPECKGOLF@COMCAST.NET

### B. PROPERTY INFORMATION

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

PER MYLAR AND ATTACHED

Street Address of Property: 57920 HWY 285, BAILEY CO, 80421  
Property's Total Acreage: 13.41  
Current Zone District of Property: PUD

For County Use Only
Planning Department Confirmation of Current Zone District:
District: <u>PUD</u>
<u>Jill Falchi</u>
Print Full Name

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

**C. APPLICATION REQUIREMENTS**

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.
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 Records office.
4. A legal description of the property proposed for the plat amendment 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 plat amendment, this information is at the Park County Assessor's Office.
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:*
  - 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, map scale, and north arrow;
  - c. Name, address and telephone number of the Applicant, land owner(s), planner, engineer, and surveyor;
  - d. A general vicinity map illustrating the location of the property subject to the proposed amendment;
  - e. Total acreage and surveyed description of the lots and area subject to the proposed amendment;
  - f. A clear illustration or description of the amendment proposed, using shading, crosshatching, highlighting, or other techniques to accurately illustrate the proposed amendment;

✓  
N/A  
N/A  
✓  
✓  
✓

For County Use Only: Initial Receipt of the Required Information	
(1.)	JF
(2.)	NA
(3.)	NA
(4.)	JF
(5.)	JF
(6.)	JF
(6a.)	JF
(6b.)	JF
(6c.)	JF
(6d.)	JF
(6e.)	JF
(6f.)	JF

For County Use Only: Initial Receipt of the Required Information

(6g.) JF

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:

(7.)

- 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.

(7a.)

(7b.)

(7c.)

N/A

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

(8.) NA

PENDING INSTALLATION

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

(9.) JF

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

(10.) JF

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: \_\_\_\_\_

Print name: \_\_\_\_\_

If company, state Title/Position: \_\_\_\_\_

*[Handwritten Signature]*  
GRANT PECK  
PRESIDENT MOORDALE RANCH RESORT

**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 7, 2016  
Month Day Year

**For County Use Only:**  
Verification of Date of Delivery and  
County Receipt of Application  
Date: 11/22/16  
Print Name: Jill Falch

Payment of the Applicant Fee was made by:

<u>X</u>	Personal Check # <u>1130</u>	Amount \$ <u>1000</u>
_____	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.**

LEGAL DESCRIPTION

A PORTION OF THE NORTH ½ OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 73 WEST OF THE 6<sup>TH</sup> P.M., COUNTY OF PARK, STATE OF COLORADO:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE S 76°02'34" E FOR A DISTANCE OF 1547.33' TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 285, THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID R.O.W. AND TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 24°00'23" AND WHOSE RADIUS IS 1055.00' FOR A DISTANCE OF 442.04' AND SHOES CHORD BEARS S 67°37'29" E FOR A DISTANCE OF 438.81', THENCE S 79°37'41" E CONTINUING ALONG SAID R.O.W. FOR A DISTANCE OF 990.04', THENCE S 47°41'18" W LEAVING SAID R.O.W. FOR A DISTANCE OF 166.50', THENCE S 17°35'18" W FOR A DISTANCE OF 71.12', THENCE S 83°46'25" W FOR A DISTANCE OF 157.84', THENCE S 78°10'06" W FOR A DISTANCE OF 165.60', THENCE S 82°26'49" W FOR A DISTANCE OF 174.71', THENCE S 74°12'32" W FOR A DISTANCE OF 94.03', THENCE S 04°48'44" W FOR A DISTANCE OF 63.14', THENCE N 74°13'05" W FOR A DISTANCE OF 380.24', THENCE N 37°44'18" W FOR A DISTANCE OF 121.39', THENCE N 55°19'18" W FOR A DISTANCE OF 217.06', THENCE N 25°57'58" W FOR A DISTANCE OF 235.25', THENCE N 25°57'48" E FOR A DISTANCE OF 170.50', TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 285, THE TRUE POINT OF BEGINNING, CONTAINING 10.89 ACRES, MORE OR LESS.

THE BASIS OF BEARING IS THE NORTHWESTERLYLINE OF SUBJECT PROPERTY BEING N 25°57'48" E (ASSUMED) WITH MONUMENTS AS SHOWN HEREON.

