Video
To join the meeting, click on the link below or copy and paste into your preferred web browser: https://zoom.us/j/632627219?pwd=Q2gvUVEwd0JuQ0R3TE9qWE9LTk9kQT09

Audio
Upon joining the meeting, you will have the option to use either your computer mic and speakers for audio interaction, or participate by phone. If you are not using your computer speakers and mic to interact in the meeting, you may use the dial- option below:

Dial by your location
(669) 900-6833 US (Western US)
(929) 205-6099 US (Eastern US)

Meeting ID: 632 627 219
Password: 04408
*For the purpose of an accurate public record, you will need to identify yourself when you enter the meeting and when prompted*

11:00 AM CALL TO ORDER
PLEDGE OF ALLEGIANCE
AGENDA APPROVAL
CONSENT ITEMS:
   .I. APPROVAL OF MINUTES
   .II. APPROVAL OF VOUCHERS
   .III. APPROVAL OF IGA WITH THE TOWN OF ALMA
CONSIDERATION AND/OR DECISION ON THE FOLLOWING ITEMS:
PUBLIC HEARING(S)

.I. REZONING CASE #21ZON-03

Property is Lot 12, Fitsimmons Private Subdivision, addressed as 425 County Road 64, Shawnee. The applicant is requesting a rezoning from the Residential zone district to the Mixed Use zone district.

APPLICANT: David Hansen

Documents:

21ZON-03 BOCC Staff Report and Atts..pdf
PC_RESOLUTION_07-2021-01.pdf
Referral Responses.pdf
21ZON-03 Application.pdf

PUBLIC COMMENTS

EXECUTIVE SESSION IN REGARD TO LEGAL & PERSONNEL MATTERS (CLOSED SESSION)

ADJOURN

ADMINISTRATIVE SESSION

TIMES ARE APPROXIMATE. ITEMS MAY BE HEARD EARLIER OR LATER THAN SHOWN ABOVE.

NOTE: Items May Be Added To These Agendas Up To 48 Hours Before The Scheduled Time. Items May Be Deleted Or Cancelled At Any Time. Please Check Website "Parkco.Us" for most Updated Agendas. If You Need Further Information, Please Contact The BOCC (Board of County Commissioners) Office At: 719-836-4201.
To: Board of County Commissioners

Date: July 22, 2021

Prepared by: John Deagan, AICP, Planner

Case Number: 21ZON-03

Subject: Hansen Rezoning

Request: The applicant is requesting the rezoning of his 8.6-acre parcel from the Residential zone district to the Mixed Use zone district.

Application Summary:

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Owners/Applicants:</td>
<td>David Hansen</td>
</tr>
<tr>
<td>Location:</td>
<td>Lot 12, Fitzsimmons Private Subdivision, addressed as 425 County Road 64, Shawnee - a Vicinity Map is included as Attachment 1.</td>
</tr>
<tr>
<td>Current Zone District:</td>
<td>Residential</td>
</tr>
<tr>
<td>Surrounding Zoning:</td>
<td>Residential and Conservation Recreation - a Zoning Map is included as Attachment 2.</td>
</tr>
<tr>
<td>Lot Size:</td>
<td>8.6 acres</td>
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<tr>
<td>Proposed Zoning District</td>
<td>Mixed Use</td>
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</table>

Background:

The subject property is located east of the Shawnee townsite, on County Road 64, south of Highway 285. The applicant has been an automotive technician for over 35 years and has owned and operated a full-service vehicle repair shop in Littleton for the past 15 years. He bought this property in 2010 and has now sold his business, but wants to continue working on the highly technological, electronic parts of automobiles. This is a clean business, in comparison to other aspects of automotive maintenance and repair, and the applicant has presented a detailed description of what the business is and how it would be run. Because Vehicle Repair Service is not a legal use in the Residential zone district he is asking that his property be rezoned to Mixed Use.

When Mr. Hansen first came in to find out how he could do this type of vehicle repair legally, in his shop on his residential property, he was told by Planning Staff that we could not recommend approval for a rezoning, but that we would propose a change to...
the land use regulations, whereby vehicle repair would be allowable as a conditional use (specifically, a Major Home Occupation) on residential property.

At staff’s request, Mr. Hansen put his rezoning application on hold while the proposed land use regulation change was drafted and submitted to the Planning Commission and Board of County Commissioners. At the latter hearing, the Board requested changes to notice requirements and another review by the Planning Commission. These changes were made and reviewed by the Planning Commission. However, staff was subsequently told by the county manager that the Board was now refusing to consider the regulations change for unexplained reasons. At that time, Mr. Hansen’s rezoning application was revived. The Planning Commission thought that a rezoning was inappropriate and that if this use was to be allowed in residential neighborhoods that the proper regulatory mechanism was a conditional use permit.

Land Use Regulations and Strategic Master Plan:

Each of the standards for approval of a Zoning Map Amendment (LUR Section 5-202, page 9) is addressed, as summarized below.

