

**PARK COUNTY  
PLANNING COMMISSION  
RESOLUTION # 06-2019-04**

**A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION FOR THE REZONING FROM AGRICULTURAL (A) TO AGRICULTURAL SMALL LOT (A-35) OF TWO TRACTS OF LAND KNOWN AS SIX SHOOTER JUNCTION SUBDIVISION (UNPLATTED), LOCATED IN SECTION 18, TOWNSHIP 12S, RANGE 72W, AND ADDRESSED AS 1400 AND 1410 COUNTY ROAD 90, LAKE GEORGE.**

**WHEREAS**, the Planning Commission held an open public meeting, notice duly given thereof, on June 11, 2019, at the Board of County Commissioners' Meeting Room in Fairplay, Colorado; and

**WHEREAS**, Eric Simonson, PLS dba Rampart Surveys, LLC, on behalf of Mary Lisa Starry, has applied for Rezoning of the parcels described in the attached Exhibit A and Exhibit B; 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 is hereby recommended to the Board of County Commissioners for:

Approval  Denial

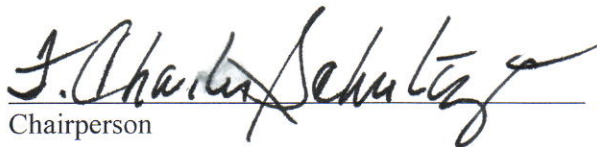
With the following conditions:

1. A permanent access easement for Tract 1 crossing Tract 2 must be recorded prior to approval by the Board of County Commissioners.
2. The existing driveway must be registered and approved by the County prior to any building permits being issued.

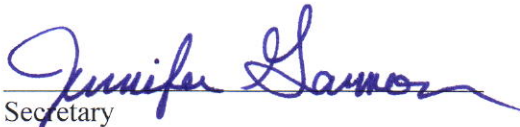
Section 2. The basis and grounds supporting such recommendation are documented by the recorded testimony and other evidence presented before the Planning Commission. In particular, the Planning Commission finds that the application for a Rezoning:

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

MOVED, SECONDED, AND PASSED THIS 11<sup>TH</sup> DAY OF JUNE, 2019

  
Chairperson

ATTEST:

  
Secretary

## EXHIBIT A

### LEGAL DESCRIPTION:

TRACT 1, SIX SHOOTER JUNCTION SUBDIVISION (UNPLATTED), AS RECORDED UNDER RECEPTION NO. 749839 OF THE RECORDS OF THE PARK COUNTY CLERK AND RECORDER, BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 692856 OF THE RECORDS OF THE PARK COUNTY CLERK AND RECORDER, BEING THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (N1/2 NE1/4 NW1/4) AND A PORTION OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (W1/2 NE1/4) OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 72 WEST OF THE 6th P.M., PARK COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID W1/2 NE1/4, SAID POINT BEING THE CENTER ONE-QUARTER CORNER OF SAID SECTION 18, AS MONUMENTED BY A 3-1/4" U.S. DEPT. OF THE INTERIOR BUR. OF LAND MANAGEMENT ALUMINUM CAP STAMPED "1989", FROM WHICH THE SOUTHEAST CORNER OF SAID W1/2 NE1/4, SAID POINT BEING THE EAST ONE-SIXTEENTH CORNER OF SAID SECTION 18, AS MONUMENTED BY A 3-1/4" U.S. DEPT. OF THE INTERIOR BUR. OF LAND MANAGEMENT ALUMINUM CAP STAMPED "1989" BEARS N89°37'22"E (S89°38'W PER DEPENDENT RESURVEY BY THE BLM), A DISTANCE OF 1466.32 FEET (1465.86 FEET OF RECORD) AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N01°56'15"E ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SW1/4 NE1/4) OF SAID SECTION 18, A DISTANCE OF 1281.10 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4 NE1/4) OF SAID SECTION 18; THENCE N01°54'49"E ALONG THE WEST LINE OF SAID NW1/4 NE1/4, A DISTANCE OF 640.47 FEET TO THE C-N-N 1/64 CORNER OF SAID SECTION 18, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID N1/2 NE1/4 NW1/4; THENCE N89°52'33"W ALONG THE SOUTH LINE OF SAID N1/2 NE1/4 NW1/4, A DISTANCE OF 1297.18 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE C-N-NW 1/64 CORNER OF SAID SECTION 18; THENCE N00°30'57"W ALONG THE WEST LINE OF SAID N1/2 NE1/4 NW1/4, A DISTANCE OF 650.77 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE W1/16 CORNER COMMON TO SAID SECTION 18 AND SECTION 7 OF SAID TOWNSHIP 12 SOUTH, RANGE 72 WEST; THENCE N89°44'20"E ALONG THE NORTH LINE OF SAID N1/2 NE1/4 NW1/4, A DISTANCE OF 1316.52 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID W1/2 NE1/4; THENCE N88°35'08"E ALONG THE NORTH LINE OF SAID W1/2 NE1/4, A DISTANCE OF 930.43 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THAT RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 121016 OF SAID COUNTY RECORDS; THENCE S48°36'00"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 44.14 FEET; THENCE S88°35'08"W, A DISTANCE OF 227.62 FEET; THENCE S01°10'16"E, A DISTANCE OF 1280.65 FEET; THENCE N89°27'54"E, A DISTANCE OF 219.98 FEET; THENCE S01°10'16"E, A DISTANCE OF 1282.98 FEET TO A POINT ON THE SOUTH LINE OF SAID W1/2 NE1/4; THENCE S89°37'22"W ALONG SAID SOUTH LINE, A DISTANCE OF 1086.28 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 73.62 ACRES OF LAND, MORE OR LESS.

