

**PARK COUNTY, COLORADO**  
**BOARD OF COUNTY COMMISSIONERS**  
**Resolution No. 2024- 24**

**A RESOLUTION APPROVING THE REZONING FROM RESIDENTIAL TO AGRICULTURAL OF A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 11, THE WEST HALF OF SECTION 12 AND THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7, RANGE 72, ADDRESSED AS 270 SILVER SPRINGS ROAD, BAILEY.**

WHEREAS, the Applicant, aSkag, LLC, has applied to rezone the property mentioned above, and more particularly described in the attached Exhibit A, from Residential to Agricultural; and

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

WHEREAS, based on the testimony and evidence presented at the public hearing the Board of County Commissioners determines and finds that compliance with the standards for approval of a rezoning set forth in Section 5-203 of the Park County Land Use Regulations has been demonstrated by clear and convincing evidence.

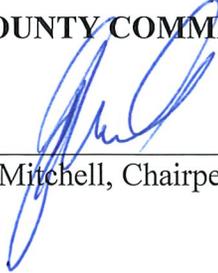
NOW, THEREFORE, BE IT RESOLVED THAT:

The application to rezone the above-described real property from Residential to Agricultural is approved with the following condition:

- 1. Any fencing on the property must be built in a wildlife friendly manner according to the CPW Publication "Fencing with Wildlife in Mind".

Moved, seconded, and passed this **18th day of June, 2024.**

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**

  
\_\_\_\_\_  
Amy Mitchell, Chairperson

ATTEST:

  
\_\_\_\_\_  
Milena Kassel  
County Clerk

David Wissel    Yes     No \_\_\_\_\_  
Richard Elsner    Yes     No \_\_\_\_\_  
Amy Mitchell    Yes     No \_\_\_\_\_

Exhibit A

Parcel C:

A part of the East ½ of Section 11, the West ½ of Section 12 and the Northwest ¼ of Section 13, Township 7 South, Range 72 West of the 6th Principal Meridian, described as follows:

Beginning at the Northeast corner of the Southwest ¼ Northwest ¼ of said Section 12;  
 Thence South 01 Degrees 42 Minutes 26 Seconds East, 1343.8 feet to the Southeast corner thereof;  
 Thence South 00 Degrees 08 Minutes 21 Seconds West, 1374.95 feet to the Southeast corner of the Northwest ¼ Southwest ¼ of said Section 12;  
 Thence South 00 Degrees 15 Minutes 14 Seconds West, 1353.07 feet to the Northeast corner of the Northwest ¼ Northwest ¼ of said Section 13;  
 Thence South 02 Degrees 09 Minutes 23 Seconds West along the East line of said Northwest ¼ Northwest ¼, 654.08 feet to the point of intersection with the fence line agreed in Instrument recorded in Book 216 at Page 235, to be the boundary line between the properties of Keeling and Timmerman;  
 Thence Westerly along and conforming to said fence line, 1475.63 feet to the Southeast corner of Tract 15, Will-O-Wisp Filing No. 1;  
 Thence along the Easterly boundary of said subdivision, the following courses and distances:  
 Due North, 2692.09 feet;  
 Due West, 440 feet;  
 North 24 Degrees 17 Minutes 59 Seconds West, 766.83 feet;  
 North 49 Degrees 22 Minutes 07 Seconds West, 90 feet;  
 Thence North 40 Degrees 37 Minutes 53 Seconds East, 82.29 feet, along a curve to the left having a radius of 660 feet and a central angle of 08 Degrees 40 Minutes 52 Seconds, an arc distance of 342.78 feet;  
 North 10 Degrees 52 Minutes 29 Seconds East, 299.82 feet;  
 South 79 Degrees 07 Minutes 31 Seconds East, 100 feet;  
 North 47 Degrees 37 Minutes 15 Seconds East, 437.57 feet; and  
 South 76 Degrees 59 Minutes 44 Seconds East, 300 feet to a point on the Westerly line of Tract 3 in said subdivision;  
 Thence South 09 Degrees 06 Minutes 12 Seconds East, 149.83 feet;  
 Thence due East 288.9 feet;  
 Thence due North 488.66 feet to a point on the North line of said Northwest ¼ Southwest ¼;  
 Thence North 86 Degrees 19 Minutes 27 Seconds East, 1010.25 feet to the Point of Beginning,  
 Except that portion conveyed by Deeds recorded February 24, 2006 at Reception No. 624307 and Reception No. 624308,  
 County of Park, State of Colorado.

Note: The above referenced portions conveyed by Deeds recorded at Reception No. 624307 and Reception No. 624308 were released by Quit Claim Deeds executed February 22, 2008 (unrecorded).