



**PARK COUNTY  
DEVELOPMENT SERVICES**  
P.O. Box 1598  
Fairplay, CO 80440  
(719) 836-4272  
scross@parkco.us

TO: Park County Board of Commissioners  
Tom Eisenman, Park County Manager

FROM: Sheila Cross, Director of Development Services

DATE: September 30, 2020

SUBJECT: 1041 Wildlife Impact Review for Beautiful View Minor Subdivision  
Finding of No Significant Impact

I have reviewed the application for the Beautiful View Minor Subdivision, a 40.69-acre parcel to be split into a 32.49-acre parcel and an 8.20-acre parcel; and the Colorado Parks & Wildlife District Manager's recommendation based on his review of the application. In this case, one new buildable lot will be created. The 32.49-acre parcel is the site of the applicant's existing dwelling and garage, and he plans to sell the smaller parcel which will be residentially zoned.

This area provides habitat for mule deer, black bear, elk, mountain lion, bobcat, Abert's squirrel, pine squirrel and various bird species. Mark Lamb, Area Wildlife Manager, states in his review letter that this site provides habitat of "low value" for these species. It is considered "low value" because it is a small area in close proximity to other development, and there is already habitat fragmentation caused by subdivision roads and County Road 43. As the property is considered to be low habitat quality for most wildlife species, and since the proposed development is just for one home, the subdivision should have negligible impact upon habitat and adaptation of wildlife populations. There are no migration routes in this area. None of the species mentioned are endangered, threatened, or of special concern, according to lists provided on the CPW website.

The criteria upon which the determination of impact or no impact to wildlife is based are listed in Park County 1041 Wildlife Regulations in Section 2-104(3)(a) as impact on wildlife species, wildlife habitat and/or wildlife movement patterns/displacement and adaptation of wildlife populations within the proposed development area. Based on the facts that there are no issues raised by Colorado Parks and Wildlife regarding any of these criteria, and that this minor subdivision creates only one new, buildable lot, I issue this Finding of No Significant Impact to wildlife. A 1041 Wildlife Permit is not required for this case.

Please let me know if you have any questions.

ec: Erin Smith, County Attorney  
Mark Lamb, Colorado Parks and Wildlife  
James and Patricia Mastroianni  
Jennie Gannon, Planning Technician



# COLORADO

## Parks and Wildlife

Department of Natural Resources

Area 1 - Pine  
12012 S. Elk Creek Rd  
Pine, CO 80470  
P 303.291.7241 | F 303.291.7114

August 12th, 2020

Jennie Gannon  
Park County  
Planning and Zoning Department  
PO Box 1598  
Fairplay, CO 80440  
JGannon@parkco.us  
719.836.4358

RE: Park County 1041 Proposed development - Minor subdivision 40.69 acre parcel to be split into 32.49 and 8.20 acre parcel - Beautiful View Minor Subdivision

Dear Ms. Gannon,

Thank you for the opportunity to comment on the proposed development project listed above. The mission of the Colorado Parks and Wildlife is to protect, preserve, enhance, and manage wildlife and their environment for the use, benefit, and enjoyment of the people of Colorado and its visitors. One of the ways we achieve our mission is to comment on land use proposals such as the request we received from you. Our goal is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority and our mission.

District Wildlife Manager Scott Murdoch has had the opportunity to review the proposed minor subdivision after receiving this land use proposal. The site provides wildlife habitat of low value for species including mule deer, black bear, elk, mountain lion, bobcat, Abert's squirrel, pine squirrel, and various bird species. This location is small and in close proximity to other development, subdivision roads, and CR 43. The site considered lower value do to the small size, fragmentation caused by nearby roads, and the specific location of the one proposed home. The western and most valuable portion of the property doesn't appear to have any additional development.

As with any development, the amount of available habitat for wildlife will be reduced. There is a cumulative impact of development on wildlife. Without large, undeveloped habitats, wildlife does not thrive or function naturally. Wildlife communities shift from numerous diverse species to less numerous and like species. Adaptable and often nuisance species of wildlife often increase while other more desirable species become less abundant. The remaining habitat near development becomes less suitable habitat for wildlife species requiring more pristine conditions.

This property is considered low habitat quality for most wildlife species, thus the development of this property will likely have negligible impacts on wildlife in the immediate



area.

