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 AWARD TO ROOF AND SHINGLE BID PROJECT

CONSIDERATION AND/OR DECISION ON THE FOLLOWING ITEMS:
PUBLIC HEARING(S)

.I. REZONING CASE #21ZON-04
Property is 40.04 acres consisting of the NE ¼ NW ¼ and SE ¼ NW ¼ South of Hwy. 24 and the NE ¼ SW ¼ north of C.R. 59, Section 9 T12 R75. The applicant is requesting to rezone the land from Agricultural to Commercial.

APPLICANT: Charles Klausner

Documents:

   21ZON-04 BOCC Staff Report and Atts..pdf
   PC_RESOLUTION_09-2021-01.pdf
   Referral Responses.pdf
   21ZON-04 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: September 21, 2021

Prepared by: John Deagan, AICP; Planner

Case Number: 21ZON-04

Subject: Klausner Rezoning

Request: The applicant is requesting a rezoning from Agricultural to Commercial for a Neighborhood Scale Church.

Application Summary:

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Charles Klausner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>3JE2B1, LLC</td>
</tr>
<tr>
<td>Location</td>
<td>The NE ¼ NW ¼ and SE ¼ NW ¼ South of Hwy. 24 and the NE ¼ SW ¼ north of C.R. 59, S9 T12 R75, Hartsel. A vicinity map is included as Attachment 1.</td>
</tr>
<tr>
<td>Current Zone District</td>
<td>Agricultural</td>
</tr>
<tr>
<td>Surrounding Zoning</td>
<td>Commercial to west, Residential to Northwest, Agricultural in all other directions - a zoning map is included as Attachment 2.</td>
</tr>
<tr>
<td>Lot Size</td>
<td>40.04 acres</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

Background:

The land subject to the rezoning application is part of a 1,400-acre parcel that was purchased by the current owner from Colorado East Bank and Trust in 2016. The owner wishes to donate the land to a local religious organization for a new church, and a Senate Bill 35 subdivision and rezoning to Commercial are the easiest way to accomplish this. Since the land is next to Commercially zoned land in the Hartsel townsite and has frontage on both a highway and county road, the rezoning is appropriate.
Land Use Regulations and Strategic Master Plan:

Each of the standards for approval of a Zoning Map Amendment (LUR Section 5-202) is addressed 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
   The property’s geological, physical, and other environmental conditions are compatible with the potential permitted uses in the Commercial Zone District. It contains no known environmental constraints.

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
   The property has frontage on Highway 9 and County Road 59, both public rights-of-way.

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
   Built access to the lot will have to meet County driveway standards.

4. The potential uses of the property within the proposed zone district are compatible with other properties within the immediately surrounding area; and
   Adjacent land uses by tax assessment category are agricultural and commercial. Potential uses within the Commercial zone district are compatible with these.

5. 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
      The rezoning is consistent with the following advisory provision of the Park County Strategic Master Plan:

      Goal 7.1, Strategy L: Consider rezoning land to accommodate commercial/non-residential uses if the proposed development includes adequate water and sewer, 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.

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.

Impact Analysis:

No significant adverse impacts are anticipated.

Planning Commission:

The Planning Commission reviewed this application at their July 14, 2021 meeting and recommended approval of the application with no conditions.

Recommendation:

Staff recommends that the application be approved with no conditions.
Vicinity Map
Contour Interval is 20 Feet

Park County Planning Department

This map is not a survey.
PARK COUNTY
PLANNING COMMISSION
RESOLUTION # 09-2021-01

A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION FOR REZONING FROM AGRICULTURAL TO COMMERCIAL OF THE NE ¼ NW ¼ AND SE ¼ NW ¼ SOUTH OF HWY. 24 AND THE NE ¼ SW ¼ NORTH OF C.R. 59,
SECTION 9 TOWNSHIP 12 NORTH RANGE 75 WEST OF THE 6th P.M.