A. In considering any petition for amendment of the Official Zoning Map, the following standard shall govern. The applicant for the proposed amendment shall bear the burden of proof and the resolution approving the zoning map amendment shall be approved and adopted only if it is demonstrated by clear and convincing evidence presented during the public hearing that the following conditions or circumstances exist:

1. The property possesses the geological, physical, and other environmental conditions that are compatible with the potential uses permitted in the proposed zone district; and
   There is a drainage flow through this lot into the North Fork of the South Platte River. The lot is big enough so that the house and shop are at least 150 feet away from the drainage, but some of the potential uses in the Mixed-Use zone district may not be compatible without strict enforcement of waterway setback requirements and applicable environmental codes.

2. The property has a reasonably certain right of permanent legal access permitting vehicular ingress and egress from the property to the public thoroughfare; and
   There is no driveway permit on file. Applicant is in the process of obtaining a driveway registration through the County and will bring the driveway up to current County standards if necessary.

3. Access to the property from the public thoroughfare reasonably meets County street, road, or driveway standards or, if the property is undeveloped, such access will be established prior to issuance of a building permit; and
   The property is directly adjacent to County Road 64, a public right-of-way.
4. The potential uses of the property within the proposed zone district are compatible with other properties within the immediate surrounding area; and

All property adjacent to the subject property is zoned Residential. Permitted uses in the Mixed Use zone district include Bar, Conference and Retreat Facility, Hotel, Restaurant, Retail Store, and Vehicle Service Station. Any of these uses could be engaged in by right by a subsequent lot owner if this rezoning is approved, and none of them are suitable for an established residential subdivision. Staff opinion is that this standard of approval is not met.

At least one of the following:

a. The rezoning, as proposed, is consistent with the advisory provisions of the Park County Strategic Master Plan; or

This rezoning is incompatible with Goal 7.1, Strategy L, which is as follows:

"Consider rezoning land to accommodate commercial/non-residential uses if the proposed development includes adequate sewer and water, if it is proposed on a historic commercial/non-residential site, if it supports the relevant goals and strategies in this master plan, and if impacts on nearby residential neighborhoods are adequately considered and mitigated."

This lot is not a historic commercial/non-residential site and the impacts of other permitted uses in the Mixed Use zone district have not been adequately considered. Staff opinion is that this standard of approval is not met.

b. The rezoning, as proposed, is supported by circumstances and conditions within the immediate area which have changed since the adoption of the Park County Strategic Master Plan; or

Not Applicable.

c. The rezoning, as proposed, is to a Planned Unit Development

Not Applicable.

Per BOCC Resolution #2018-22, there are three additional standards of approval to consider when rezoning land outside a rural center, which this property is, to Mixed-Use. They are as follows.

A. Land outside Rural Centers shall meet the following criteria to be rezoned to Mixed Use.

1) The proposed development includes adequate water and sewer.

The home has a standard septic system and well for a dwelling. There is no plumbing in the garage where service activities are conducted. The applicant states that there are few instances where fluids would need to be exchanged, but that he does have
fluid containment systems for these cases. Liquid and any other parts would be disposed of, or recycled, off site.

2) **The proposed development supports the relevant goals and strategies in the master plan, and**
   As mentioned above, this rezoning is not consistent with relevant goals and strategies in the master plan.

3) **Impacts of the proposed development on nearby residential neighborhoods are adequately considered and mitigated.**
   Future impacts resulting from the rezoning of this lot to Mixed Use have not been adequately considered.

**Impact Analysis:**

Significant negative impacts are anticipated to neighboring residential land uses as a result of this rezoning. These impacts may not result from the immediately proposed use, but many other permitted uses in the Mixed Use zone district are simply incompatible with a residential subdivision.

**Planning Commission:**

The Planning Commission reviewed this application at their June 9, 2021 meeting and recommended denial of the application.

**Recommendation:**

Staff recommends that the application be denied.
PARK COUNTY
PLANNING COMMISSION
RESOLUTION # 07-2021-01

A RESOLUTION RECOMMENDING DENIAL OF AN APPLICATION FOR REZONING FROM RESIDENTIAL TO MIXED USE OF LOT 12, FITZSIMMONS PRIVATE SUBDIVISION, ADDRESSED AS 425 COUNTY ROAD 64, SHAWNEE.

WHEREAS, the Planning Commission held an open public meeting, notice duly given thereof, on July 14th, 2021, at the Commissioner’s Meeting Room in Fairplay, Colorado; and

WHEREAS, David Hansen has applied for Rezoning from Residential to Mixed Use of the above legal description; and

WHEREAS, the Park County Planning Commission has reviewed the application and the recommendations of the Planning Department;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION FOR PARK COUNTY, COLORADO, THAT:

Section 1. The application for Rezoning of the above legal description, County of Park, State of Colorado is hereby recommended to the Board of County Commissioners for:

___ Approval ___ Denial

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 Rezoning:

___ Meets ___ Does not meet the requirements for a Rezoning as provided by the current Park County Land Use Regulations.

MOVED, SECONDED, AND PASSED THIS 14TH DAY OF JULY, 2021.

Chairperson

ATTEST:

Secretary

PC Resolution # 07-2021-01
Referral Response

Comment Deadline Date: ___ May 28, 2021___ Submitted Date: ___ May 13, 2021___
Case #: ___21ZON-03___ Case Name: ___Hansen Rezoning___

Request: Applicant is requesting to rezone from Residential (R) to Mixed Use (MU) so that he can run a vehicle repair business.