Bears are occasionally seen in the immediate area and there are sometimes conflicts with bears and development. It is imperative that bear proof trash cans are used and landscaping should incorporate native trees, shrubs, and grasses.

Another consideration would be to utilize wildlife friendly fences on the property to minimize entanglement of wildlife and to allow for uninhibited movements across the property.

The following links may assist you in making management decisions for this property or others.

Living with Bears:

<http://cpw.state.co.us/learn/Pages/LivingwithWildlifeWildBears.aspx>

Fencing resources:

<http://cpw.state.co.us/Documents/LandWater/PrivateLandPrograms/FencingWithWildlifeInMind.pdf>

Thank you again for the opportunity to comment on the development project. District Wildlife Manager Murdoch can answer any questions you may have regarding the wildlife in the area. He can be reached at 303-514-4998 or at [scott.murdoch@state.co.us](mailto:scott.murdoch@state.co.us).

Respectfully,

*Mark Lamb*

Mark Lamb  
Area Wildlife Manager

cc: S. Murdoch, file

# VICINITY MAP



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

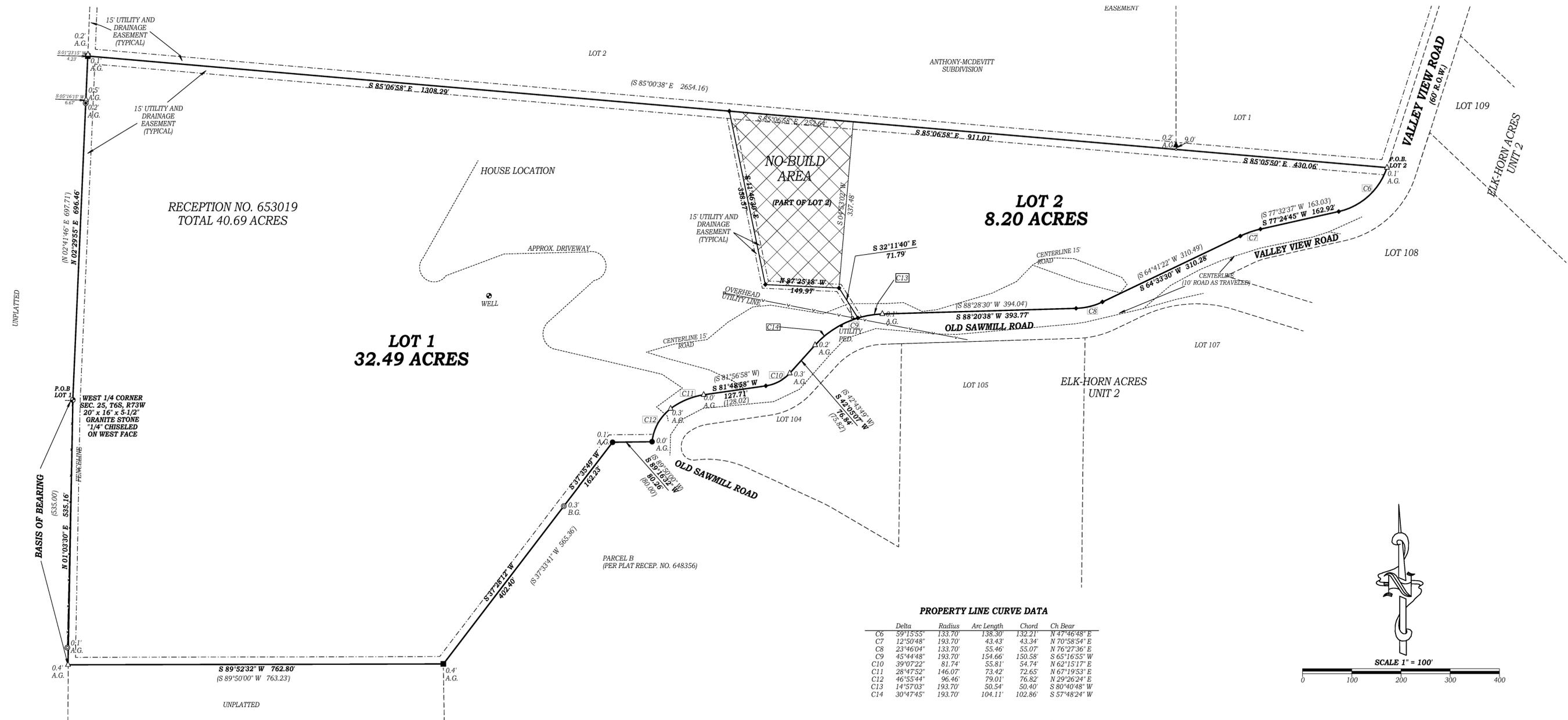
0 0.5 1 2 Miles

Park County Planning Department



# BEAUTIFUL VIEW MINOR SUBDIVISION PLAT

A PORTION OF THE S 1/2 OF THE N 1/2 AND  
 A PORTION OF THE N 1/2 OF THE SW 1/4 OF  
 SEC. 25, T6S, R73W OF THE 6TH. P.M.,  
 COUNTY OF PARK, STATE OF COLORADO.  
 MINOR SUBDIVISION PLAT  
 SHEET 2 OF 2



PROPERTY LINE CURVE DATA

Delta	Radius	Arc Length	Chord	Ch Bear
C6	59°15'55"	133.70	138.30	132.21' N 47°46'48" E
C7	12°50'48"	193.70	43.43	43.34' N 70°58'54" E
