PLANNING COMMISSION
MEETING AGENDA
October 22, 2025
Park County Offices
856 Castello Ave., Fairplay
9:00 AM CALL TO ORDER

Video
To join the meeting, click on the link below or copy and paste into your preferred web browser:https://zoom.us/j/632627219?pwd=Q2gvUVEwd0JuQ0R3TE9qWE9LTk9kQT09

Audio
Upon joining the meeting, you will have the option to use either your computer mic and speakers for audio interaction, or participate by phone. If you are not using your computer speakers and mic to interact in the meeting, you may use the dial- option below:

Dial by your location
(669) 900-6833 US (Western US)
(929) 205-6099 US (Eastern US)

Meeting ID: 632 627 219
Password: 04408
For the purpose of an accurate public record, you will need to identify yourself when you enter the meeting and when prompted

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES FROM JANUARY 28, 2026

Documents:

01.28.26 PC Minutes.pdf

COMMON PLAT AMENDMENT CASE #A25-0113

The applicant is requesting a common plat amendment to move the boundary line between lots 2277 & 2278, unit 44, of the Estates of Colorado Subdivision – addressed as 4254 Atila Rd, Hartsel.

APPLICANT: Keith Parker, KPCO Holdings, LLC

Documents:

A25-0113 Application Packet_Redacted.pdf

ADMINISTRATIVE UPDATE

PUBLIC COMMENT

ADJOURNMENT OF PUBLIC MEETING

Any further information can be obtained at:
Park County Planning Department
856 Castello Ave
Fairplay, CO. 80440
(719) 836-4292
planning.zoning@parkcountyco.gov

PARK COUNTY
PLANNING COMMISSION

February 9, 2026

County Offices in Fairplay and Virtually on Zoom

Members Present: Scott Dodge, Chair; Susan (Suzy) Jones, Vice Chair; Cyndie Sherriff, Member; Garrison Genschorck, Member; Kevin Spencer, Member; Cathy Leslie, Alternate

Staff Present: Shelli Yarbrough, Planner I; Kay Wolf, Planner II; Brandon Heacock, Development Services Director.

The Chair called the meeting to order at 9:02am

Introduction of the Board/roll call.

Pledge of Allegiance.

AGENDA APPROVAL: Commissioner Sherriff moved to amend the agenda to add Election of Officers for 2026; Commissioner Genschorck seconded – motion passed unanimously.

MINUTES APPROVAL: Commissioner Sherriff moved to make a correction from the November 26, 2025 Minutes; Commissioner Genschorck seconded – motion passed unanimously.

COMMON PLAT AMENDMENT CASE #A25-0112

Properties are parcels numbers 2622, 3806, and 2380, identified as lots 41 through 43 in the Jefferson Heights Subdivision. The applicants are requesting a common plat amendment to split parcel 3806 between parcels 2622 & 2380. NEW Lot 41A (parcel 2622) will get 1.91 acres of parcel 3806 and NEW lot 43 (parcel 2380) will get 1.67-acres of parcel 3806.

APPLICANT: GARY & JOLENE NEFF AND EDWIN & TAMARA HEDLUND

- Planner Shelli Yarbrough gave the PowerPoint presentation.
- The applicant, GARY & JOLENE NEFF AND EDWIN & TAMARA HEDLUND, spoke
- Public Comment: none
  Commissioner Sherriff moved to close public comment; Commissioner Genschorck seconded – motion passed unanimously.

- Commissioners deliberated.
- Chair Dodge read the conditions of approval and the staff recommendation.
- Commissioner Sherriff moved to recommend approval of the application with no conditions. Vice Chair Jones seconded – motion approved unanimously and will go forward to the BOCC.

MINOR SUBDIVISION CASE #A25-0110

A 10.32-acre property identified as parcel number 90981, the MS-8270A Jo Dandy mining claim in T09 R78 S06 SE4 and a 4.81-acre property identified as parcel number 90982, the MS-8270B London mining claim in T09 R78 S06 SE4, addressed at 6632 CO RD 12, Alma. The applicant is requesting to subdivide MS-8270A and MS-8270B into 3 parcels. The applicant will be selling the NEW MS8270B tract A (3.99-acres) to North London Mill Preservation Inc. and donating the NEW MS8270B tract B (6.55-acres) to the US Forest Service. They will retain ownership of the NEW MS8270A tract A (4.59-acres).

APPLICANT: MINE WATER FINANCE, LLC

- Planner Shelli Yarbrough gave the PowerPoint presentation.
- The applicant, Kate McCoy from NoLo spoke for MINE WATER FINANCE, LLC
- Public Comment: Josh Voorhis, USFS, spoke for the approval of the application Commissioner Sherriff moved to close public comment; Commissioner Genschorck seconded – motion passed unanimously.
- Commissioners deliberated.
- Chair Dodge read the conditions of approval and the staff recommendation.
- Commissioner Sherriff moved to recommend approval of the application with no conditions. Vice Chair Jones seconded – motion approved unanimously and will go forward to the BOCC.

CONDITIONAL USE PERMIT CASE #A25-0117

The applicant is requesting an amendment to the CUP approved by resolution 2005-26 to expand the footprint of their residential home and build an addition of a 20'x19' closet on the property addressed as [32634 Hwy 24, Lake George].

APPLICANT: CATHY IVANOV

- Planner Kay Wolf gave the PowerPoint presentation.
- The applicant's son, Timothy Radloff, spoke with permission from Cathy Ivanov
- Public Comment: none

- Commissioner Genschorck moved to close public comment; Commissioner Sherriff seconded – motion passed unanimously.
- Commissioners deliberated.
- Chair Dodge read the conditions of approval and the staff recommendation.
- Commissioner Sherriff moved to recommend approval of the application with no conditions. Vice Chair Jones seconded – motion approved unanimously and will go forward to the BOCC.

REZONING CASE #A25-0118

The applicant is requesting that their 58.3 acre parcel addressed as 14097 Wandcrest Park Dr, Bailey be rezoned from Residential/PUD(rescinded by the BOCC on 12/19/2025) to Agricultural.

