

PARK COUNTY  
PLANNING COMMISSION  
RESOLUTION # 09-2020-03

**A RESOLUTION RECOMMENDING DENIAL OF AN APPLICATION FOR A MINOR  
SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 7  
SOUTH RANGE 72 WEST, ADDRESSED AS 669 MOUNT EVANS BOULEVARD.**

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WHEREAS, the Planning Commission held an open public meeting, notice duly given thereof, on September 8<sup>th</sup>, 2020, at the Commissioner's Meeting Room in Fairplay, Colorado; and

WHEREAS, Terry Morrow has applied for a Minor Subdivision to divide the 20.41 acre parcel described in Exhibit A into three lots; and

WHEREAS, the Park County Planning Commission has reviewed the application and the recommendation of the Planning Department;

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION FOR  
PARK COUNTY, COLORADO, THAT:**

Section 1. The application for a Minor Subdivision of the abovementioned legal description, County of Park, State of Colorado is hereby recommended to the Board of County Commissioners for:

\_\_\_\_\_ Approval

\_\_\_\_\_  Denial

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 Minor Subdivision:

\_\_\_\_\_ Meets  Does not meet the requirements for a Minor Subdivision as provided by the current Park County Land Use Regulations.

MOVED, SECONDED, AND PASSED THIS 8<sup>TH</sup> DAY OF SEPTEMBER, 2020.

  
Chairperson

ATTEST:

James C Deagan, AICP  
Secretary

## Exhibit A

THAT PART OF GOVERNMENT LOT 4 IN THE NORTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 4, WHENCE THE NORTHWEST CORNER OF SAID SECTION 1 BEARS NORTH 01°08'23" EAST, A DISTANCE OF 647.14 FEET;

THENCE SOUTH 01°11'08" WEST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 844.04 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4;

THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4, THE FOLLOWING FOUR (4) COURSES:

1) SOUTH 89°29'59" EAST, A DISTANCE OF 246.71 FEET;

2) SOUTH 89°28'26" EAST, A DISTANCE OF 315.02 FEET;

3) SOUTH 89°29'06" EAST, A DISTANCE OF 448.10 FEET;

4) SOUTH 89°34'12" EAST, A DISTANCE OF 268.66 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4;

THENCE NORTH 01°12'18" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 619.89 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MOUNT EVANS BOULEVARD AND TO THE POINT OF CURVATURE;

THENCE 256.27 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT AND THE WESTERLY RIGHT-OF-WAY LINE OF MOUNT EVANS BOULEVARD, HAVING A RADIUS OF 653.34 FEET A CENTRAL ANGLE OF 22°28'27", AND A CHORD OF 254.63 FEET BEARING NORTH 17°40'12" WEST;

THENCE SOUTH 40°04'49" WEST, A DISTANCE OF 359.50 FEET;

THENCE NORTH 79°20'01" WEST, A DISTANCE OF 625.72 FEET;

THENCE NORTH 66°34'08" WEST, A DISTANCE OF 381.84 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 20.41 ACRES, MORE OR LESS.