WHEREAS, the Planning Commission held an open public meeting, notice duly given thereof, on September 8th, 2021, at the Commissioner’s Meeting Room in Fairplay, Colorado; and

WHEREAS, Charles Klausner has applied for a Rezoning from Agricultural to Commercial 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

With no conditions.

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 8TH DAY OF SEPTEMBER, 2021.

Chairperson

ATTEST:

Secretary
Referral Response

Comment Deadline Date: September 7th, 2021  Submitted Date: August 15th, 2021
Case #: 21ZON-04  Case Name: Klausner Rezoning

Request: The applicant is requesting to rezone 40.04 acres from the Agricultural zone district to the Commercial zone district for the purpose of a Neighborhood Scale Church.

Location/ Legal Description: The NE ¼ NW ¼ and SE ¼ NW ¼ South of Hwy. 24 and the NE 4 SW 4 north of C.R. 59, Section 9 Township 12 Range 75.

Date of Planning Commission Hearing: Wednesday, September 8th, 2021
Date of BOCC Hearing: To be determined

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 attached letter.

We offer the following comments regarding this referral:

_______________________________________________________________________
_______________________________________________________________________

Signed: John Reiber

Title: Chairman

Date: August 18, 2021
Referral Response

Comment Deadline Date: September 7th, 2021
Submitted Date: August 15th, 2021

Case #: 21ZON-04
Case Name: Klausner Rezoning

Request: The applicant is requesting to rezone 40.04 acres from the Agricultural zone district to the Commercial zone district for the purpose of a Neighborhood Scale Church.

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Date of Planning Commission Hearing: Wednesday, September 8th, 2021
Date of BOCC Hearing: To be determined

☐ 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 attached letter.

☐ We offer the following comments regarding this referral:

___________________________________________________________________________________________

___________________________________________________________________________________________

Signed: __________________________
Title: Preservation & Project Manager - Dept. of Heritage & Tourism
Date: 08/16/2021
Park County Planning Department
P.O. Box 1598
Fairplay, Colorado 80440

Phone: (719) 836-4254  ●  E-mail address: jdeagan@parkco.us

Referral Response

Comment Deadline Date:  September 7th, 2021  Submitted Date:  August 15th, 2021
Case #:  21ZON-04  Case Name:  Klausner Rezoning

Request:  The applicant is requesting to rezone 40.04 acres from the Agricultural zone district to the Commercial zone district for the purpose of a Neighborhood Scale Church.

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Date of Planning Commission Hearing:  Wednesday, September 8th, 2021

Date of BOCC Hearing:  To be determined

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 attached letter.

We offer the following comments regarding this referral:

________________________________________

Signed:

Title:  ROW Manager  Park County Public Works

Date:  8/16/21
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@parkeo.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: Charles Klausner Manager
Mailing Address: 1751 CR 83
City: Reggen State: CO Zip: 80452
Telephone (work) 970-396-0628 (home) (fax)

Owner's Name: 3TELL LLC
Mailing Address: 1751 CR 83 Reggen, CO 80452
Telephone No.: 970-396-0628

B. PROPERTY INFORMATION

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

NE4 and SE4 of NW4 South of Hwy. 24 and NE4 SW4 North of CR 59, 89, T12 R7S

Street Address of Property: TBD
Property's Total Acreage: 40.40
Current Zone District of Property: Ag
Proposed Zone District of Property: Commercial

For County Use Only
Planning Department Confirmation of Current Zone District:
District: Agricultural
District: Jones Deagan
Print Full Name
Requirements for a Rezoning
Article V, Division 2, Section 5-201

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 Recorder's 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 mineral 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: Charles Klausner - Manager
Print name: Charles Klausner - Manager
If company, state Title/Position: Manager

Owner: Signed: 3JE2B1, LLC by Charles Klausner
Print name: 3JE2B1, LLC by Charles Klausner
If company, state Title/Position: Manager

E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION

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

August 15th, 2021
Month Day Year

For County Use Only:
Verification of Date of Delivery and County Receipt of Application
Date: August 15th, 2021
Print Name: Jones Disam

Payment of the Applicant Fee was made by:

[ ] Personal Check # 1350 Amount $ 1,700
[ ] 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.
This is to confirm that Jimmy Anderson is authorized to represent the undersigned with regard to all aspects of the rezoning of the SE ¼ NW ¼ Section 9 Township 12 Range 75.

