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Debra A Green
Park County Clerk

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2017- 58**

**A RESOLUTION APPROVING THE APPLICATION FOR A MINOR
SUBDIVISION FOR A 73.18 ACRE LOT LOCATED IN PART OF THE
NORTHEAST QUARTER AND IN PART OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 9 RANGE 78 WEST OF THE 6TH P.M.**

WHEREAS, the Applicant, High River Properties, LLC, has applied for a minor subdivision of the real property described in **Exhibit A** hereto dividing a 73.18 acre lot into eight lots and one outlot; and

WHEREAS, at a regularly scheduled public meeting of the Park County Board of County Commissioners ("BOCC"), preceded by the required public notice, the BOCC conducted a public hearing on the application at which it reviewed the application and all supporting documentation, the recommendations of the Planning Commission, the Planning Department, the County Attorney, and considered the testimony of the Applicant and patrons; and

WHEREAS, based on the evidence and testimony presented at the public hearing the BOCC finds and determines that compliance with the standards for approval of a minor subdivision set forth in Section 6-303 of the Park County Land Use Regulations has been demonstrated by clear and convincing evidence; and

NOW THEREFORE, BE IT RESOLVED THAT:

The Park County Board of County Commissioners hereby approves the application for a minor subdivision for the property described above, as shown on the plat on file herein, subject to the following conditions:

1. Prior to the Board of County Commissioners' signature of the resolution approving the subdivision and of the subdivision plat, augmented water for Lot 8 is acquired by the Applicant.
2. Subsequent to the Board of County Commissioners' signature of the resolution approving the subdivision and of the subdivision plat, but prior to recordation of the plat, the construction of an electric distribution line serving all lots is completed, and the construction of High River Court is completed by the Applicant according to a road construction permit administered by the Public Works Department.
3. The Drainage, Erosion, and Sedimentation Control plan included with the application is complied with in its entirety, as determined by the Development Services Department.

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2 of 3

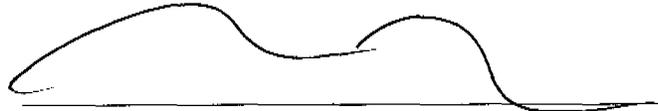
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4. Prior to any driveway construction, erosion control, or similar County-permitted activity within the Public Service Company easement recorded at Book 419 Page 940, the person engaged in the activity provides a license agreement with Public Service Company to the County.

Moved, seconded, and passed this ^{26th October} ~~23rd~~ day of ~~March~~, 2017.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS



Mike Brazell, Chairperson

ATTEST:

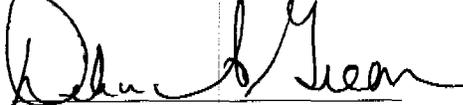
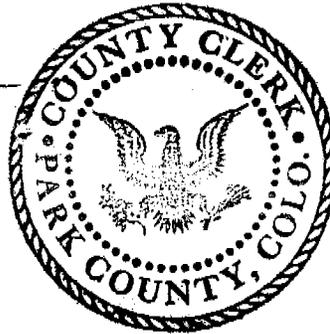

County Clerk

EXHIBIT A

HIGH RIVER PROPERTIES SUBDIVISION, being a parcel of land located in the NE1/4 and part of the NW1/4 of the SE1/4 of Section 14, Township 9 South, Range 78 West of the 6th P.M., Park County, Colorado, described as follows:

Beginning at the E1/4 corner of said Section 14, thence N89°59'42"W along the East-West center of said Section 14 line for a distance of 1307.51 feet to the Northwest corner of the NE1/4 of the SE1/4 of said section 14, thence S00°03'38"E for a distance of 671.59 feet to the Northeast corner of the E1/2 of the SE1/4 of the NW1/4 of the SE1/4 of said Section 14, thence S88°52'04"W for a distance of 654.35 feet to the Northwest corner of the W1/2 of the SE1/4 of the NW1/4 of the SE1/4 of said Section 14, thence N00°07'57"W for a distance of 677.46 feet to a point, thence N00°00'24"W for a distance of 1301.33 feet to Southwest corner of the W1/2 of the NE1/4 of the NE1/4 of said Section 14, thence N89°47'55"E for a distance of 1308.85 feet to the Southeast corner of the W1/2 of the NE1/4 of the NE1/4 of said section 14, thence N00°20'29"E for a distance of 681.70 feet to a point, thence N88°40'20"E for a distance of 104.95 feet to a point on the Southerly right-of-way line of Park County Road No. 12, thence along said right-of-way line S66°58'28"E for a distance of 222.12 feet to a point, thence departing said right-of-way the following 7 courses and distances:

- S29°56'01"E for a distance of 46.48 feet to a point;
- S10°36'40"E for a distance of 455.16 feet to a point;
- S88°45'24"W for a distance of 98.39 feet to a point;
- S03°51'02"E for a distance of 100.47 feet to a point;
- S10°13'34"E for a distance of 175.05 feet to a point;
- N76°11'14"E for a distance of 307.34 feet to a point on the common line between section 13 and said section 14, thence along said section line S00°12'38"W for a distance of 1207.29 feet to the point of beginning. Containing 73.18 acres more or less.