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
CONSIDERATION AND/OR DECISION ON THE FOLLOWING ITEMS:
PUBLIC HEARING(S)
.I. PLANNED UNIT DEVELOPMENT AND PLAT AMENDMENTS, #21PUD-03 AND #21AMN-01

Property is 3.6 acres consisting of Lot 8-A in the Bear Mountain Ridge Planned Unit Development, located in Section 1 Township 7 Range 72. The applicant is requesting to change the allowed use of the lot from Commercial to Residential.

APPLICANT: Mission Investment Fund of the Evangelical Lutheran Church in America

Documents:

21PUD-03 and 21AMN-01 BOCC Staff Report and Atts..pdf
PC_RESOLUTION_10-2021-01.pdf
Referral Response.pdf
21PUD-03 and 21AMN-01 Applications.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: October 27, 2021
Prepared by: John Deagan, AICP; Senior Planner
Subject: Major Planned Unit Development and Common Plat Amendment
Request: The conversion of a lot in Bear Mountain Ridge from commercial to single-family residential use.

Application Summary:

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Mission Investment Fund of the Evangelical Lutheran Church in America</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner:</td>
<td>Same</td>
</tr>
<tr>
<td>Location:</td>
<td>Bear Mountain Ridge Lot 8-A, addressed as 46 Fire House Road, Pine. See Attachment 1.</td>
</tr>
<tr>
<td>Zone District:</td>
<td>Planned Unit Development (PUD)</td>
</tr>
<tr>
<td>Surrounding Zoning:</td>
<td>PUD to north, Commercial to east, Residential to south, Agricultural to west. See Attachment 2.</td>
</tr>
<tr>
<td>Lot Size:</td>
<td>3.6 acres</td>
</tr>
<tr>
<td>Existing Lot Use:</td>
<td>Vacant</td>
</tr>
<tr>
<td>Proposed Lot Use:</td>
<td>Single-Family Residential</td>
</tr>
</tbody>
</table>

Background:

Bear Mountain Ridge was platted as a Planned Unit Development (PUD) in 2004. The plat created seven residential lots and one commercial lot. The commercial lot was 7.07 acres in size and bisected by the private right-of-way for Fire House Road. In 2006 the developer realized that the layout of the commercial lot was inefficient and successfully applied for a PUD amendment to have it divided into three lots, two of 1.7 acres each on the north side of Fire House Road (lots 8-B and 8-C) and one of 3.6 acres on the south side of the road (lot 8-A). In 2006, lot 8-A was purchased by the current owner. Lots 8-B and 8-C were sold in 2014.

In the fifteen years since the first PUD amendment, there has been no interest in developing these three lots for commercial purposes. The owner of lot 8-A wishes to sell their lot and believes that it will fetch more value if the PUD is amended to designate the lot for single-family residential development. This is a change in use and so must be processed as a major PUD amendment, with public notice and hearings. Since the sole document outlining allowed uses within the PUD is the plat itself, this application also contains a common plat.
amendment. The applicant was able to obtain consent for the plat amendment from all owners of the lots within the plat.

**Land Use Regulations:**
Major PUD amendments are judged by the same standards as used for a final PUD plan, although some of these are not relevant to every amendment.

A. **Is consistent with the approved Preliminary PUD Plan and Plat;**
   This standard is not applicable for a major PUD amendment. The purpose of such an amendment is to change uses.

B. **Substantially conforms to the goals and policies of the Park County Strategic Master Plan;**
   This proposal is not inconsistent with the goals and policies of the Park County Strategic Master Plan.

C. **Includes all revisions and conditions imposed by the Board of County Commissioners during their approval of the Preliminary PUD Plan and Plat;**
   This standard also is not applicable for a major PUD amendment.

D. **Has addressed all professionally identified concerns regarding potential wildlife impact, water quantity and quality, wastewater treatment, traffic, utilities, drainage, and geology;**
   No such concerns have been identified.

E. **Where public improvements are proposed, has had a subdivision improvement agreement approved to form and legality by the County Attorney and executed by the applicant in order to secure the timely and complete construction of the public improvements;**
   There are no new proposed public improvements associated with this amendment.

F. **Will result in a substantial benefit to the County, compared to what could have been accomplished through strict application of otherwise applicable base zoning district standards;**
   Not applicable, as this is not a new PUD zoning request.

G. **Complies with the intent of the PUD zoning district as described in Section 5-313;**
   and
   This amendment complies with the intent of the PUD zone district, specifically to encourage more efficient use of land.

H. **Is in the best interest of the health, safety and welfare of County residents.**
   There are 140 acres of land in the Pine Junction/Crow Hill subarea that are zoned Commercial, Mixed Use, or PUD and intended for commercial use. Of this area, 51 acres are vacant, and 19 acres are used for residential purposes and so available for commercial redevelopment. The subtraction of 3.6 acres from the pool of land available for commercial development will not have a detrimental effect on potential future commercial development. Also, the addition of another rooftop will have a small incremental effect to increase demand for commercial development.
Each of the standards for approval of a Common Plat Amendment (LUR Section 6-504) is addressed below.

A. The Common Plat Amendment amends a county-approved and recorded Minor Plat, Final Plat, or Exemption Plat;
The plat containing this lot was approved by the Board of County Commissioners on July 19, 2006.

