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1 of 2

12/29/2021 8:25 AM
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Debra A Green
Park County Clerk

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2021- 44**

**A RESOLUTION APPROVING THE APPLICATION FOR A MINOR
SUBDIVISION FOR AN 18.52 ACRE LOT LOCATED IN PART OF THE
SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 RANGE 71 WEST
OF THE 6TH PRINCIPAL MERIDIAN**

WHEREAS, the Applicant, Tami Donaldson, has applied for a Minor Subdivision of the real property described in **Exhibit A** hereto dividing an 18.52 acre lot into one 16.89 acre lot ("Lot 1") and one 1.63 acre lot ("Lot 2"); 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, and considered the testimony of the Applicant; 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;

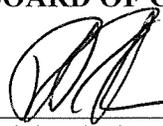
NOW THEREFORE, BE IT RESOLVED THAT:

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, subject to the following conditions:

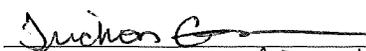
1. Prior to issuance of a certificate of occupancy for the primary structure on either lot, an access permit is approved by the Colorado Department of Transportation.
2. Prior to issuance of a building permit for a structure containing plumbing for drinking water on Lot 2, the Lot's well is tested for compliance with the United States Environmental Protection Agency's primary and secondary drinking water standards by a laboratory deemed acceptable by the County. Failure to meet these standards will require the installation of water filtration measures adequate to ensure safe drinking water as determined by the County prior to final inspection of the structure.

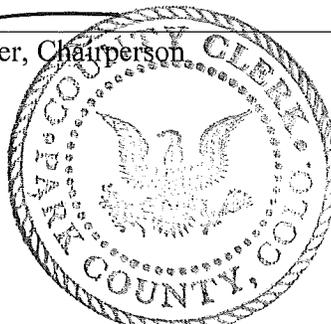
Moved, seconded, and passed this 28th day of December, 2021.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS


Richard Elsner, Chairperson

ATTEST:


County Clerk *Chief Deputy Clerk*



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788312
2 of 2

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Exhibit A

A TRACT OF LAND LOCATED IN SOUTHWEST ONE-QUARTER (SW¼) OF THE SOUTHWEST ONE-QUARTER (SW¼) OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N 00° 44' 47" W ALONG THE WESTERLY LINE OF SAID SW ¼ SW ¼ A DISTANCE OF 190.84 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S 55° 53' 00" E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 163.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 40° 14' 35" E A DISTANCE OF 1230.70 FEET; THENCE N 48° 37' 44" E A DISTANCE OF 518.17 FEET TO THE NORTHEAST CORNER OF SAID SW ¼ SW ¼; THENCE S 00° 47' 54" E ALONG THE EASTERLY LINE OF SAID SW ¼ SW ¼ A DISTANCE OF 1359.04 FEET TO THE SOUTHEAST CORNER OF THEREOF; THENCE S 88° 27' 25" W ALONG THE SOUTHERLY LINE OF SAID SW ¼ SW ¼ A DISTANCE OF 361.54 FEET TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED APRIL 19, 2016 UNDER RECEPTION NUMBER 724341 OF THE RECORDS OF PARK COUNTY, COLORADO; THENCE NORTHERLY AND SOUTHWESTERLY ON SAID EAST LINE AND THE NORTHERLY LINE OF SAID TRACT OF LAND THE FOLLOWING TWO COURSES: 1) N 01° 32' 20" W A DISTANCE OF 251.57 FEET; 2) S 68° 32' 52" W A DISTANCE OF 739.31 FEET TO A POINT ON THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE NORTHWESTERLY ON SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: 1) ON A NON-TANGENT CURVE TO THE LEFT WHICH CURVE HAS A CENTRAL ANGLE OF 00° 59' 32" A RADIUS OF 5779.58 FEET AND AN ARC LENGTH OF 100.09 FEET, THE CHORD OF WHICH BEARS N 55° 19' 51" W A DISTANCE OF 100.09 FEET; 2) N 55° 49' 36" W ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE A DISTANCE OF 62.97 FEET TO THE TRUE POINT OF BEGINNING;

COUNTY OF PARK,
STATE OF COLORADO

BOCC