APPLICANT: Adam Shirley - ASKAG, LLC

- Planner Kay Wolf gave the PowerPoint presentation.
- The applicant, Adam Shirley, spoke
- Administrative Review comments made by DS Director, Brandon Heacock
- Public Comment:
  In favor-None
  Opposed:
  1. Stan Bates-in person
  2. Heather Prewitt-in person
  3. David Parks-in person
  4. Luke Heffernen-in person
  5. Ann Heffernen-in person
  6. Nancy Parks-in person
  7. Tim Jones-Zoom
  8. Joe Weidner-Zoom
  9. Kimberly Merriman-Zoom
  10. Susie Bates on behalf of Alisha Ferber-Zoom
  11. Susie Bates-Zoom
  12. Kathryn James-Zoom
  13. Summer Preston-Zoom
  14. Andi Weidner-Zoom
  15. Lee Roberts-Zoom

  Commissioner Sherriff moved to close public comment; Vice Chair Jones seconded – motion passed unanimously.

- Applicant rebuttal.
- Commissioners deliberated.
- Commissioner Sherriff moved to recommend denial of the application. Vice Chair Jones seconded – motion approved unanimously and will go forward to the BOCC as recommended for denial.

ADMINISTRATIVE UPDATE: DS Director Heacock -fraudulent activity regarding billing/invoicing has taken place. The county IT department is looking into the problem.

ELECTIONS: Chairperson Dodge and Alternate Commissioner Leslie resigned. Commissioner Genschorck nominated Commissioner Sherriff for Chairperson, Vice Chair Jones seconded. Commissioner Sherriff accepted the nomination-motion passed unanimously. Commissioner Genschorck nominated Vice Chair Jones to resume her position as Vice Chair, Vice Chair Jones declined the nomination. Commissioner Sherriff nominated Commissioner Genschorck as Vice Chair, Vice Chair Jones seconded. Commissioner Genschorck accepted the nomination-motion passed unanimously.

PUBLIC COMMENT:

Susie Bates
Lee Roberts
Kimberly Merriman
Stan Bates
DS Director Heacock gave thanks to the commissioners stepping down and congratulated new Chairperson Sherriff and Vice Chair Genschorck.

Commissioner Sherriff moved to close public comment; Commissioner Genschorck seconded – motion passed unanimously.

ADJOURNMENT: Commissioner Jones moved to adjourn the public meeting; Commissioner Sherriff seconded – motion passed unanimously at 2:36 PM.

PARK COUNTY PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT

Planning Commission Hearing Date: February 25, 2026

To: Planning Commission

Date: February 18, 2026

Prepared by: Shelli Yarbrough, Planner I

Subject: KPCO Common Plat Amendment

Case #: A25-0113

Request: The applicant is requesting a common plat amendment to move the boundary line between lots 2277 & 2278, unit 44, of the Estates of Colorado Subdivision.

Application Summary:

Applicant:	Keith Parker, KPCO Holdings LLC
Owner:	Keith Parker, KPCO Holdings LLC
Location:	Parcel numbers 11498 & 15254, identified as lots 2277 & 2278 in unit 44 of the Estates of Colorado Subdivision – addressed as 4254 Atila Rd, Hartsel.
Zone District:	Residential
Surrounding Zoning:	Residential & Agricultural (A Zoning Map is included as Attachment 1)
Lot Size:	Lot 2277 – 6.00 acres Lot 2278 – 7.62 acres
Existing Lot Use:	Lot 2277 is residential, vacant land. Lot 2278 is residential, assessed with a shed.
Proposed Lot Use:	The amended lots will remain residential.

Background:

The subject properties are in the Estates of Colorado Subdivision, south of HWY 24, near Hartsel. Mr. Parker purchased lots 2273, 2277 & 2278 in December of 2020. He is not interested in consolidating the lots. A Vicinity Map and an Aerial Site Map of the property are included as Attachments 2 and 3. The applicant would like to move the boundary line between lots 2277 & 2278, with lot 2277 receiving just under an acre from lot 2278. This request will bring the current structures on lot 2277 into compliance with

current Park County setback requirements and for the proposed dwelling to meet setbacks in the future.

This request complies with the definition and requirements of a Common Plat Amendment in Section 6-500 of the Land Use Regulations.

Land Use Regulations:
Each of the standards for approval of a ***Common Plat Amendment*** (LUR Section 6-504) is addressed below.

A. The Common Plat Amendment amends a county-approved and recorded Minor Plat, Final Plat, or Exemption Plat;
The final subdivision plat for the Estates of Colorado, unit 44, was approved by the Board of County Commissioners and recorded in Park County on June 3, 1960 at Reception number 153606.

B. The Common Plat Amendment, as approved, either conforms to all applicable zoning or other standards or does not increase any nonconformity of an already legally nonconforming lot;
This Common Plat Amendment conforms to all applicable zoning and other standards found in the Park County Land Use Regulations.

C. The Common Plat Amendment, as approved, meets or satisfies all applicable requirements of these Land Use Regulations;
The plat amendment application is complete and meets the requirements of the Land Use Regulations.

D. The Common Plat Amendment, as approved, substantially conforms to the goals and policies of the Strategic Master Plan to the extent that such advisory provisions do not conflict with provisions or requirements of the Land Use Regulations and to the extent that such goals and policies set forth requirements which are sufficiently specific to permit the Planning Commission or the BOCC to decide that the dedication meets or fails to meet such goal or policy.
This Common Plat Amendment meets the requirements of the Land use Regulations and is not contradictory to any goals or policies of the 2016 Strategic Master Plan.

E. The proposed amendment would not cause significant hardship or inconvenience for adjacent or neighboring landowners; and
This amendment will not cause any hardship or inconvenience for neighboring landowners.

F. The proposed amendment does not create or result in an illogical or inefficient lot layout or subdivision.
This amendment is a request to move the boundary lines between two parcels with one parcel losing and one gaining 0.90 acres. No illogical layout or inefficiency is being created.

Impact Analysis:

No impacts are anticipated to the surrounding area.

Recommendation:

Based on the foregoing, staff recommends approval of the proposed common plat amendment with no conditions.

