

**PARK COUNTY APPLICATION FOR  
RIGHT-OF-WAY VACATION  
NON-REFUNDABLE APPLICATION FEE: \$1700**

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](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**

Applicant's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone

(work) \_\_\_\_\_ (home) \_\_\_\_\_ (fax) \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

**B. PROPERTY INFORMATION**

Complete Legal Description of Property Proposed for the Right-of-Way Vacation (attach additional page, if necessary):

\_\_\_\_\_

Street Address of Property: \_\_\_\_\_

Property's Total Acreage: \_\_\_\_\_

Current Zone District of Property: \_\_\_\_\_

<b>For County Use Only</b> Planning Department Confirmation of Current Zone District: District: _____ Print Full Name _____
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**Requirements for a Right-of-Way Vacation  
Article VI, Division 10, Section 6-1002**

**C. APPLICATION REQUIREMENTS**

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 a portion of the total cost to the County to process the application including the cost of publication of the necessary public notices. Any associated fees that may occur is the applicant's responsibility.
2. Tax receipt showing payment of current taxes. This can be obtained at the Park County Assessors 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 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. A Vicinity Map of where the proposed property is located within Park County.
6. Certified Land Survey Plat for the property subject to Right-of-Way Vacation  
The Right-of-Way Vacation plat shall be drawn, signed and stamped by a currently registered Colorado land Surveyor at a commonly used engineering scale. The size of the map sheet shall be twenty-four by thirty-six inches (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. At a minimum, the Right-of-Way Vacation plat shall show or illustrate:
  - a. The plat shall include a title with the phrase "Right-of-Way Vacation Plat"; and,
  - 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. Total acreage and surveyed legal description of the property proposed for right-of-way vacation;
  - e. Primary boundary survey control points with monument descriptions; all parcel lines dimensioned with lengths; curve data including chord lengths and bearings; basis of bearings and relation to true meridian. All required boundary monuments shall be placed in the field before the right-of-way vacation is recorded;
  - f. Name and right-of-way width of each street or road proposed for vacation. Right-of-way widths are to be shown at each leg of an intersection, at point of curvature and point of tangent, at dead-ends, and at angle points;
  - g. A clear illustration or description of the proposed Right-of-Way vacation, using shading, crosshatching, highlighting, or other techniques to accurately show

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

<b>For County Use Only:</b>
Initial Receipt of the Required Information
(6f.) _____
(6h.) _____
(6i.) _____
(7.) _____
(8.) _____
(9.) _____
(10.) _____
(11.) _____

identification of right(s)-of-way to be vacated, subject to acceptance by the Board of County Commissioners;

- h. Approval certification and plat language Forms A-1 through A-4, as identified in Appendix A (attached) of the Land Use Regulations. The Board of County Commissioners may modify the form of certification upon the advice of the County Attorney;
  - i. Location of existing utilities within or adjacent to the property proposed for right-of-way vacation, including water, sewer, electricity, gas and phone lines;
7. Proof that no land adjoining said road or alley to be vacated would be left without access.
  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. Written description of the reason for the right-of-way vacation.
  11. An \$11.00 check made out to the Park County Clerk and Recorder to record the surveyors Mylar.

**Note: Refer to Park County Land Use Regulations Article VI, Division 10; Section 6-1003, Standards for Approval**

**Note: A Mylar as described in #6 will be required after final approval for recording.**

**D. APPLICANT AND LANDOWNER SIGNATURES:**

The undersigned applicant and landowner hereby verifies and affirms 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: \_\_\_\_\_

**E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION**

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

\_\_\_\_\_, 20\_\_\_\_  
Month                      Day              Year

**For County Use Only:**  
Verification of Date of Delivery and  
County Receipt of Application  
Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Payment of the Applicant Fee was made by:

\_\_\_\_\_ Personal Check # \_\_\_\_\_ Amount \$ \_\_\_\_\_  
\_\_\_\_\_ 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.**