## EXHIBIT B

### LEGAL DESCRIPTION:

TRACT 2, SIX SHOOTER JUNCTION SUBDIVISION (UNPLATTED), AS RECORDED UNDER RECEPTION NO. 749839 OF THE RECORDS OF THE PARK COUNTY CLERK AND RECORDER, BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 692856 OF THE RECORDS OF THE PARK COUNTY CLERK AND RECORDER, BEING THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SW1/4 NE1/4 NE1/4) AND A PORTION OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (W1/2 NE1/4) OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 72 WEST OF THE 6th P.M., PARK COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID W1/2 NE1/4, SAID POINT BEING THE CENTER ONE-QUARTER CORNER OF SAID SECTION 18, AS MONUMENTED BY A 3-1/4" U.S. DEPT. OF THE INTERIOR BUR. OF LAND MANAGEMENT ALUMINUM CAP STAMPED "1989", FROM WHICH THE SOUTHEAST CORNER OF SAID W1/2 NE1/4, SAID POINT BEING THE EAST ONE-SIXTEENTH CORNER OF SAID SECTION 18, AS MONUMENTED BY A 3-1/4" U.S. DEPT. OF THE INTERIOR BUR. OF LAND MANAGEMENT ALUMINUM CAP STAMPED "1989" BEARS N89°37'22"E (S89°38'W PER DEPENDENT RESURVEY BY THE BLM), A DISTANCE OF 1466.32 FEET (1465.86 FEET OF RECORD) AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N89°37'22"E ALONG THE SOUTH LINE OF SAID W1/2 NE1/4, A DISTANCE OF 1086.28 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N01°10'16"W, A DISTANCE OF 1282.98 FEET;

THENCE S89°27'54"W, A DISTANCE OF 219.98 FEET;

THENCE N01°10'16"W, A DISTANCE OF 1280.65 FEET;

THENCE N88°35'08"E, A DISTANCE OF 227.62 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THAT RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 121016 OF SAID COUNTY RECORDS;

THENCE N48°36'00"W ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 44.14 FEET TO A POINT ON THE NORTH LINE OF SAID W1/2 NE1/4;

THENCE N88°35'08"E ALONG SAID NORTH LINE, A DISTANCE OF 392.89 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE E1/16 CORNER COMMON TO SAID SECTION 18 AND SECTION 7 OF SAID TOWNSHIP 12 SOUTH, RANGE 72 WEST;

THENCE S01°45'57"E ALONG THE EAST LINE OF SAID W1/2 NE1/4, A DISTANCE OF 659.36 FEET TO THE C-N-NE 1/64 CORNER OF SAID SECTION 18, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SW1/4 NE1/4 NE1/4;

THENCE ALONG THE NORTH, EAST AND SOUTH LINES OF SAID SW1/4 NE1/4 NE1/4 THE FOLLOWING THREE (3) COURSES;

1.) THENCE N88°36'40"E, A DISTANCE OF 641.81 FEET;

2.) THENCE S00°07'42"E, A DISTANCE OF 662.98 FEET;

3.) THENCE S88°49'22"W, A DISTANCE OF 624.61 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SW1/4 NE1/4) OF SAID SECTION 18;

THENCE S01°10'16"E ALONG THE EAST LINE OF SAID SW1/4 NE1/4, A DISTANCE OF 1284.03 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE S89°37'22"W ALONG THE SOUTH LINE OF SAID W1/2 NE1/4, A DISTANCE OF 380.04 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM TRACT 1 AND TRACT 2 OF THAT RIGHT-OF-WAY AS DESCRIBED UNDER SAID RECEPTION NO. 121016.

SAID TRACT CONTAINS 36.81 ACRES OF LAND, MORE OR LESS.