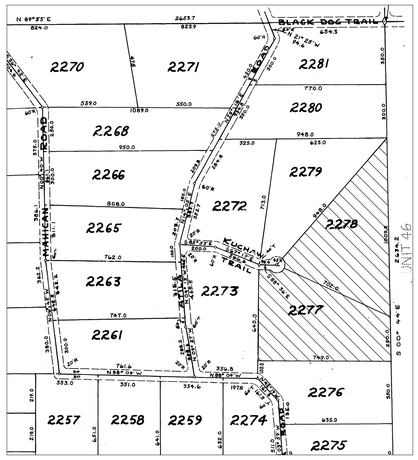
COMMON PLAT AMENDMENT

LOTS 2277 & 2278
ESTATES OF COLORADO, UNIT 44
(AS RECORDED JUNE , 1960 AT REC. NO. 153606)
LOCATED IN SECTION 5, TOWNSHIP 14 SOUTH, RANGE 75 WEST OF THE 6th P.M., PARK COUNTY, COLORADO

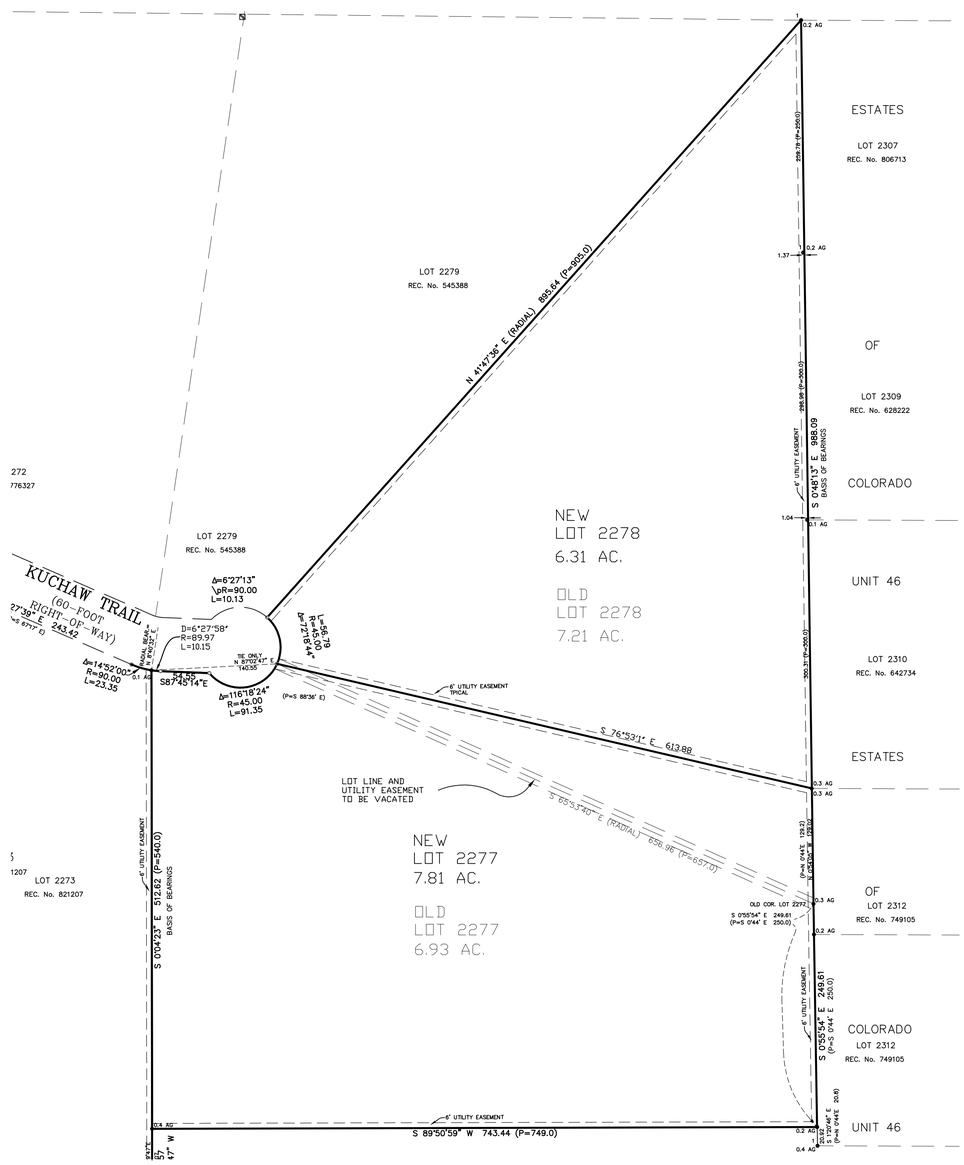
LEGEND

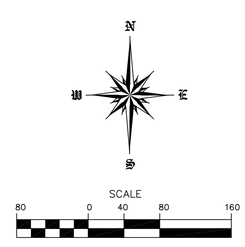
- ● INDICATES FOUND NO. 5 REBAR AND ALUM. OR YELLOW PLASTIC CAP, LS 11944 OR AS SHOWN
- ■ INDICATES SET #5 REBAR 1 1/2" 18" LONG, YELLOW PLASTIC CAP, LS 11944
- ( ) INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- —X—X— INDICATES EXISTING FENCE
- AG INDICATES ABOVE GROUND

ALL TIES ARE PERPENDICULAR TO PROPERTY LINES



VICINITY MAP





LEGAL DESCRIPTION AND CERTIFICATE OF OWNERSHIP

Know all men of these present that KPCO HOLDINGS LLC, is (are) the owner(s) of certain lands in Park County, Colorado, described as follows:

ESTATES OF COLORADO, UNIT 44, LOTS 2277 & 2278

Containing 14.12 AC., more or less.

In Witness Whereof, we do hereunto set our hands and seals this __day of _____, 20__.
KPCO HOLDINGS LLC

_____
BY: KEITH PARKER

(if by corporation, president signs, secretary attests and corporate seal is affixed)

STATE OF_____)
COUNTY OF _____) ss

Acknowledged before me this _____ day of _____, 20__,
by _____.