Charles Klausner - Manager
(Name and Position)

STATE OF COLORADO )
COUNTY OF ) ss.

On this 27th day of May, 2021, before me, the undersigned a notary public in and for said State, personally appeared Charles Klausner, personally known to me to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

Witness my hand and official seal.

TINA ROSE
Notary Public
State of Colorado
Notary ID # 20184008785
My Commission Expires 02-23-2022

NOTARY PUBLIC
SPECIAL WARRANTY DEED

THIS DEED, Made this 18 day of May, 2016 between
CEBT, LLC, a Colorado Limited Liability Company
of the SAID County of Park and State of COLORADO, grantor(s), and
3JE1IBJ, LLC, a Colorado limited liability company
whose legal address is 11751 CR 83 Roggen, CO 80652
of the SAID County of Park, State of Colorado, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of Two Million Six Hundred Thousand Dollars and No/100's ($2,600,000.00), 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(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the SAID County of Park, State of COLORADO, as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as 24196 County Road 59, Hartsel, CO 80449

TOGETHER with all and singular the hereditaments and appurtenances thereto 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(s), 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(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

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(s) has executed this deed on the date set forth above.

SELLER:
CEBT, LLC, a Colorado Limited Liability Company

Rob A. Pippin, Branch President

STATE OF COLORADO
COUNTY OF

The foregoing instrument was acknowledged before me this 18 day of May, 2016 by CEBT, LLC, a Colorado Limited Liability Company

Witness my hand and official seal:

KELLY A. KINNEAR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954012638
MY COMMISSION EXPIRES SEPTEMBER 18, 2019

SPW0575C1 Special Warranty Deed Tenants in Common F0547282
Exhibit A

Parcel A:

A tract of land being located in parts of Sections 8, 9, 15, 16, 17 and 18, Township 12 South and Range 75 West of the 6th P.M., County of Park, State of Colorado, and being more particularly described as follows:

Beginning at the SE corner of said Section 16, being a marked stone, thence S 89°52’15” W along the South line of said Section 16 and the North line of Hartsl Ranch Unit 102, a recorded plat in the Office of the Park County Clerk and Recorder, for a distance of 2650.87’ to the South ¼ corner of said Section 16, being a marked stone, thence N 89°57’07” W along said South line of Section 16 and the North line of said Hartsl Ranch Unit 102, for a distance of 2644.68’ to the SW corner of said Section 16, being a marked stone, thence N 3°29’57” E along the West line of said Section 16 and the East line of Hartsl Ranch Unit 101, a recorded plat in the Office of the Park County Clerk and Recorder, for a distance of 2662.02’ to the West ¼ corner of said Section 16, being a #6 rebar and 3.25” alum. Cap L.S. #11944, thence S 89°45’26” W along the East-West center line section of said Section 17 and the North line of said Hartsl Ranch Unit 101 for a distance of 2622.96’ to the center ¼ of said Section 17, being a #6 rebar and 3.25” alum. Cap L.S. #11944, thence S 89°36’02” W along said East-West center line section for a distance of 2584.07’ to the West ¼ corner of Section 17, being a #6 rebar and 3.25” alum. Cap L.S. #11944, thence S 89°37’18” W along the East-West center line section of said Section 18 for a distance of 2700.06’ to the center ¼ of said Section 18, being a #6 rebar and 3.25” alum. Cap L.S. #11944, thence N 2°13’44” E along the North-South center section line of said Section 18 for a distance of 2645.32’ to the North ¼ corner of said Section 18, being a #6 rebar and 3.25” alum. Cap L.S. #11944, thence N 89°33’47” E along the North line of said Section 18 and the South line of Hartsl Ranch Unit 108, a recorded plat in the Office of the Park County Clerk and Recorder, for a distance of 2753.54’ to the NE corner of said Section 18, being a marked stone, thence N 89°53’35” E along the West line of the SW ¼ of Section 8 for a distance of 2630.19’ to the W ¼ corner of said Section 8, being a #6 rebar and 3.25” alum. Cap L.S. #11944, thence N 0°02’11” E along the West line of the NE ¼ of said Section 8 for a distance of 829.40’ to a point on the Southerly right of way of U.S. Highway No. 24, thence Easterly along said R.O.W., for the following courses:

S 75°51’28” E, R 87.22, S 74°16’59” E, R 1266.83, S 74°48’18” E, R 792.24, S 74°09’39” E, R 184.23, S 83°14’40” E, R 422.21, S 83°26’57” E, R 16.20 to a point on the North-South center section line of said Section 8, thence S 03°19’19” W along said North-South center line for a distance of 173.85’ to the center of said Section 8, a #6 rebar and 3.25” alum. Cap L.S. #11944, thence S 89°07’56” E along the East-West center of Section line of said Section 8 for a distance of 1695.77’ to the SW cor. of Lot 2, Block 3, Town of Hartsl Ranch, thence N 88°52’20” E along the South line of said Lot 2 for a distance of 1200.00’, thence N 89°14’54” E along said East-West center of Section line of said Section 8 for a distance of 634.21’ to a point on the Southwesterly right-of-way of Colorado State Highway No. 9, being a #5 rebar and alum. Cap L.S. #11944, thence along said right-of-way line for the following courses, thence S37°07’08” E along said R.O.W. for a distance of 4141.31’ to a CDOT ROW, thence to the left along an arc of a curve whose delta is 2’000.00’ and whose radius if 11510.00’ for a distance of 401.77 and whose chord bears S 38°09’56” E 404.22 to a #5 rebar and alum. Cap L.S. #11944, thence S 3°96’27” E for a distance of 4466.29’ thence leaving said R.O.W. S 25°46’34” E for a distance of 851.11’, thence S 26°40’00” W for a distance of 134.92’ to the Southeast corner of said Section 16, the Point of Beginning.

EXCEPT a tract deeded to Park County Book 125 at Page 143.

Parcel B:

A tract of land being a portion of Sections 4, 5 and 9, Township 12 South, Range 75 West of the 6th P.M., County of Park, State of Colorado, being more particularly described as follows:

Beginning at the SE corner of said Section 5, thence S 89°40’35” W along the South line of said Section 5 for a distance of 3653.61’ to a point on the Easterly right of way of Park County Road No. 439, thence N 23°46’01” W along said R.O.W. for a distance of 963.67’, to a point on the North line of the S ½ S ½ of said Section 5, thence N 89°39’18” W leaving said R.O.W. and along said North line S ½ S ½ for a distance of 4283.36’ to the NE Cor S ½ S ½ of said Section 5, thence S 89°55’37” E along the North line of the S ½ S ½ of said Section 4 for a distance of 2134.85’; thence S 60°24’25” E for a distance of 2660.96’ to a point on the Northerly right of way of U.S. Highway No. 24, thence S 65°14’57” W along said R.O.W. for a distance of 2327.68’, thence N 29°47’50” W leaving said R.O.W. for a distance of 1110.50’ to a point on the South line of said Section 4, thence N 89°50’27” W along the said South line of Section 4 for a distance of 1837.46’ to the SE corner of said Section 5, the Point of Beginning.