Location/Legal Description: Lot 12 Fitzsimmons Private Subdivision, addressed as 425 County Road 64.

Date of Planning Commission Hearing: ___Wednesday, June 9, 2021___
Date of BOCC Hearing: ___Tuesday, June 22, 2021___

___X___ We have reviewed this referral and find that it does comply with our specific organization's concerns.

_______ We have reviewed this referral and find that it does not comply with our specific organization's concerns for the following reasons:

________________________________________________________________________
________________________________________________________________________

_______ We have reviewed this referral and find no conflicts with our interests.

_______ A formal recommendation is under consideration and will be submitted to you prior to ______.

_______ Please refer to the enclosed letter.

___X___ We offer the following comments regarding this referral:

ABE found no conflicts with our interests but did note that provisions should be made to prevent run-off from the building roof of the garage from causing excessive erosion.

Signed: John Reiber
Title: Chairman
Date: May 24, 2021
Referral Response

Comment Deadline Date: May 28, 2021  Submitted Date: May 13, 2021
Case #: 21ZON-03  Case Name: Hansen Rezoning

Request: Applicant is requesting to rezone from Residential (R) to Mixed Use (MU) so that he can run a vehicle repair business.

Location/Legal Description: Lot 12 Fitzsimmons Private Subdivision, addressed as 425 County Road 64.

Date of Planning Commission Hearing: Wednesday, June 9, 2021
Date of BOCC Hearing: Tuesday, June 22, 2021

We have reviewed this referral and find that it does comply with our specific organization's concerns.

We have reviewed this referral and find that it does not comply with our specific organization’s concerns for the following reasons:

We have reviewed this referral and find no conflicts with our interests.

A formal recommendation is under consideration and will be submitted to you prior to ________________.

Please refer to the enclosed letter.

We offer the following comments regarding this referral:

This repair business should be limited in nature as the applicant has defined. Purely automotive electrical/electronic diagnosis & repair. By appointment only. Vehicles stored behind the repair garage. Two cars maximum at any given time.

Signed: Tom Eisenman  Date: 5/21/21

Title: County Manager
PCFPD has no issues with this request.

On Thu, May 13, 2021 at 4:44 PM Jennifer Gannon <JGannon@parkco.us> wrote:

Hello everyone,

This is a request for rezoning from Residential to Mixed Use, near Shawnee, so that the applicant can have a vehicle repair service in his shop on his residential property. He only works on electronic components so he runs a fairly high-tech, clean business.

We would really appreciate any feedback you may have after looking at the attached application. Please review and return the attached referral response form to me by May 28th. We truly appreciate any comments you may have, either supporting or questioning the application.

Please let me know if you have any questions regarding the application. Thank you so much for your time and consideration.

Jennifer Gannon
Park County Planning Technician
(719) 836-4258
jgannon@parkco.us
P.O. Box 1598
856 Castello Ave.
Fairplay, CO 80440

Park County Development Services Hours:
Mon-Thurs 7:00 a.m. to 6:00 p.m. (doors close at 5:00 p.m.)
Referral Response

Comment Deadline Date: **May 28, 2021**
Submitted Date: **May 13, 2021**

Case #: **21ZON-03**
Case Name: **Hansen Rezoning**

**Request:** Applicant is requesting to rezone from Residential (R) to Mixed Use (MU) so that he can run a vehicle repair business.

**Location/Legal Description:** Lot 12 Fitzsimmons Private Subdivision, addressed as 425 County Road 64.

**Date of Planning Commission Hearing:** **Wednesday, June 9, 2021**
**Date of BOCC Hearing:** **Tuesday, June 22, 2021**

- We have reviewed this referral and find that it **does** comply with our specific organization's concerns.

- We have reviewed this referral and find that it **does not** comply with our specific organization's concerns for the following reasons:
  
  ______________________________________________________
  ______________________________________________________

x We have reviewed this referral and find no conflicts with our interests.

- A formal recommendation is under consideration and will be submitted to you prior to ________________.

- Please refer to the enclosed letter.

- We offer the following comments regarding this referral:
  
  ______________________________________________________
  ______________________________________________________
  ______________________________________________________
  ______________________________________________________

Signed: Greg Kasparek    Date: 5/17/21
Title: Right-of-Way Manager
PARK COUNTY APPLICATION FOR
REZONING
NON-REFUNDABLE APPLICATION FEE: $1700

All applicants must submit one complete application and attend a pre-application conference with the Park County Planning Department Staff seven (7) to ten (10) working days prior to the application submittal deadline.

If you have questions regarding this form please contact the Planning Department by phone at (719) 836-4254, or e-mail pcpd@parkco.us, fax (719) 836-4351, or write to us at P.O. Box 1598 Fairplay, CO 80440.