Witness my hand and official seal.
My commission expires: _____ _____
Notary Public

NOTES:

1) THE BASIS OF BEARING IS A CALCULATED BEARING OF THE LINE BETWEEN THE SW COR. OF LOT 2277 AND THE NW COR. OF LOT 2277 AS BEING N00°04'23"W, WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
2) CLIENT DID NOT WANT RIGHT-OF-WAYS AND EASEMENTS RESEARCHED AND SHOWN.
3) THE PURPOSE OF THIS SURVEY IS TO CHANGE THE COMMON LINE BETWEEN LOTS 2277 AND 2278, AND RENAME THE LOTS TO BE NEW LOT 2277 AND NEW LOT 2278.
4) MEASUREMENTS SHOWN IN PARENTHESIS ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
5) CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE, THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
6) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
7) ALL DIMENSIONS ARE IN U.S. SURVEY FEET
8) LEGAL DESCRIPTION FROM DEED FOR THIS PROPERTY IS RECORDED AT REC. NO. 7776232.
9) THIS SURVEY IS BASED ON A PREVIOUS SURVEY PERFORMED BY COMPASS SURVEYING AND MAPPING, LLC.

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED, OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN, SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAT TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT , THE RECORD INFORMATION, WHICH IS REFERENCED HEREON, IS THE RESULT OF RESEARCH PERFORMED BY BURNETT LAND SURVEYING, INC., AND IS NOT NECESSARILY COMPLETE OR CONCLUSIVE.

SURVEYOR'S CERTIFICATE

I hereby certify that the survey and the plat of the real property shown and described hereon were made by or under my direct responsibility, supervision, and checking, in strict compliance with Colorado statutes, and both survey and plat are true, accurate and complete.

_____
Thomas L. Burnett
Colorado License No. 11944

Date_____

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

RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the County Clerk and Recorder of Park County, at _____M. on ____the day of _____, A.D. 20__, and duly filed at Reception No._____