C8	23°46'04"	133.70	55.46	55.07' N 76°27'36" E
C9	45°44'48"	193.70	154.66	150.58' S 65°16'55" W
C10	39°07'22"	81.74	55.81	54.74' N 62°15'17" E
C11	28°47'32"	146.07	73.42	72.65' N 67°19'53" E
C12	46°55'44"	96.46	79.01	76.82' N 29°26'24" E
C13	14°57'03"	193.70	50.54	50.40' S 80°40'48" W
C14	30°47'45"	193.70	104.11	102.86' S 57°48'24" W

Delta	Radius	Arc Length	Chord	Ch Bear
(C6)	59°18'17"	138.39	132.292	S 47°53'28" W
(C7)	12°51'15"	193.70	43.46	
(C8)	23°47'08"	133.70	55.5	
(C9)	45°44'41"	193.70	154.65	
(C10)	39°13'9"	193.70	55.95	
(C11)	28°45'10"	193.70	73.3	
(C12)	47°14'12"	193.70	79.52	

REVISION BLOCK  
 REVISION 1) 09 SEPTEMBER, 2020

- LEGEND**
- - INDICATES #5 REBAR WITH 2" ALUMINUM CAP (L.S.# 26960) FOUND, THIS SURVEY.
  - - INDICATES #4 REBAR WITH 1" BLUE PLASTIC CAP (L.S.# 19618) FOUND, THIS SURVEY.
  - ▲ - INDICATES #5 REBAR WITH 1" YELLOW PLASTIC CAP (L.S.# 18454) FOUND, THIS SURVEY.
  - ▲ - INDICATES #6 REBAR WITH 2" ALUMINUM CAP (L.S.# 19618) (9' WITNESS CORNER) FOUND, THIS SURVEY.
  - - INDICATES #5 REBAR (NO CAP).
  - ▲ - INDICATES #3 REBAR (NO CAP).
  - ▲ - INDICATES #3 REBAR WITH 1" ORANGE PLASTIC CAP (L.S.# 25633) SET, THIS SURVEY.
  - ◆ - INDICATES MONUMENT DESCRIBED HEREOF FOUND, THIS SURVEY.

A.G. - INDICATES DISTANCE MONUMENT IS ABOVE GROUND SURFACE.  
 B.G. - INDICATES DISTANCE MONUMENT IS BELOW GROUND SURFACE.



SCALE 1" = 100'

**OWNER**  
 JAMES B. AND PATRICIA A. MASTROIANNI  
 407 OLD SAWMILL ROAD  
 BAILEY, CO 80421  
 (303) 931-9676

MAP PREPARED: 12 JUNE, 2020  
**PREPARED BY:**  
 AMERICAN SURVEYS, LLC  
 26689 PLEASANT PARK ROAD  
 CONFIER, COLORADO 80433  
 PH. (303) 674-6018/EMAIL: PKSURV@AOL.COM

FILE NO. 20-178