A. APPLICANT AND OWNERSHIP INFORMATION

Applicant’s Name: Dave Hansen
Mailing Address: P.O. Box 197
City: Shawnee State: CO Zip: 80475
Telephone (work) 303-780-0055 (home) 303-816-7123 (fax) 710-616-0744

Owner’s Name: Dave Hansen
Mailing Address: PO-Box 197 Shawnee CO 80475
Telephone No.: 303-816-7123

B. PROPERTY INFORMATION

Complete Legal Description of Property Proposed for the Rezoning (attach additional page, if necessary):

lot 12, FITZSIMMONS PRIVATE

Street Address of Property: 425 County Road 64
Property’s Total Acreage: 8.6
Current Zone District of Property: Residential
Proposed Zone District of Property: Mixed Use

For County Use Only
Planning Department Confirmation of Current Zone District:

District: Residential

Print Full Name
C. APPLICATION REQUIREMENTS

1. Application Fee. An application fee in the amount of $1700.00 must be paid at the
time of submission of the application. Make the check or money order to: Park
County Planning Department. The fee pays for the typical cost to the County to
process the application. Any additional costs that may occur are the applicant’s
responsibility.

2. Tax receipt—showing payment of current taxes. This can be obtained at the Park
County Treasurer’s office.

3. Proof of ownership in the form of a recorded Warranty Deed. This can be obtained at
the Park County Clerk and Recorders office.

4. A legal description of the property proposed for the Rezoning prepared by a licensed
Colorado land surveyor.

5. A list of names and mailing addresses of all owners of adjacent property to the
property subject to the proposed amendment to the Official Zoning Map, this
information is at Park County Assessor’s Office.

6. A Vicinity Map of where the proposed property is located within Park County.

7. A map or other description of the property proposed to be subject of the Rezoning
including the following information:
   a. The current zone district(s) of the property proposed to be subject of the Rezoning
      and of the adjacent properties;
   b. A map showing the boundaries of the property proposed to be subject of the
      Rezoning;
   c. Description of the existing uses on the property and on adjacent properties.

8. A map or other description of the Current Conditions of the property proposed to be
subject of the Rezoning including the following information:
   a. Topography of the property subject to rezoning, shown in elevation contours of
      not greater than twenty (20) or forty (40) foot increments. Applicants are
      encouraged to use the USGS topographic mapping or other form of commercially
      produced topographic map;
   b. Points of access to the property, internal roads and trails including widths, and
      approximate grades. The Current Conditions Map must illustrate how access is
obtained from the property subject to rezoning to the nearest county road or highway;

c. Where any access to the property subject to rezoning is obtained from a road, trail, easement, driveway, or other private access other than an adjacent County-owned highway, street or road, the applicant shall provide evidence of permanent legal right of access. Such evidence may include, but not be limited to, deed, easement agreement, or attorney opinion that a permanent legal right of access exists to the property;

d. Natural features of the property subject to rezoning including, wetlands, floodplain, riparian areas, water bodies (e.g., lakes, ponds, streams, whether continuous or seasonal), rock outcroppings, significant vegetation, geological or other hazards, and slopes greater than twenty-five percent (25%);

e. Utility systems including existing and proposed water wells, sewer systems, electric services, and natural gas.

9. Applicant must provide a Proposed Development Plan describing in mapped form and/or text the existing and proposed physical improvements of the property and the approximate locations of improvements.

10. The property must be clearly identified with the address and posted according to the Park County address requirements (attached).

For properties currently within a Mining Zone District, the following additional materials must be included in a complete application:

1. The building envelope must be at an elevation of not more than 11,500 feet.

2. The application must include a geo-technical report prepared by a qualified Geotechnical professional utilizing the information and guidelines contained in "Guidelines and Criteria for Identification of Land Use Controls of Geological Hazards and Mineral Resource Areas" Colorado Geological Survey Publication 6, or the updated version of this publication. The geo-technical report must be accompanied by a statement of the engineer's qualifications relative to geology, mine economics and geological hazards. At a minimum, this report must address the following information specific to the property in question, all of which shall be considered in evaluating the Rezoning application.

   a. The presence and extent of any geological hazards, including but not limited to underground excavations on or adjacent to the subject property and the presence of radioactive or toxic materials and minerals.

   b. The presence of surface and subsurface minerals, including but not limited to the types and amounts of minerals present and the viability of material extraction now and in the future.
D. APPLICANT AND LANDOWNER SIGNATURES:

The undersigned applicant and landowner hereby verify and affirm that the information contained in this application is complete and accurate. The undersigned applicant and landowner understands and acknowledges that the submission of inaccurate and incorrect information may result in the denial or rejection of the application and/or result in the invalidation of any approvals issued by Park County, Colorado.

Applicant: Signed: 
Print name: Dave Hansen
If company, state Title/Position: 

Owner: Signed: 
Print name: 
If company, state Title/Position: 

E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION

This application was submitted to the Park County Planning Department on the following date and time:

______________ , 20___ 
Month Day Year

For County Use Only: 
Verification of Date of Delivery and County Receipt of Application 
Date: 6/18/20 
Print Name: Jean Peck

Payment of the Applicant Fee was made by:

_____ Personal Check # 169 Amount $ 1700.00
_____ Cash Amount $ 
_____ Other Amount $ 

APPLICANT MUST ATTEND THE HEARING. IF A REPRESENTATIVE ATTENDS THE HEARING ON BEHALF OF THE APPLICANT, A NOTARIZED LETTER OF CONSENT MUST ACCOMPANY THE APPLICATION.