THIS LEGAL DESCRIPTION WAS PREPARED BY ROBERT L. FEROLDI, PLS 20136 OF THE FIRM EVERGREEN SURVEYING, INC., P.O. BOX 3514, EVERGREEN, CO 80439, PHONE (303) 674-3444, JOB# B11614. LA. 11-2-16. B11614.LEGAL



MooreDale Homeowners Association Neighbor List

Schedule #:

16263 MCCALLUM, ERICK  
PO BOX 171953  
ARLINGTON, TX 76003

35975 SAVOY, RICHARD W  
70 MOOREDALE RD  
BAILEY, CO 80421

45276 DEAN, DONALD L  
PO BOX 971  
BAILEY, CO 80421-0971

18656 DEAN, DONALD L  
PO BOX 971  
BAILEY, CO 80421-0971

15979 R5 PROPERTIES, LLC  
57837 HWY 285  
BAILEY, CO 80421

15949 HEBB, JAMES  
57831 HWY 285  
BAILEY, CO 80421

18527 JALANIVICH, DEBORAH  
PO BOX 655  
BAILEY, CO 80421-0655

~~16263 MCCALLUM, ERICK  
PO BOX 171953  
ARLINGTON, TX 76003~~

17605 Millennium Resorts LLC  
PO Box 845  
Bailey, CO 80421

18153 Roy E Jr & Annetta C Schwalm  
1195 W Hinsdale Dr  
Littleton, CO 80120

Count

**Homeowner  
Name and Address**

**Verify Information and  
Sign In Please**

**Do you have  
Anyone's Proxy?**

#1

**Lisa Lien-Hughes**  
PO Box 861  
Bailey CO

[Tacomatruck96@yahoo.com](mailto:Tacomatruck96@yahoo.com)  
303 838 4036

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Name and Unit

#2

**Dennis Duke**  
1237 S. Eaton Ct.  
Lakewood, CO

[dduke76@yahoo.com](mailto:dduke76@yahoo.com)  
303 922 7628  
720 448 4874

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Name and Unit

#3 + #4

**Frank Sevigny**  
PO Box 992  
Georgetown, CO

80232

80444

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Name and Unit

#5

**Jon Rice**  
PO Box 352  
Bailey, CO

80421

[iwproducts@earthlink.net](mailto:iwproducts@earthlink.net)

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Name and Unit

#6 + #7

**Joel and Sarah Nelson**  
65 Prairie Ridge Road  
Littleton, CO

80126 720 470 9072

[joelnelson@aol.com](mailto:joelnelson@aol.com)  
[Sarahchuckie@aol.com](mailto:Sarahchuckie@aol.com)

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Name and Unit

#8

**Daniel Dinse**  
7385 W. 97th Place  
Westminster, CO

80021

[ddinse001@centurylink.net](mailto:ddinse001@centurylink.net)

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Name and Unit

#9

**Matthew Beresky**  
16 N. 18th Street  
Colorado Springs, CO

80904

[kinberlyhazard@yahoo.com](mailto:kinberlyhazard@yahoo.com)  
303 986 0992

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Name and Unit

#10

**John Lamphear**  
14130 N. Cabana St # 107  
Corpus Christi, TX

78418

[iclamphear@hotmail.com](mailto:iclamphear@hotmail.com)  
361-445-1073

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Name and Unit

Count

# Homeowner Name and Address

#11

**Steven Canale**  
3601 Albion St.  
Englewood, CO

[canale928@yahoo.com](mailto:canale928@yahoo.com)  
303 882 9179

Verify Information and Sign In Please

Do you have Anyone's Proxy?

Name and Unit

#12

**Jane Firestone**  
18630 E. Wagon Trail  
Aurora, CO

[mpsco@aol.com](mailto:mpsco@aol.com)

Name and Unit

#13

**Scott Peck**  
PO Box 963  
Bailey, CO

[macpeck@exceed.com](mailto:macpeck@exceed.com)

Name and Unit

14, 34 -45

**Grant Peck**  
PO Box 1676  
Bailey, CO

[gpeckgolf@comcast.net](mailto:gpeckgolf@comcast.net)

Name and Unit

#15 + #16

**Doug Wilner**  
Pinecone Investments  
PO Box 147  
Fairmont, MN

[dawillner@hotmail.com](mailto:dawillner@hotmail.com)

Name and Unit

#17 + #18

**Barbara & Larry Behl**  
PO Box 193  
Shawnee, CO

[baronbehl@aol.com](mailto:baronbehl@aol.com)

Name and Unit

#19

**Carol Hancey**  
PO Box 62  
Bailey, CO

[carolkiv@yahoo.com](mailto:carolkiv@yahoo.com)

Name and Unit

#20 + #22

**Diane Watts**  
1985 Yank Court  
Golden, CO

[wattsreal@aol.com](mailto:wattsreal@aol.com)

Name and Unit

80421

303 564 9288

80401

Count

### Homeowner

### Name and Address

#21

**Kevin Dismuke**

[kevin.dismuke@ams.usda.gov](mailto:kevin.dismuke@ams.usda.gov)

