

Park County Planning Department

P.O. Box 1598
Fairplay, Colorado 80440

Phone: (719) 836-4293 • Fax: 719-836-4268 • E-mail address: lderengowski@parkco.us

Referral Response

Comment Deadline Date: February 27, 2019

Submitted Date: February 13, 2019

Case #: 19ZON-01

Case Name: Runyan Rezoning

Request: The applicant is requesting to rezone the lot from a combination of Agricultural (A) and Residential (R) to Residential because the lot is 13 acres and is too small to remain in the Agricultural zone district.

Location/Legal Description: Subject property is 13.07 acres, addressed as 1001 County Road 837, Bailey CO 80421 and is located in the Southeast ¼ of Section 2, Township 8, Range 72.

Date of Planning Commission Hearing: Tuesday, March 12th, 2019

Date of BOCC Hearing: Thursday, March 28, 20189

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: Joe Burgett Date: 2/14/2019

Title: Fire Chief

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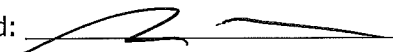
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X _____ We have reviewed this referral and find no conflicts with our interests.

_____ 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:  Greg Kasperek

Date: 2/14/19

Title: ROW Manager Park County Public Works

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 Please refer to the enclosed letter.

 We offer the following comments regarding this referral:

Signed: Amy Mitchell Date: February 19, 2019

Title: ABE Secretary

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We offer the following comments regarding this referral:

The deed indicates two parcels A & B. If this rezoning is approved. A condition of approval will be to consolidate this parcels into one.

Signed: Thomas Eisenman Date: 2/18/19
Title: County Manager

From: [Jon Grams](#)
To: [Louise Derengowski](#)
Subject: RE: Runyan Rezoning Referral Request
Date: Thursday, February 14, 2019 9:00:45 AM

Hi Louise,

Everything looks good with this one. Changing to fully residential should be fine given that the vast majority of the property is on a 25 degree or higher slope. There is very limited potential for any development of a size that would be out of character for the site.

Thanks,

Jon

From: Louise Derengowski
Sent: Thursday, February 14, 2019 8:50 AM
To: Teresa Carpenter; Jon Grams; Amy; Stoltzfus - DNR, Tyler; jburgettpcfd502@gmail.com; Greg Kasperek; jvoorhis@fs.fed.us
Cc: Tom Eisenman; Sheila Cross
Subject: Runyan Rezoning Referral Request

Good afternoon,

Attached is a rezoning application for Lee Runyan, the property is addressed as 1001 Co Rd 837, Bailey, CO 80421. The applicant is requesting to rezone from a combination of Agricultural and Residential to Residential because the lot is 13 acres and too small to remain in the Agricultural zone district. Please take a look and let me know by February 27th whether you have concerns or not.

I greatly value your opinion, even if you don't have any concerns your response is appreciated. Thank you in advance for your time and consideration.

Sincerely,

Louise Derengowski
Planning Technician
Park County Planning & Zoning Department

856 Castello Avenue
PO Box 1598
Fairplay, CO 80440
Phone: 719-836-4293
Fax: 719-836-4268

Current Hours of Operation:
Monday through Thursday 7:00 AM – 4:00 PM
Closed Fridays