ALL PLANNING COMMISSION HEARINGS WILL BE SCHEDULED FOR THE SECOND TUESDAY OF EVERY MONTH. IF A QUORUM IS NOT AVAILABLE, THE HEARING WILL BE SCHEDULED THE NEXT AVAILABLE DATE.
TO THE PARK COUNTY BOARD OF COMMISIONERS/PLANNING AND ZONING DEPARTMENT.

MY NAME IS DAVE HANSEN, I LIVE AT 425 COUNTY ROAD 64 IN SHAWNEE.

I HAVE RECENTLY FINISHED BUILDING MY NEW GARAGE, A 1200 SQ. FT. STEEL BUILDING AT THE CENTER OF MY 8.6 ACRE PROPERTY. THIS WAS DONE WITH ALL APPLICABLE PERMITS THRU PARK COUNTY BY A LICENSED CONTRACTOR, GARTNER CONSTRUCTION. THIS WAS NEEDED AS I HAVE RECENTLY SOLD MY AUTOMOTIVE REPAIR BUSINESS- COLORADO CAR CLINIC AT 5311 S. BROADWAY IN LITTLETON COLORADO- AND NEEDED A PLACE TO PUT ALL OF MY TOOLS. YES, THAT IS A LOT OF TOOLS.

MY GOAL HERE IS TO OPEN A SPECIALIZED BUSINESS, A FORM OF AUTO REPAIR THAT WOULD DEAL STRICTLY IN AUTOMOTIVE ELECTRICAL/DRIVEABILITY/DIAGNOSTICS. I HAVE NO INTEREST IN MAJOR DRIVELINE OR UNDERCAR REPAIRS, BASIC MAINTENANCE AND FLUID SERVICES ARE OUT OF THIS PICTURE. PURELY AUTOMOTIVE ELECTRICAL/ELECTRONIC DIAGNOSIS AND REPAIR.

I HAVE BEEN A AUTOMOTIVE TECHNICIAN FOR OVER 35 YEARS, 25 OF THOSE A A.S.E. CERTIFIED MASTER/LEVEL 1 TECHNICIAN, THE LAST 15 YEARS ALSO AS THE OWNER OF COLORADO CAR CLINIC, A HIGHLY RESPECTED FULL SERVICE SHOP IN LITTLETON. I BUILT THIS BUSINESS ON HONESTY, INTEGRITY AND A HIGH LEVEL KNOWLEDGE OF AUTOMOTIVE ELECTRICAL SYSTEMS AND DIAGNOSTICS. A LITTLE OVER A YEAR AGO I STRUCK A DEAL WITH MY LEAD TECHNICIAN AND PROTÉGÉ, BRIAN BROCKHAUSEN. HE IS NOW THE OWNER AND I WORK PART TIME FOR HIM. I WILL EVENTUALLY PHASE OUT ALL TOGETHER BUT WILL ALWAYS HAVE SOMETHING TO DO WITH MY “BUSINESS BABY ON BROADWAY”. MY KNOWLEDGE AND SPECIALIZED SKILLSET WILL NEVER BE FAR FROM BRIAN OR MY WONDERFUL CUSTOMER BASE THERE.

I AM 60 YEARS OLD, NEED TO SLOW DOWN A BIT. THE YEARS OF DOING AUTOMOTIVE REPAIR HAS NOT DONE MY LOWER BACK ANY GOOD, BUT I CANNOT SIT STILL AND NEED SOMETHING TO DO. I HAVE A EVERLASTING LOVE AFFAIR WITH AUTOMOTIVE TECHNOLOGY, ALWAYS STAYING ON TOP OF NEW TECH TRENDS AS THEY APPLY TO MY FIELD. AS ALL OF YOU KNOW, VEHICLES ANYMORE ARE NOTHING MORE THAN A ARRAY OF NETWORKED COMPUTORS WITH A SET OF WHEELS UNDERNEATH. I HAVE BEEN THERE AT THE FOREFRONT OF AUTOMOTIVE COMPUTORIZATION IN THE 1980'S AND WATCHED IT GROW, LEAVING A LOT OF SHOPS AND TECHNICIANS IN THE DUST BEHIND IT. I HAVE TAKEN PRIDE FOR YEARS AT BEING AT THE FRONT OF THIS TECHNOLOGICAL TRAIN, HANDLING EVERYTHING THAT COMES MY WAY, A LOT OF IT FROM OTHER SHOPS- STILL TO THIS DAY. I AM VERY GOOD AT THIS, FROM SIMPLE WIRING PROBLEMS TO DRIVER ASSIST SYSTEMS TO STARTING AND CHARGING SYSTEMS, SAFETY SYSTEM ISSUES, COMMUNICATION PROBLEMS BETWEEN SYSTEMS, DRIVEABILITY ISSUES ........................

I RAN A CLEAN SHOP IN LITTLETON, THOSE RULES APPLY HERE ALSO. WHEN EDUCATING A CUSTOMER ON THEIR VEHICLE AND BRINGING THE CUSTOMER BACK INTO THE SHOP TO SHOW THEM MY CONCERNS WITH THEIR VEHICLE A CLEAN SHOP IS IMPORTANT AND A REFLECTION OF PROFESSIONALISM. THIS WILL NEVER CHANGE. NOW THE SHOP COULD BE ON MY PROPERTY. HAVING BROKEN CARS SCATTERED AROUND IS NOT A OPTION. I LIVE HERE, HAVE DONE A LOT TO MAKE THE PLACE CLEAN AND NATURAL. EVEN IF IT CANNOT BE SEEN FROM COUNTY ROAD 64 MAKES NO DIFFERENCE TO ME. MY PROPERTY WILL ALWAYS BE PRESENTABLE.