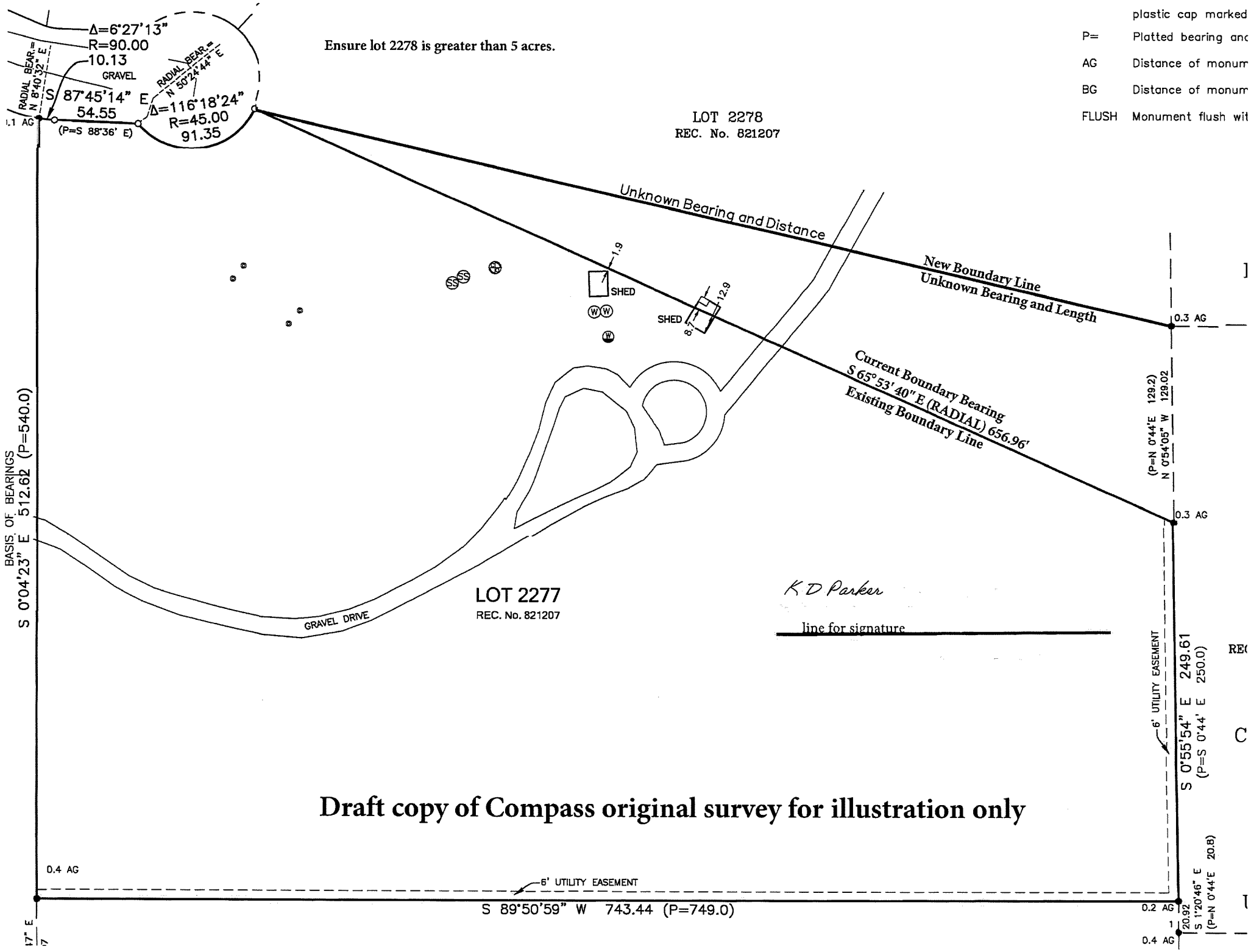
_____
Park County Clerk and Recorder

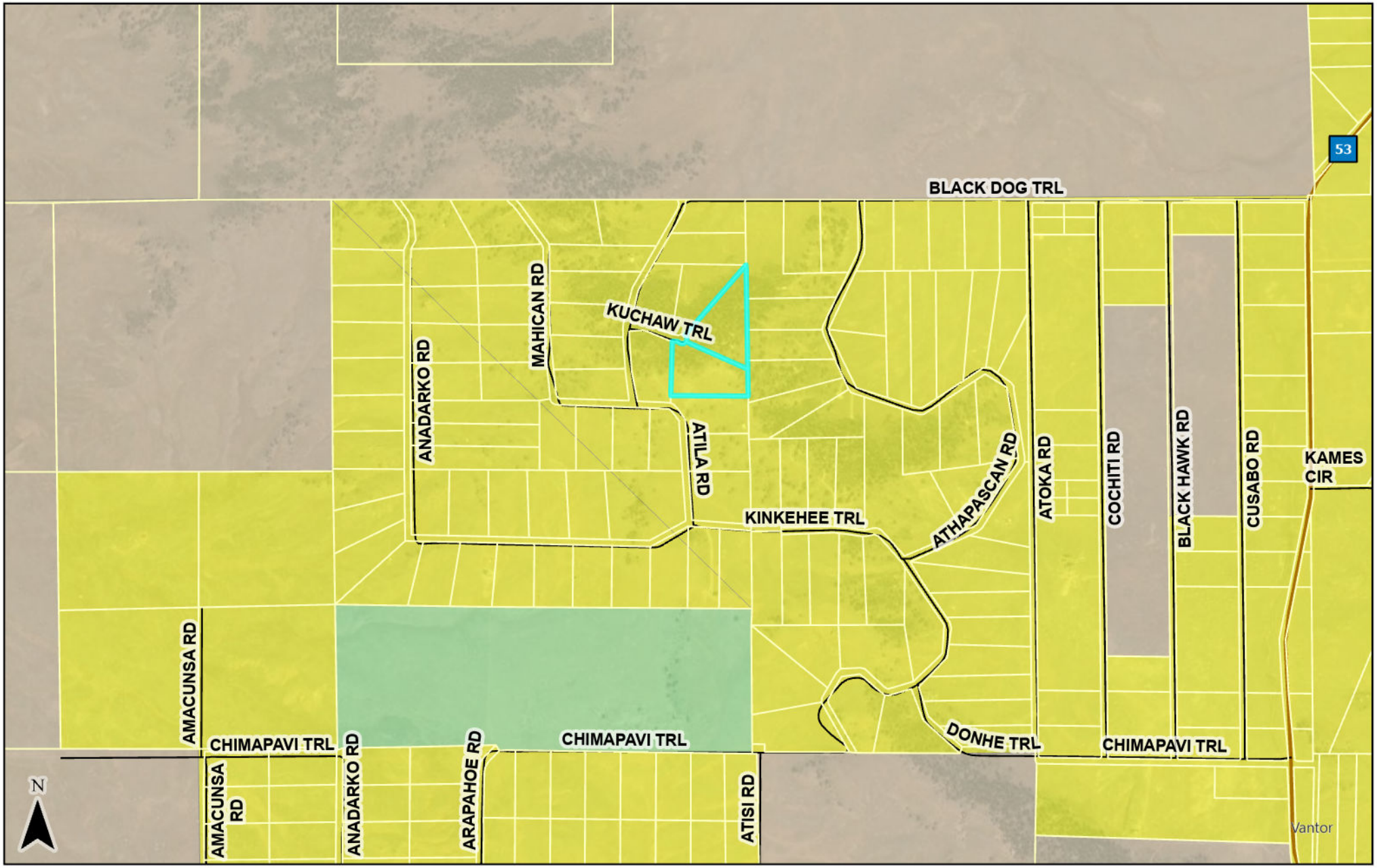
N O T I C E : ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE COMMENCED MORE THAT TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

COMMON PLAT AMENDMENT		
LOTS 2277 AND 2278, ESTATES OF COLORADO UNIT #44 PARK COUNTY, COLORADO		
SEC. 5 T.14S R.75W. 6th P.M.	ADDRESS: 4254 ATILA RD	
BURNETT LAND SURVEYING, INC. P.O. BOX 1953, 351 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 836-1425	DATE: DECEMBER 30, 2025 SCALE: 1"= 80' DRAWN BY: TLB JOB NO. 2025-411	PREPARED FOR: KPCO HOLDINGS LLC

Ensure lot 2278 is greater than 5 acres.

plastic cap marked
P= Platted bearing anc
AG Distance of monum
BG Distance of monum
FLUSH Monument flush wit