Parcel C:

A tract of land being located in parts of Section 3, 4, 8, 9, 10, 11 & 15, Township 12 South, Range 75 West of the 6th P.M., County of Park, State of Colorado, being more particularly described as follows:

Beginning at the NW corner of said Section 11, being a pin & alum. Cap L.S. #28658, thence N 89°33’11” E along the North line of said Section 11 for a distance of 2650.14’ to the N ¾ corner of said Section 11, being a marked stone, thence S 03°04’19” W along the North-South center of Section line of said Section 11 for a distance of 2641.47’ to the center of said Section 11, being a #6 rebar and 3.25” alum. Cap L.S. #11944, thence N 89°43’11” E along the East-West center of Section line of said Section 11 for a distance of 2647.27’ to the E ¾ corner of said Section 11, being a pin & alum. Cap L.S. #28658, thence S 03°24’06” W along the East line of said Section 11 for a distance of 2652.14’ to the SE corner of said Section 11, being a pin and 3.25” alum. Cap L.S. #16146, thence S 89°57’17” W along the South line of said Section 11 for a distance of 2631.47’ to the S ¼ corner of said Section 11, being a pin & alum. Cap L.S. #28658, thence S 89°58’01” W along the South line of said Section 11 for a distance of
2633.35' to the SE corner of said Section 10, being a pin & alanum. Cap L.S. #28658, thence S 89°59'59" W along the South line of said Section 10 for a distance of 2641.67' to the S ¼ corner of said Section 10, being a pin & alanum. Cap L.S. #28658, thence S 03°55'35" W along the North-South center of Section line of said Section 15 for a distance of 1327.27' to the SE corner of the N ¼ NW ¼ of said Section 15, being a #5 rebar & 1 1/2" alanum. Cap L.S. #12043, thence N 89°54'34" W along the South line of the said N ¼ NW ¼ of said Section 15 for a distance of 2641.07' to the SW corner of the said N ¼ NW ¼ of said Section 15, being a #5 rebar & 1 ¼" alanum. Cap L.S. #12043, thence N 06°42'54" E along the West line of said Section 15 for a distance of 1329.85' to the SE corner of said Section 9, being a pin & alanum. Cap L.S. #28658, thence S 89°53'23" W along the South line of said Section 9 for a distance of 3322.22' to a point on the Easterly right-of-way of Colorado State Highway No. 9, a #5 rebar & alanum. Cap L.S. #11944, thence N 37°36'23" W along said R.O.W. for a distance of 3293.37' to a point on the East-West center of Section line of said Section 8, a #5 rebar & alanum. Cap L.S. #11944, thence S 89°29'40" E along said East-West center of section line of said Section 8 for a distance of 104.41' to the E ¼ corner of said Section 8, a #6 rebar and alanum. Cap, LS 26960, thence S 89°18'49" E along the East-West center of section line of said Section 9 and the Southerly boundary of the Town of Hartel Springs for a distance of 101.74', being a #5 rebar & alanum. Cap L.S. #11944, thence S 78°37'29" E along the Southerly boundary of the Town of Hartel Springs for a distance of 1234.15' to the SE corner of the Town of Hartel Springs, being a #5 rebar & alanum. Cap L.S. #11944, thence due North along the Easterly boundary of the Town of Hartel Springs for a distance of 1264.96' to a point on the Southeastern right-of-way of U.S. Highway No. 24, being a #5 rebar & alanum. Cap L.S. #11944, thence N 65°14'58" E along said R.O.W. for a distance of 6626.39', to HWY MON. STA. 1757+98.4, thence N 65°14'05" E for a distance of 108.99' to a #5 rebar & alanum. Cap L.S. #11944, thence N 69°32'33" E for a distance of 663.11' to a HWY MON. STA. 1465+65.0, thence N 65°15'57" E for a distance of 783.00' to a HWY MON. STA. 1473+48.7, thence N 65°00'28" E for a distance of 43.23', to HWY MON. STA. 1473+92, thence N 59°56'35" E for a distance of 215.13' to a HWY. MON. STA. 1476+06.5, thence N 65°14'58" E for a distance of 2070.93' to a point on the East line of said Section 3, being a #5 rebar & alanum. Cap L.S. #11944, thence S 5°12'33" W along said East line of Section 3 for a distance of 128.86' to the East ¼ corner of said Section 3, being mowed of stones, thence S 3°38'53" W along said East line of Section 3 for a distance of 2633.27' to the NW corner of said Section 11, the Point of Beginning.