THE BUSINESS WOULD BE BY APPOINTMENT ONLY. IF A CAR IS DIAGNOSED AND THE NEEDED PART IS ON BACKORDER, THE CUSTOMER CAN TAKE THE VEHICLE HOME UNTIL THE PART GETS IN. IF THE
VEHICLE IS TOWED TO ME DUE TO A INOP PART AND THAT PART IS NOT AVAILABLE FOR TIMELY REPAIR. THE VEHICLE CAN BE STORED BEHIND THE GARAGE WHERE THERE IS EXTRA PARKING SPACES. THIS SCENARIO WILL BE LIMITED TO 2 CARS MAXIMUM. AS THERE ARE NO PARTS TO BE FOUND IN THE LOCAL MOUNTAIN TOWNS THAT MEET MY LEVEL OF QUALITY NEEDED FOR A PROPER, LONG LASTING REPAIR I WILL NEED TO GO TO THE CITY TO OBTAIN THESE PARTS. THIS TAKES TIME, ALL REPAIRS WILL BE DONE WITH THIS IN MIND. I DO NOT EXPECT OR WANT TO BE AS BUSY AS I WAS FOR DECADES IN LITTLETON BUT TAKING CARE OF THE CUSTOMER IS STILL #1 ON MY LIST.

I AM A BELIEVER IN THE COLORADO MOTOR VEHICLE REPAIR ACT, I AM STRAIGHT UP IN MY BUSINESS, WILL GLADLY GIVE ANY CUSTOMER A WRITTEN ESTIMATE BEFORE REPAIRS AS PER THE LAW. A SATISFIED CUSTOMER CAN GIVE A BUSINESS OWNER GOOD ADVERTISING HE COULD NEVER BUY. A DISSATISFIED CUSTOMER CAN GIVE A BUSINESS OWNER BAD ADVERTISING HE COULD NEVER IGNORE.

AUTOMOTIVE ELECTRICAL REPAIRS CAN BE "CLEAN" IN MANY WAYS. THERE IS RARELY ANY FLUID CONCERNS, NO TIRES OR SUSPENSION PARTS TO BUILD UP AND THEN HAVE TO DISPOSE OF. ALL ELECTRICAL COMPONENTS CAN BE EASILY RECYCLED, MANY COMPONENTS HAVE A CORE VALUE WHICH MEANS THE MANUFACTURER WANTS THE BROKEN PIECE BACK FOR REBUILDING. THERE ARE FEW INSTANCES WHEN THERE WILL NEED TO BE A FLUID EXCHANGE [I.E. REPLACING A SHIFT SOLENOID INSIDE OF THE TRANSMISSION PAN], WHEN THIS OCCURS I AM PREPARED WITH FLUID CONTAINMENT SYSTEMS. ALL FLUIDS ARE RECYCLED AS ALL OILS CAN BE USED IN EPA APPROVE WASTE OIL HEATER SYSTEMS. BOTH COLORADO CAR CLINIC AND PLUS ONE TIRE IN LITTLETON HAVE THESE SYSTEMS FOR HEATING THE BUILDINGS IN WINTER, BOTH HAVE AMPLE FLUID STORAGE SYSTEMS FOR ME TO USE AT WILL. ALL RECYCLING CAN EASILY BE DONE ON ANY PARTS TRIP DOWN TO TOWN. AGAIN, KEEPING IT CLEAN IS PARAMOUNT.

ALL OF MY NEIGHBORS WANT ME TO BE IN THIS BUSINESS HERE. I HAVE OWNED THE PROPERTY FOR OVER 10 YEARS AND HAVE BEEN A FULL TIME RESIDENT FOR OVER 6, ALREADY HELPING THEM AND MANY LOCALS WITH THEIR AUTOMOTIVE ISSUES. ONE OF MY NEIGHBORS IS NEIL TRACY, I AM SURE MANY OF YOU ARE FAMILIAR WITH HIS AUTO REPAIR BUSINESS AS HE WORKS ON MANY PARK COUNTY SHERIFF AND OTHER VEHICLES. I WOULD BE MORE THAN HAPPY TO HELP OUT THE COUNTY IN MY SPECIALIZED FIELD ALSO. HIS BUSINESS IS MORE FULL SPECTRUM THAN MINE WOULD BE. YOU GRANTED HIM MIXED USE FOR HIS PROPERTY, I WOULD APPRECIATE THE SAME. I WANT TO BE PART OF THE PARK COUNTY BUSINESS COMMUNITY, I WANT TO SHARE MY KNOWLEDGE, EXPERTISE AND SKILLSET WITH EVERYONE.