1234 Reed Street

303 902 6251

Lakewood CO

80214-4728

Name and Unit

### Verify Information and Sign In Please

### Do you have Anyone's Proxy?

#23 + #24

**Ginger Dyer**

[gdyere@fnf.com](mailto:gdyere@fnf.com)

13055 US Hwy 285

303 838 2489

Pine, CO

80470

Name and Unit

#28 + #29

**John and Judy Hadley**

[jkramerhadley@yahoo.com](mailto:jkramerhadley@yahoo.com)

4014 Harbor Pointe Dr.

Missouri City, TX

77459

Name and Unit

#31

**Jim and Rachel Ellison**

[jr3star@comcast.net](mailto:jr3star@comcast.net)

5945 S. Yank Ct.

Littleton, CO

80127

Name and Unit

#32

**Debbie Kind**

[debbietkind@gmail.com](mailto:debbietkind@gmail.com)

P.O. Box 83

Bailey, CO.

80421

Name and Unit

#33

**Louie & Marie Olona**

No Email

PO Box 12

Hudson, CO

80624

Name and Unit

#46 + #47

**Karen and Andy Smart**

[ankarai@qwestoffice.net](mailto:ankarai@qwestoffice.net)

PO Box 845

Bailey, CO

80421

Name and Unit

Park County Planning Department  
1246 CR 16  
P.O. Box 1598  
Fairplay, CO. 80440

November 7<sup>th</sup>, 2016

Pertaining to Application to change use of a building at MooreDale Ranch Resort

Dear Planning Department,

On October 18<sup>th</sup>, the Annual Meeting for the MooreDale Ranch Resort was held. The meeting was called subject to notification requirements dictated in the association's Bylaws and Declarations.

A copy of the agenda is attached.

The purpose of the meeting, among other things, was to discuss and vote on the Board of Directors plan to change the legal description of the Event Center (Club House) such that the unit would become a deedable, sellable and become a separate dues paying unit.

A quorum was established at the meeting and as dictated by CCIOA it was understood that 67% of the voting owners would be necessary to approve the measure.

The measure as presented to the ownership was as follows:

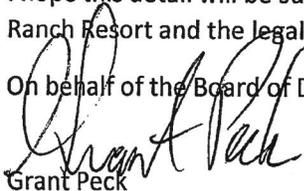
*"Should the Board of Directors be authorized to amend the PUD sufficient to allow for deeding the Event Center as a single family home for the purpose of selling the home in the open market. Funds from the sales would be used 100% for the improvement of the Mooredale Community. The home would become a dues paying unit, subject to the terms and conditions established by the Board of Directors."*

The measure was discussed and subsequently called for a vote by the President of the HOA, Grant Peck. The measure was seconded and by written, anonymous ballot, voted upon. The measure passed with 37 votes for and none against. There are 43 voting members of the Association. Accordingly, the measure passed with 86% of the memberships approval, well beyond the 67% required by CCIOA and the HOA's Declarations.

Ballots cast by the owners at the meeting are available if there is any need to verify the outcome of the voting.

I hope this detail will be sufficient to satisfy any questions about the will of the ownership at MooreDale Ranch Resort and the legal qualifications associated with this change of use application.

On behalf of the Board of Directors,



Grant Peck  
President, MooreDale HOA

**MOORE DALE RANCH RESORT**  
DBA  
**PLATTE CANYON VILLAGE**

**NOTICE OF ANNUAL MEETING**

**Tuesday October 18<sup>th</sup>, 2016**  
**6:30 P.M.**

**MEETING LOCATION: Moore Dale Ranch Resort Event Center**  
Sitting Board: Grant Peck, Karen Smart, Jon Rice, Scott Peck and Kevin Dismuke

**MEETING AGENDA**

Call to order by President, Grant Peck  
Owners introductions  
Distribution and approval of 2015 Minutes  
The Year in Review & looking forward (Grant)  
Presentation of 2016 - 2017 budget  
Moore Dale Improvement Plan – Survey (MIP) discussion  
Event Center Sale decision/vote  
Nominations for 2 Director positions for two-year term  
(Terms expire for Scott Peck and Jon Rice)  
Election of Directors  
Newly-elected and incumbent Directors will have a brief Executive Session  
Adjourn

**CAN'T MAKE THE MEETING?**

This year's meeting is very important. We will be discussing and voting on the possible sale of the Event Center. To sell an asset, 67% of the ownership must vote in favor of the sale. Attendance or a Proxy is critical to conduct this important business.

**A stamped, addressed envelope is enclosed for your convenience.**

**Please mail in your proxy if you are unable to attend! We must have proxies prior to or on Monday October 17<sup>th</sup>!**