EXCEPT any portion of Park County Road No. 11 and any portion of Park County Road No. 59.

And EXCEPT a tract of land being located in a part of the NW ½ of said Section 11, being more particularly described as follows:

Beginning at the West ¼ cor. of said Section 11, thence N 02°53'40" E along the North-South center of Section line of said Section 11 for a distance of 300.00', thence N 89°38'40" E for a distance of 250.00'.

Thence S 02°53'40" W parallel to the North-South center of section line, Section 11, for a distance of 300.00' to a point on the East-West center of Section line 11 for a distance of 250.00' to the W ¼ cor. of said Section 11, the Point of Beginning.
# Statement Of Taxes Due

**Account Number:** R0022677  
**Parcel:** 22677  
**Assessed To:** 3JE2B1 LLC  
**Address:** 1751 CR 83, ROGGEN, CO 80652-8400

**Legal Description:**  
T12 R75 S03 SE4 THAT PT OF S2 LYING ELY OF HWY 24 03-12-75; N2 LYING SLY OF HWY 24, PT OF N2S2 LYING NLY OF CO RD 59 09-12-75; N2, N2S2 NLY OF CO RD 59; S2SE4 LYING SLY OF CO RD 59 EXCEPT 1.72 AC R725105 10-12-75; NW4S2

**Situs Address:** 24194 CO RD 59 HARTSEL 80449

<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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<tr>
<td>2020</td>
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<td>$0.00</td>
<td>$0.00</td>
<td>$(24,701.60)</td>
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**Total Tax Charge:** $0.00

---

**Grand Total Due as of 08/13/2021:** $0.00

Tax Billed at 2020 Rates for Tax Area 0014A - Hartsel Fire - Agr

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<thead>
<tr>
<th>Authority</th>
<th>Mill Levy</th>
<th>Amount</th>
<th>Values</th>
<th>Actual</th>
<th>Assessed</th>
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<tr>
<td>HARTSEL FIRE</td>
<td>7.4490000</td>
<td>$3,163.89</td>
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<td>20.1440000*</td>
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<td>SCHOOL DISTRICT RE-2</td>
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<td>SPECIAL PURPOSE - LAND</td>
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<td>SCHOOL DISTRICT RE-2 BOND</td>
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<td>MERCHANDISING - IMP</td>
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<td>UPPER SOUTH PLATTE WATER</td>
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<td>SOUTH PARK AMBULANCE</td>
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<td>CENTER OF COLO WTR CON DIST</td>
<td>1.0000000</td>
<td>$424.74</td>
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Taxes Billed 2020

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<tr>
<th>Authority</th>
<th>Mill Levy</th>
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<tbody>
<tr>
<td>* Credit Levy</td>
<td>58.1570000</td>
<td>$24,701.60</td>
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**Total:** $1,908,547 $424,740

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**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 DISTRAIN 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 638, Fairplay CO 80440  
(719)-836-4334
Owners of Lots Adjacent to Land Subject to 21ZON-04, August 13th 2021

Jimmy Anderson
P.O. Box 671
Hartsel, CO 80449

(Other surrounding lots owned by the applicant.)
Vicinity Map
Contour Interval is 20 Feet

Park County Planning Department  This map is not a survey.
Legend
Wetlands per U.S.F.W.S.
- Freshwater Emergent Wetland
Special Flood Hazard Area
- Zone A S.F.H.A.

Current Conditions Map
Contour Interval is 20 Feet

Park County Planning Department
This map is not a survey.