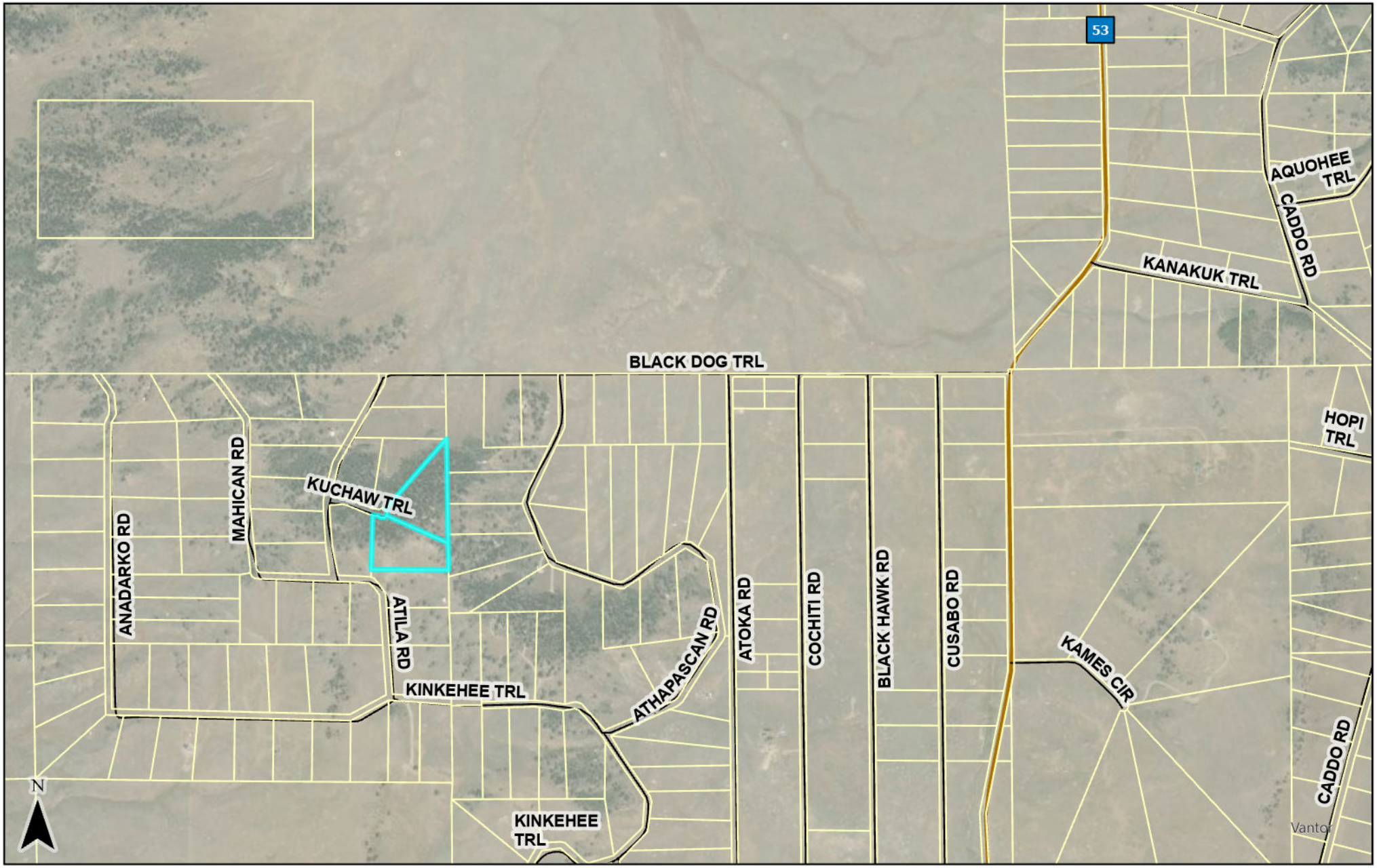


Park County Planning & Zoning

This map and the data displayed are not survey quality and should not be used for any legal purpose(s)

0 550 1,100 2,200 3,300 4,400 Feet

- ParcelsLayout
- County Rd
- Local Rd
- Private Rd
- State Hwy
- US Hwy
- Agricultural
- Commercial
- Conservation/Recreation
- Industrial
- Mining
- Mobile Home Park
- Rural Center Mixed
- Planned Unit Development
- Residential
- Recreational Vehicle Park



Park County Planning & Zoning

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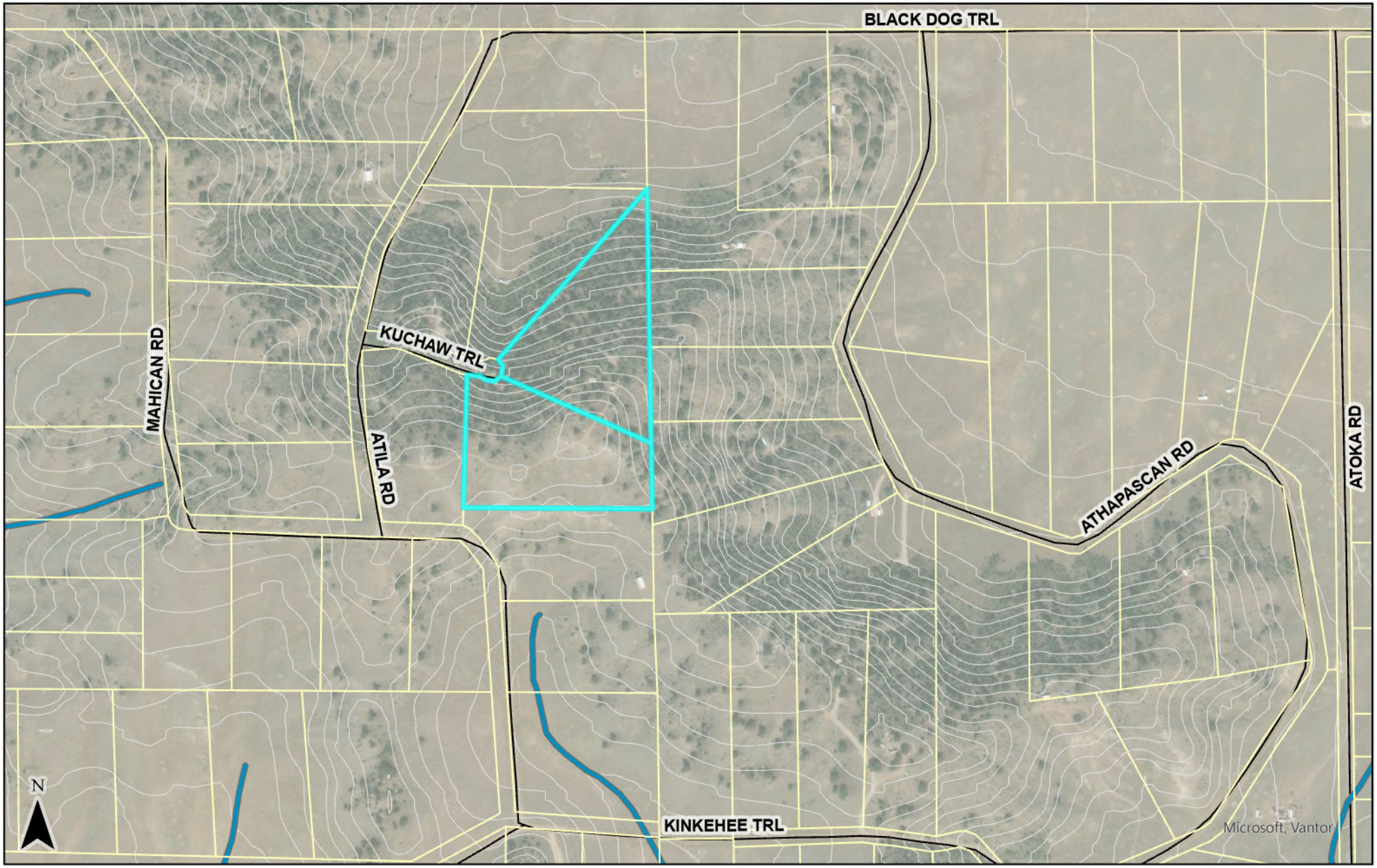
ParcelsLayout
County Rd
Local Rd
Private Rd
State Hwy
US Hwy