**APPENDIX A**

(Form A-1 thru A-8 to be completed on Survey and Mylar Plats only)

**FORM A-1: LEGAL DESCRIPTION AND CERTIFICATE OF OWNERSHIP**

**LEGAL DESCRIPTION:**

\_\_\_\_\_, (“Owner/s”) being the owner(s) of the real property of \_\_\_\_\_ acres located in Park County, Colorado, described as follows:

*[Insert surveyed property description of entire bounds of area being platted]*

In Witness Whereof, we do hereunto set our hands and seals this \_\_\_ day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
[Printed Name of Owner]

\_\_\_\_\_  
[Printed Name of Owner]

*(If by corporation, a president sign, secretary attests and corporate seal is affixed)*

STATE OF \_\_\_\_\_ )

) ss.

COUNTY OF \_\_\_\_\_ )

Acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_  
Notary Public Witness my hand and official seal. My Commission Expires: \_\_\_\_\_

**FORM A-2: SURVEYOR’S CERTIFICATE.**

**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.

*[Insert if applicable statement by the land surveyor explaining how bearings were determined]*

*[Insert if applicable statement by the land surveyor indicating the type of monuments used.]*

*[Insert any required statement by the land surveyor certifying compliance with applicable provisions of the Colorado Revised Statutes]*

\_\_\_\_\_  
Colorado License No.  
Date: \_\_\_\_\_

\_\_\_\_\_  
Registered Land Surveyor

**FORM A-3: APPROVAL FORM FOR BOARD OF COUNTY COMMISSIONERS**

**APPROVAL BY BOARD OF COUNTY COMMISSIONERS:**

APPROVED by the Park County Board of County Commissioners, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ subject to the provision that the County shall not undertake the maintenance of dedicated public streets, roads, and thoroughfares until satisfactory construction thereof by the subdivider. Said public streets, roads, and thoroughfares will be accepted by resolution at a regular county Commissioners’ meeting after completion, inspection, by Park County, and certification of construction in accordance with County standards.

ATTEST:

\_\_\_\_\_  
Park County Clerk and Recorder

\_\_\_\_\_  
Chairperson

**FORM A-4: RECORDER’S CERTIFICATE**

**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

**FORM A-5: TITLE COMPANY CERTIFICATE OF OWNERSHIP**

**TITLE CERTIFICATE:**

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

Date: \_\_\_\_\_

\_\_\_\_\_  
[Signature of Authorized Agent]

**FORM A-6: MORTGAGEE CONSENT TO DEDICATION**

**MORTGAGEE CONSENT TO DEDICATION:**

The undersigned holders of mortgage interests and liens against the property offered for dedication and for transfer to the public and to Park County consents and approves of such dedication and transfer and subordinates and release its interests to such dedicated and transferred property

In Witness Whereof, we do hereunto set our hands and seals this \_\_\_\_ day of \_\_\_\_ 20\_\_

\_\_\_\_\_  
[Printed Name of Mortgage Interest Holder]

(If by corporation, a president sign, secretary attests and corporate seal is affixed.)

[Insert notarization conforming to applicable requirement of state law for mortgage’s place of execution]

**FORM A-7: COUNTY SKETCH PLAN OR PRELIMINARY PLAN APPROVAL**

**PARK COUNTY APPROVAL**

APPROVED as a [insert either: Sketch Plan or Preliminary Plan] by the Park County Board of County Commissioners, this \_\_\_ day of \_\_\_\_\_ 20\_\_ subject to all applicable provisions of the Park County Land Use Regulations.

ATTEST:

\_\_\_\_\_  
Park County Clerk and Recorder

\_\_\_\_\_  
Chairperson

**FORM A-8: COUNTY ADMINISTRATIVE APPROVAL**

**PARK COUNTY ADMINISTRATIVE APPROVAL:**

APPROVED as an Administrative Plat Amendment 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\_\_.

