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10/7/2025 4:50 PM Milena Kassel
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1 of 2

PARK COUNTY
PLANNING COMMISSION
RESOLUTION #10-2025-02

A RESOLUTION RECOMMENDING APPROVAL TO SUBDIVIDE 96.18 ACRES OF A 100.38-ACRE PARCEL INTO 5 LOTS TO ALLOW FOR SINGLE FAMILY RESIDENCES ON 5-ACRE LOTS 2, 3, AND 5 AND RV/CAMPGROUND ON 32.38-ACRE AND 43.56-ACRE LOTS 4 AND 1 (RESPECTIVELY) OF THE SUBDIVISION IN PARCEL 47326, A METES AND BOUNDS PROPERTY ADDRESSED AS 405 CO RD 19, ALMA, CO 80420

WHEREAS, the Planning Commission held an open public meeting, notice duly given thereof, on October 2, 2025 at the Commissioner's Meeting Room in Fairplay, Colorado; and

WHEREAS, Lynne Smithpeter, applicant, has applied for a minor subdivision as described above and more particularly described in the plat attached hereto as Exhibit A; 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 parcel, County of Park, State of Colorado is hereby recommended to the Board of County Commissioners for:

X Approval _____Denial

With the following conditions:

1. Corrections to and resubmittal of the minor subdivision plat including the following items:
    a. Addition of the 100-year flood hazard limits
    b. Review of the final submittal of the minor subdivision plat as compared to the title report
    c. Confirmation that all existing and proposed easements are shown
    d. Removal of Note 10

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:

X Meets _____ Does Not Meet the requirements for a Minor Subdivision AND Conditional Use Permit as provided by the current Park County Land Use Regulations.

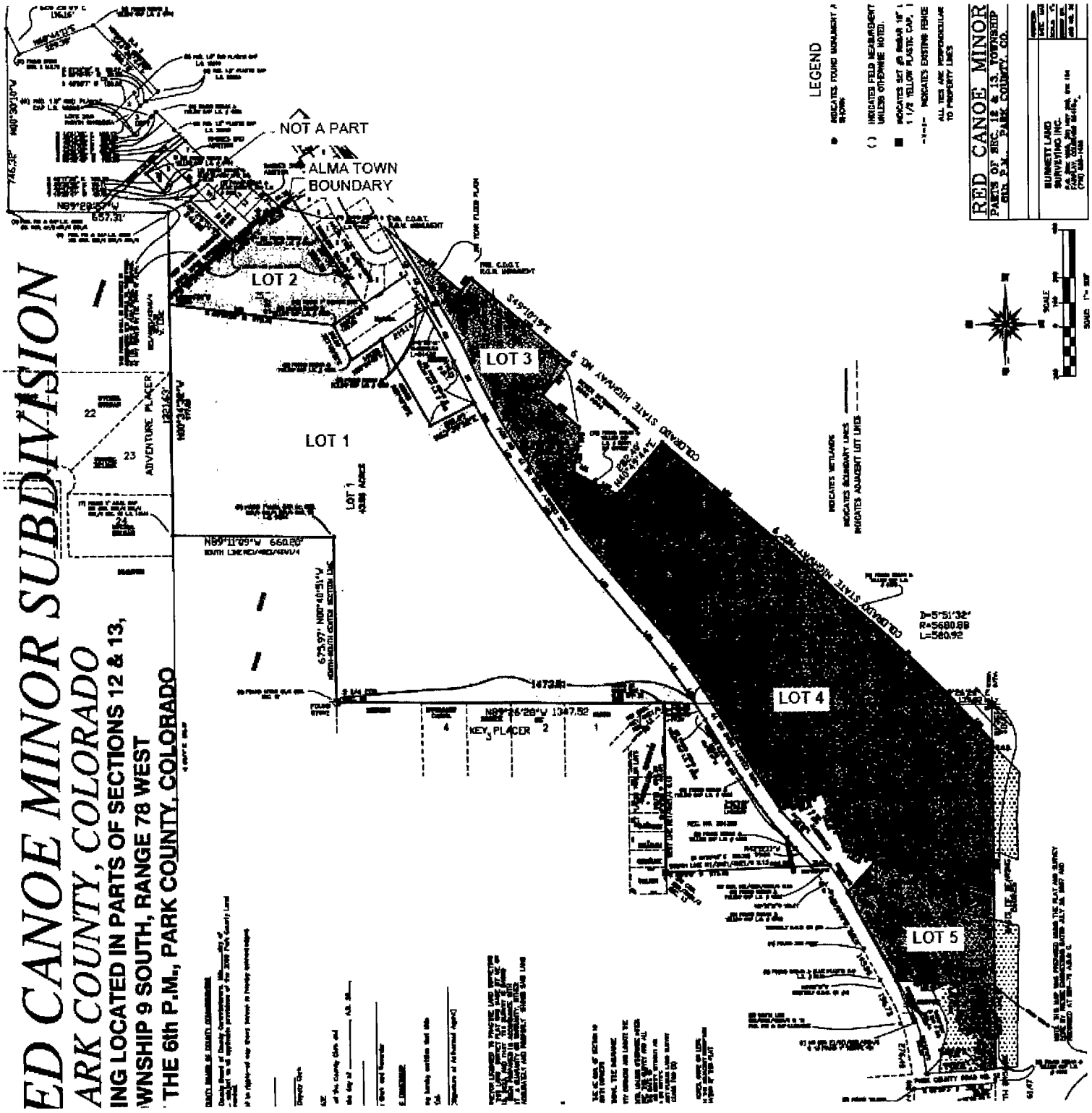
MOVED, SECONDED, AND PASSED THIS 2ND DAY OF OCTOBER, 2025.

Chairperson

ATTEST:

Secretary

Exhibit A



PC Resolution # 07-2024-02