0 550 1,100 2,200 3,300 4,400 Feet



Park County Planning & Zoning

This map and the data displayed are not survey quality and should not be used for any legal purpose(s)

0 225 450 900 1,350 1,800 Feet

- ParcelsLayout
- Freshwater Emergent Wetland
- Freshwater Forested/ Shrub Wetland
- Freshwater Pond
- Riverine
- County Rd
- Local Rd
- Private Rd
- State Hwy
- US Hwy
- 10ftContour

Park County Planning & Zoning

This map and the data displayed are not survey quality and should not be used for any legal purpose(s)

ParcelsLayout
County Rd
Local Rd
Private Rd
State Hwy
US Hwy

0 90 180 360 540 720 Feet

A25-0113

PARK COUNTY APPLICATION FOR COMMON PLAT AMENDMENT 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 **one paper copy or electronic 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) 836-4292 or e-mail planning.zoning@parkcountyco.gov.

A. APPLICANT AND OWNERSHIP INFORMATION

Applicant's Name: KPCO Holdings LLC -by Keith Parker Member

Mailing Address: 1649 S. Deframe St

City: Lakewood State: CO Zip: 80228-6007

Telephone (cell) [redacted] (home)

Email: [redacted]

Owner's Name: KPCO Holdings LLC -by Keith Parker Member

Mailing Address: 1649 S. Deframe St

City: Lakewood State: CO Zip: 80228-6007

Telephone (cell) [redacted] (home)

Email: [redacted]

B. PROPERTY INFORMATION

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

Estates of Colorado Unit 44 Lots 2277 and 2278

Parcel # 15254 11498

Street Address of Property: 4254 Atila Road Hartsel, CO 80449

Property's Total Acreage: 13.62 acres

Current Zone District of Property: Residential

For County Use Only
Planning Department Confirmation of Current Zone District:
District: Residential
Print Full Name

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

C. APPLICATION REQUIREMENTS

	For County Use Only: Initial Receipt of the Required Information
1. Application Fee. An application fee in the amount of $1700 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.	(1.) SG
2. Tax receipt-showing payment of current taxes. This can be obtained at the Park County Treasurer's office.	(2.) SG
3. Proof of ownership in the form of a recorded Warranty Deed. This can be obtained at the Park County Clerk and Recorders office.	(3.) SG
4. A legal description of the property proposed for the plat amendment prepared by a licensed Colorado land surveyor.	(4.)
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.	(5.) SG
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:	(6.) SG
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";	(6a.)
b. Date of preparation, map scale, and north arrow;	(6b.)
c. Name, address and telephone number of the Applicant, land owner(s), planner, engineer, and surveyor;	(6c.)
d. A general vicinity map illustrating the location of the property subject to the proposed amendment;	(6d.)
e. Total acreage and surveyed description of the lots and area subject to the proposed amendment;	(6e.)
f. A clear illustration or description of the amendment proposed, using shading, crosshatching, highlighting, or other techniques to accurately illustrate the proposed amendment;	(6f.)

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:
   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.

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. A $43.00 check made out to the Park County Clerk and Recorder to record the surveyors Mylar.

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.

For County Use Only:
Initial Receipt of the Required Information

(6g.) SJ
(7.) n/a
(7a.) n/a
(7b.) n/a
(7c.) n/a
(8.) SJ
(9.) SJ
(10.)

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: K D Parker

Print name: Keith D. PARKER

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:

December 19, 20 25
Month Day Year

For County Use Only:
Verification of Date of Delivery and County Receipt of Application
Date: 12.19.25
Print Name: SZ

Payment of the Applicant Fee was made by:

____	Personal Check # ____	Amount $ ____
____	Cash	Amount $ ____
X	Other VISA	Amount $ 1700— 12/29/25

APPLICANT MUST ATTEND TWO PUBLIC HEARINGS. 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 WEDNESDAY OF EVERY MONTH. IF A QUORUM IS NOT AVAILABLE, THE HEARING WILL BE SCHEDULED THE NEXT AVAILABLE DATE.

Letter of Consent

I, Keith Parker, member of KPCO Holdings LLC give consent to Darwin G Babcock and/or Cindy Babcock to be representatives to attend hearings on my behalf if I am not able to attend.

Applicant Name: KPCO Holdings LLC – by Keith Parker Member

Mailing Address: 1649 S. Deframe Street, Lakewood, CO 80228

Property Address: 4254 Atila Road, Hartsel, CO 80449

K Parker

Signature of Applicant

Keith Parker

Print Name

STATE OF: Colorado }

}ss.

COUNTY OF: Jefferson }

The foregoing instrument was acknowledged before me on 19 December 2025 *by*

Keith Parker Member of KPCO Holdings LLC

Witness my hand and official seal
My commission expires:
01/13/2029

M FLOOR
Notary Public

MICHELLE FLOOR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254001269
MY COMMISSION EXPIRES 01/13/2029

WHEN RECORDED RETURN TO:
Keith D. Parker
1649 S Deframe St
Lakewood, CO 80228

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named KPCO Holdings LLC a Colorado limited liability company.
2. The type of entity is a

☐ Corporation
☐ General Partnership
☐ Limited Partnership Association
☐ Registered Limited Liability Limited Partnership
☐ Government, Governmental Subdivision or Agency
☐ Trust
☐

☐ Non-Profit Corporation
☐ Limited Partnership
☐ Registered Limited Liability Partnership
☐ Unincorporated Non-Profit Association
☒ Limited Liability Company
☐ Business Trust

3. The entity is formed under the laws of Colorado .
4. The mailing address for the entity is 1649 S Deframe St, Lakewood, CO 80228.
5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is Keith D. Parker as Managing Member .
6. *(Optional)* The authority of the foregoing person(s) to bind the entity [x] is not limited [] is limited as follows:
7. *(Optional)* Other matters concerning the manner in which the entity deals with interests in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

Executed this 11th day of February , 2021.

By: **Keith D. Parker**

State of **Colorado**

County of **Jefferson**

The foregoing instrument was acknowledged to before me this 02/11/2021 by Keith D. Parker, Managing Member of KPCO HOldings LLC a Colorado limited liability company .