THERE WILL COME A TIME FOR ME TO QUIT ALTOGETHER, THIS WILL LIKELY COINCIDE WITH MY PASSING TO THE NEXT WORLD AS I CANNOT SEE LIFE ANY OTHER WAY AT THIS POINT. WHEN THIS HAPPENS, THE PROPERTY WILL REVERT TO RESIDENTIAL AGAIN AUTOMATICALLY. MY NEPHEWS— BOTH WHO HAVE WORKED FOR ME— WILL INHERIT ALL WHEN IM GONE. THEY SHARE THE SAME LOVE OF THIS PLACE AND THE LAND THAT I DO, THIS PROPERTY WILL ALWAYS BE IN MY FAMILY FOR GENERATIONS TO COME WITH FULL RESPECT BY ALL FOR KEEPING IT CLEAN.

MY F.E.I.N # IS 20-3220751. MY STATE SALES TAX # IS 04225858-0000. I AM IN GOOD STANDING WITH THE SECRETARY OF STATE, AM A LICENSED EMISSIONS REPAIR TECHNICIAN WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, TECH #1819.
I REALLY HOPE WE CAN COME TOGETHER ON THIS, ANYTHING THAT NEEDS TO BE DONE TO MAKE THIS HAPPEN I CAN DO WITHIN REASON. I SIMPLY WANT TO GET BACK TO BEING THE BEST AT WHAT I DO BUT THIS TIME HELPING ALL IN PARK COUNTY INSTEAD OF ARAPAHOE COUNTY.

MY LANDLINE IS 303/816/7123. MY E-MAIL IS shawneedave@outlook.com. I HAVE VERY LIMITED CELL SERVICE AT THIS LOCATION BUT texting does WORK BETTER. MY CELL # IS 720/616/0744.

I AM LOOKING FORWARD TO YOUR CORRESPONDENCE.

SINCERELY, DAVE HANSEN, PRESIDENT, HANSTEK CORP.
**StatementOfTaxesDue**

Account Number: R0016515  
Assessed To: Hansen Dave  
Parcel: 16515  
Address: PO Box 197  
Shawnee, CO 80475-0197

**Legal Description**  
T07 R23 S22 W4 NO FITZSIMMONS PRIVATE SUB LOT 12 LESS PART DESC 434/708  
**Situs Address**  
425 CO RD 64 SHAWNEE 80475

<table>
<thead>
<tr>
<th>Year</th>
<th>Tax</th>
<th>Interest</th>
<th>Fees</th>
<th>Payments</th>
<th>Balance</th>
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</thead>
<tbody>
<tr>
<td>2020</td>
<td>$1,895.76</td>
<td>$0.00</td>
<td>$0.00</td>
<td>($947.88)</td>
<td>$947.88</td>
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Total Tax Charge: $947.88

First Half Due as of 05/13/2021: $0.00
Second Half Due as of 05/13/2021: $947.88

Tax Billed at 2020 Rates for Tax Area 0005 - Platte Canyon Fire

<table>
<thead>
<tr>
<th>Authority</th>
<th>Authority</th>
<th>Mill Levy</th>
<th>Amount</th>
<th>Values</th>
<th>Actual</th>
<th>Assessed</th>
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</thead>
<tbody>
<tr>
<td>PARK COUNTY</td>
<td>PARK COUNTY ROAD &amp; BRIDGE -</td>
<td>20.1440000*</td>
<td>$600.90</td>
<td>SINGLE FAMILY</td>
<td>$148,296</td>
<td>$10,600</td>
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<td>SCHOOL DISTRICT RE-1</td>
<td>SCHOOL DISTRICT RE-1 BOND</td>
<td>21.5790000</td>
<td>$643.70</td>
<td>SINGLE FAMILY IMP</td>
<td>$268,884</td>
<td>$19,230</td>
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<tr>
<td>CENTER OF COLO WTR CON DIST</td>
<td>CENTER OF COLO WTR CON DIST</td>
<td>1.0000000</td>
<td>$29.83</td>
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<td></td>
<td></td>
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<tr>
<td>PLATTE CANYON FIRE</td>
<td>PLATTE CANYON FIRE</td>
<td>14.3790000</td>
<td>$428.92</td>
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</tbody>
</table>

Taxes Billed 2020: 63,5520000 $1,895.76

* Credit Levy

AMOUNTS SHOWN ARE CORRECT AT THE TIME OF PRINTING.

ALL TAX LIEN SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER AUGUST 1.

TAX LIEN PAYMENTS:

1. MUST BE PAID BY CASH, CASHIERS CHECK, MONEY ORDER OR ONLINE AT WWW.PARKCO.US/TREASURER.
2. PLEASE PUT "ATTN: TAX LIEN" ON THE OUTSIDE OF THE ENVELOPE.
3. MUST BE RECEIVED IN THE OFFICE BY THE ABOVE DUE DATE. POSTMARKS NOT ACCEPTED.
4. PAYMENTS WILL ONLY BE ACCEPTED FROM THE OWNER, HIS AGENT OR ANY OTHER PERSON HAVING A LEGAL OR EQUITABLE CLAIM AGAINST THE PROPERTY PER STATUTE CRS 39-12-103

Park County Treasurer  
P.O. Box 636, Fairplay CO 80440  
(719)-836-4334
WARRANTY DEED

THIS DEED, Made this 8th day of January, 2010 between

Staci Quintanilla

of the County of Park, State of Colorado, grantor and

Dave Hassen

whose legal address is: 4616 S. Logan, Englewood, CO 80113

of the County of Park, State of Colorado, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of Two Hundred Five Thousand Dollars and 00/100's ($205,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Park, and State of COLORADO, described as follows:

Lot 12,
FITZSIMMONS PRIVATE SUBDIVISION,
EXCEPT that portion thereof described in Book 434 at Page 708,

County of Park,
State of Colorado

also known by street and number as 425 County Rd. 64, Shawnee, CO 80475.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the execution and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated October 7, 2009, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLER:

Staci Quintanilla

STATE OF COLORADO
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 8th day of January, 2010 by Staci Quintanilla

Notary Public
Witness my hand and official seal
My Commission expires 12/02/13

[Notary seal]

Security Title
File No. 501254488
RESOLUTION

OF THE COUNTY OF PARK
STATE OF COLORADO

WHEREAS, on May 4, 1981, Carl T. Eck and Georgia M. Eck did file an application with the Building and Zoning Department of the County of Park for the approval of an exemption from the Subdivision Regulations of the County of Park as described in the application attached hereto marked "Exhibit A" for the real property described in said Exhibit A;

WHEREAS, a public hearing was held by the Park County Planning Commission on May 12, 1981, and

WHEREAS, the recommendations of the Park County Planning Commission have been made to the Board of County Commissioners, and have been fully reviewed by the Board of County Commissioners, and

WHEREAS, a public hearing was held by the Board of County Commissioners of the County of Park on this date, and the Board of County Commissioners finds as follows:

1. That mandatory compliance in this instance with all of the provisions of the Park County Subdivision Regulations (would) (would not) place an unnecessary burden upon the owners of the parcels of real estate described in the application attached hereto marked "Exhibit A";

2. That it (would) (would not) be in the interest of the present and future owners of the said parcels of real estate and the community to grant the exemption requested.

3. That the applicants have provided all information requested by the Board of County Commissioners pursuant to Article VII, Section 2.

4. That good cause (has) (has not) been shown to the Board of County Commissioners for the granting of such exemption.

5. That the fee required by Article VII, Section 3.4 has been paid.

NOW, THEREFORE, BE IT RESOLVED that the recommendations contained in the Resolution submitted to the Board of County Commissioners of the County of Park by the Park County Planning Commission are hereby (rejected) (adopted) and the exemption described in the application attached hereto, marked "Exhibit A" for the property described therein is (granted) (not granted).

PASSED in open session this 16th day of May, 1981.

BOARD OF COUNTY COMMISSIONERS, COUNTY OF PARK, STATE OF COLORADO:

[Signature]
Chairman

[Signature]
Park County Clerk

Attest:

[Signature]
LEGAL DESCRIPTION

A TRACT OF LAND BEING THE WESTERLY PORTION OF LOT 12, FITZSIMMONS PRIVATE SUBDIVISION, A RECORDED PLAT IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID LOT 12; THENCE DUE NORTH ALONG THE WEST LINE OF SAID LOT 12 FOR A DISTANCE OF 319.69', TO THE NW CORNER OF SAID LOT 12; THENCE N88°59'19"E ALONG THE NORTH LINE OF SAID LOT 12 FOR A DISTANCE OF 228.45', THENCE S19°01'45"W LEAVING SAID NORTH LINE LOT 12 FOR A DISTANCE OF 396.01', TO A POINT ON THE NORTHERLY RIGHT OF WAY OF PARK COUNTY ROAD NO. 64, THENCE N69°40'52"W ALONG SAID ROAD NO. 64 FOR A DISTANCE OF 226.02', TO THE POINT OF BEGINNING. CONTAINING 1.32 ACRES, MORE OR LESS. ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF LOT 12 AS BEING DUE NORTH.

SURVEYOR'S CERTIFICATE

I, THOMAS L. BURNETT, A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATE: April 30, 1981

THOMAS L. BURNETT, L.S. NO. 11944

Mountain Planning & Design
Surveying, Planning, & Design
P.O. Box 125, Fairplay, Colo. 80440
Phone 636-2480
IMPROVEMENT LOCATION CERTIFICATE

ORDERED BY: DAVID HANSEN
BUYER: HANSEN
TITLE COMM.: SECURITY S0325408 AM2
PROPERTY ADDRESS: 425 CO RD 64

LEGAL DESCRIPTION:

LOT 12,
FITZSIMMONS PRIVATE SUBDIVISION,
EXCEPT that portion thereof described in
Book 434 at Page 708,
County of Park,
State of Colorado.

NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTE: NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED ON THE ATTACHED MAP IS EITHER STATED OR IMPLIED UNLESS THIS COPY BEARS AN ORIGINAL SIGNATURE OF THE REGISTERED LAND SURVEYOR HEREON NAMED.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE PERSON, CORPORATION, OR BUSINESS NAMED HEREIN, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENTS. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE PARCEL HEREIN DESCRIBED (ON THE DATE SHOWN HEREON) EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS INDICATED, AND THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

BORMAN SURVEYING, INC.
6079 PARK ST. EVERGREEN CO 80439
PHONE: 303-674-6065
FAX: 303-674-7648
equals approx. 10'

W
N

S
E

House

Garage

New Garage

194' 9"
198' 5"
179' 4"

7' 9" corner to corner between house + garage

Closest