ATTEST:

\_\_\_\_\_  
Planning Director/County Designee

\_\_\_\_\_  
Park County Clerk and Recorder

**THE FOLLOWING IS A LIST OF UTILITY COMPANIES THAT YOU NEED  
TO CONTACT TO GET YOUR UTILITY RELEASE LETTER FOR #9 OF THE  
APPLICATION REQUIREMENTS**

**IREA**

303-838-5583  
719-687-9277

PARK COUNTY (NORTH OF FAIRPLAY)  
PARK COUNTY (SOUTH OF FAIRPLAY-  
WOODLAND PARK OFFICE)

**QWEST**

303-784-0369  
719-584-6484

JULIE MCMULLIN  
MURK MANSELL

**XCEL**

970-262-4050

**CENTURY TEL:**

719-783-2597

**ELEVEN MILE AREA ONLY**

DAN GOMEZ

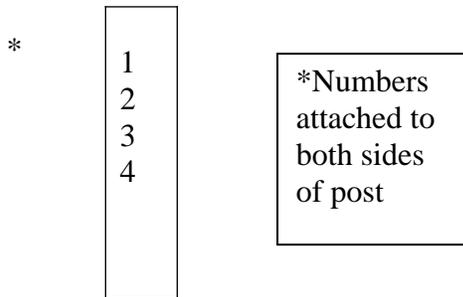
**“POSTED” ADDRESS REQUIREMENTS**

Park County Land Use Regulation  
Section 7-1207 Address Number Signage

Park County requires properties undergoing development to have a permanent address posted. This address post is permanent and is not just for the inspector but is for the use of the Fire Department, Sheriff and Emergency Services. The street address numbers need to be posted on the property prior to the preliminary inspection of the driveway.

- ❑ Numbers shall be attached to a 4” X 4” treated wood or redwood post.
- ❑ The post shall be placed at the driveway no further than 5 feet from the property line. **Note: The post must not be placed in the county road right-of-way.**
- ❑ The top of the post shall be installed, in a permanent fashion, a minimum of 48 inches above the ground. If the ground is frozen, place the post in a 5 gallon bucket filled with sand or rock until the post can be permanently installed into the ground.

The sign specifications are shown with the below two examples.

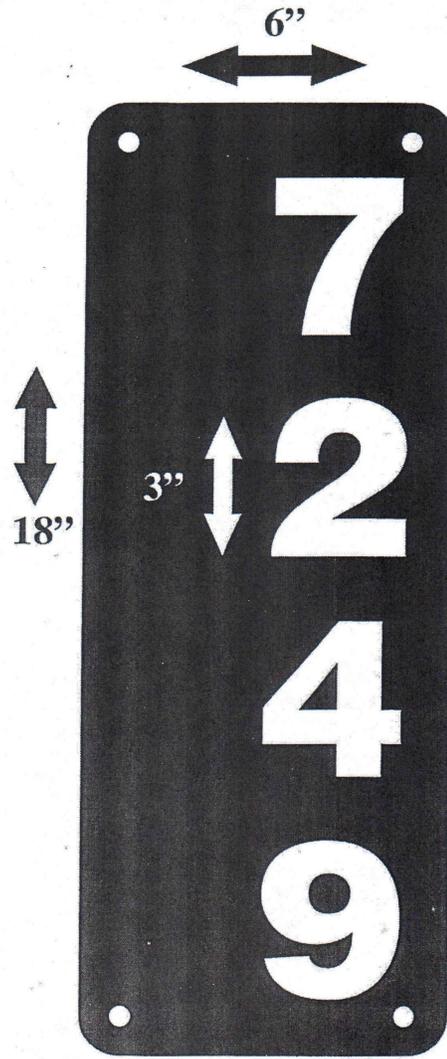


Note: Contact your local Fire Protection District for signage information  
Type of Sign specifications for numbers is attached.

# SIGN SPECIFICATIONS

**Standard Size - 6" x 18"**

**Standard Color – Green Background with White Reflective Numbers**



4 Holes for Easy Mounting

Rounded Corners For Safety