Witness my hand and official seal.
My commission expires:

LISA A COMITO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934008285
MY COMMISSION EXPIRES MAY 20, 2021

Notary Public

DOC-Statement of Authority

The Energy to Thrive™

CORE ELECTRIC COOPERATIVE

December 12, 2025

KPCO Holdings, LLC
Attn: Keith D. Parker
1649 S Deframe St
Lakewood, CO 80228

Re: Request Lot Line Adjustment Lot 2273, Lot 2277 and Lot 2278; Estates of Colorado – Unit 44; County of Park; State of Colorado; T14S, R75W, Section 5 in the 6th P.M.

Dear Mr. Parker;

CORE Electric Cooperative ("CORE") hereby grants its consent to the proposed lot line adjustment involving the subject properties. This consent is provided solely for the purpose of facilitating the lot line adjustment process and shall not be construed as a waiver, release, or relinquishment of any existing or recorded utility easements held by CORE, whether express or implied.

CORE expressly reserves all rights associated with said easements, including but not limited to access, maintenance, operation, and future expansion of its electric distribution facilities. The property owner(s) and any successors or assigns shall remain subject to the terms and conditions of these easements.

This letter shall be incorporated into any documentation related to the lot line adjustment and shall survive the approval and recording of any associated plats or legal instruments.
Should you have any questions or require further clarification, please contact the undersigned.

Sincerely,

Brooks Kaufman
Lands and Rights of Way Manager

CORE Electric Cooperative
5496 N. U.S. Highway 85
Sedalia, CO 80135
(800) 332-9540
www.core.coop

Park County Treasurer Tax Receipt

Account	Parcel Number	Receipt Date	Receipt Number
R0011498	11498	Mar 13, 2025	2025-03-13-Amy -184180

KPCO HOLDINGS LLC
1649 S DEFRAME ST
LAKEWOOD, CO 80228-6007

Situs Address	Payor
HARTSEL 804490000	ipay

Legal Description

T15 R75 S05 NE4 ESTATES OF COLORADO UNIT 44 LOT 2278

Property Code		Actual	Assessed	Year	Area	Mill Levy
RESIDENTIAL VACANT LOTS	- 0100	41,500	11,580	2024	0019	42.1407
0700 - 0700		8,915	2,490	2024	0019	42.1407

Payments Received

iPayment - CC — Multi-Account Payment
Bank Account 1997

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax	$592.92	$0.00	$592.92	$0.00
				$592.92	$0.00

Balance Due as of Mar 13, 2025 **$0.00**

Thank you for your payment.

Park County Treasurer Tax Receipt

Account	Parcel Number	Receipt Date	Receipt Number
R0015254	15254	Apr 16, 2025	2025-04-16-Amy -186961

KPCO HOLDINGS LLC
1649 S DEFRAME ST
LAKEWOOD, CO 80228-6007

Situs Address	Payor
4254 ATILLA RD HARTSEL 80449	ipay

Legal Description

T14 R75 S05 NE4 ESTATES OF COLORADO UNIT 44 LOT 2277

Property Code		Actual	Assessed	Year	Area	Mill Levy
RESIDENTIAL VACANT LOTS	- 0100	36,984	10,320	2024	0019	42.1407

Payments Received

iPayment - CC — Multi-Account Payment

Bank Account 1997

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax	$434.90	$0.00	$434.90	$0.00
				$434.90	$0.00
			Balance Due as of Apr 16, 2025		**$0.00**

Thank you for your payment.

WHEN RECORDED RETURN TO:

File Number:

QUIT CLAIM DEED

THIS DEED , Made this 02/11/2021, between Keith D. Parker of the County of Jefferson and State of Colorado, grantor and **KPCO Holdings LLC a Colorado limited liability company** whose legal address is 1649 So Deframe ST LKWD CO 80228 the County of Jefferson and State of Colorado, grantee:

WITNESSETH, that the grantor, for and in consideration of the sum of **TEN AND NO/100** DOLLARS ($10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the grantee, his heirs, successors and assigns, forever, In Severalty all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Park and State of Colorado, described as follows:

See attached for legal Description

also known by street and number as: **57 Kuchow Trail , Harsel, CO 80449**

TO HAVE AND TO HOLD the same, together with all and singular hereditaments and appurtenances thereto belonging, or in anywise thereunto appertaining and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee, his heirs and assigns forever except general taxes for the current year and subsequent years, and except easements, covenants, reservations, restrictions, and right of way, if any, of record.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Doc Fee: $_____

IN WITNESS WHEREOF, The grantor has executed this deed on the date set forth above.

Keith D. Parker

State of **Colorado**)
)ss
County of **Jefferson**)

The foregoing instrument was acknowledged to before me this 11th day of February , 2021 by **Keith D. Parker** , the of .

Witness my hand and official seal.
My commission expires: 5-20-2021

Notary Public

LISA A COMITO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934003285
MY COMMISSION EXPIRES MAY 20, 2021

ATTACHED EXHIBIT A

Parcel I:
Lot 2273,
ESTATES OF COLORADO - Unit 44,
County of Park
State of Colorado

Parcel II:
Lot 2278,
ESTATES OF COLORADO - Unit 44,
County of Park
State of Colorado

Parcel III:
Lot 2277,
ESTATES OF COLORADO - Unit 44,
County of Park
County of Colorado

Adjacent Property Owners 11498/15254

6244

Andrew Wildeman
7986 Marshall Cir
Arvada, CO 80003

11603

John Hohman
2423 Droxford Dr
Houston, TX 77008

7200

Michael & Vivian Sabin
10544 W 106th Way
Westminster, CO 80021

10631

Douglas Kamicar
Po Box 16254
Golden, CO 80402

32278

Roger Kamicar
305 Lake Doe Blvd
Apopka, FL 32703

6257

Ronald & Carrie Queen
5235 E 138th Ave
Thornton, CO 80602

4374

Steven & Renae Phelps
Cheryl Arledge
4020 S Redbud Ave
Broken Arrow, OK 74011

10765

Kpco Holdings LLC
1649 S Deframe St
Lakewood, CO 80228