B. The Common Plat Amendment, as approved, either conforms to all applicable zoning or other standards or does not increase any nonconformity of an already legally nonconforming lot;
There is no minimum lot size in the PUD zone district. For practical purposes, the lot is capable of containing a well and septic system and has no known environmental constraints.

C. The Common Plat Amendment, as approved, meets or satisfies all applicable requirements of these Land Use Regulations;
The proposal meets all applicable Land Use Regulation requirements.

D. The Common Plat Amendment, as approved, substantially conforms to the goals and policies of the Strategic Master Plan to the extent that such advisory provisions do not conflict with provisions or requirements of the Land Use Regulations and to the extent that such goals and policies set forth requirements which are sufficiently specific to permit the Planning Commission or the BOCC to decide that the dedication meets or fails to meet such goal or policy.
The Common Plat Amendment is not inconsistent with the goals of the 2016 Strategic Master Plan.

E. The proposed amendment would not cause significant hardship or inconvenience for adjacent or neighboring landowners; and
The construction of one additional residence in Bear Mountain Ridge is not expected to cause significant hardship or inconvenience for adjacent or neighboring landowners. It is likely to cause fewer negative externalities than a commercial development.

F. The proposed amendment does not create or result in an illogical or inefficient lot layout or subdivision.
The amendment does not alter the lot layout.

Planning Commission:
The Planning Commission reviewed this application at their October 13, 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 40 Feet

Legend

Bear Mountain Ridge Lot 8-A

Park County Planning Department  This map is not a survey.
Legend

- Bear Mountain Ridge Lot 8-A

**Zone Districts**

- Agricultural
- Commercial
- Planned Unit Development
- Residential
- Rural Center Mixed Use


This map is not a survey.
PARK COUNTY
PLANNING COMMISSION
RESOLUTION # 10-2021-01

A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION FOR A
MAJOR PLANNED UNIT DEVELOPMENT AND COMMON PLAT AMENDMENT
FOR LOT 8-A, BEAR MOUNTAIN RIDGE SUBDIVISION

WHEREAS, the Planning Commission held an open public meeting, notice duly given thereof,
on October 13th, 2021, at the Commissioner’s Meeting Room in Fairplay, Colorado; and

WHEREAS, The Mission Investment Fund of the Evangelical Lutheran Church in America has
applied for a Major Planned Unit Development and Common Plat of the above legal description
in order to change the allowed use of the lot from commercial to single-family residential; 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 a Major Planned Unit Development and Common Plat
Amendment of the above legal description, County of Park, State of Colorado is hereby
recommended to the Board of County Commissioners for:

   X 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 Major Planned Unit Development
Amendment and Common Plat Amendment:

   X Meets      _____ Does not meet the requirements for a Major Planned Unit Development
   Amendment and Common Plat Amendment as provided by the current Park County Land Use
   Regulations.

MOVED, SECONDED, AND PASSED THIS 13TH DAY OF OCTOBER, 2021.

[Signature]
Chairperson

ATTEST:

[Signature]  
Secretary

PC Resolution # 10-2021-01
**Referral Response**

**Comment Deadline Date:** October 12\textsuperscript{th}, 2021  
**Submitted Date:** September 16\textsuperscript{th}, 2021

**Case #:** 21AMN-01 & 21PUD-03  
**Case Name:** Second P.U.D. Amendment, Bear Mountain Ridge

**Request:** The applicant is requesting to change the allowed use of lot 8-A from commercial to single family residential.

**Location/Legal Description:** Lot 8-A, Bear Mountain Ridge Subdivision, addressed as 46 Firehouse Road, Pine.

**Date of Planning Commission Hearing:** Wednesday, October 13\textsuperscript{th}, 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 - Advisory Board on the Environment (ABE)

Date: 9/24/21
PARK COUNTY APPLICATION FOR
MAJOR SUBDIVISION FINAL PLAT
NON-REFUNDABLE APPLICATION FEE: $1600 + $50 PER LOT OR
RESERVED AREA

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. Following the acceptance of the
complete application the applicant must submit thirty (30) collated paper copies or CD
media as requested to the Park County Planning Department on or before the
application submittal date.

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: Mission Investment Fund of the ELCA
Mailing Address: 8765 W. Higgins Rd.
City: Chicago State: IL Zip: 60631
Telephone(work) 708-446-6964 (home) (fax)
Owner’s Name: Mission Investment Fund of the ELCA
Mailing Address: 8765 W. Higgins Rd., Chicago IL 60631
Telephone No.: 708-446-6964

B. PROPERTY INFORMATION

Complete Legal Description of Property Proposed for the Major Subdivision Final Plat
(attach additional page, if necessary): LOT 8-A, A RECONFIGURATION OF LOT 8,
BEAR MOUNTAIN RIDGE, PART OF THE NE 1/4 OF THE NW 1/4, SECTION 1,
TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH. P.M.,
COUNTY OF PARK, STATE OF COLORADO.

Street Address of Property: 46 Firehouse Road, Lot 8A, Park County, Pine, CO
Property’s Total Acreage: 3.629
Current Zone District of Property: Planned Unit Dev.

For County Use Only
Planning Department Confirmation of Current
Zone District:
District: Planned Unit Dev.

Print Full Name

[Signature]
C. APPLICATION REQUIREMENTS

1. Application Fee. An application fee in the amount of $1600 + $50.00 per lot or RESERVED AREA must be paid at the time of submission of the application. Make the check or money order payable to the 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 for the property proposed for subdivision. This can be obtained at the Park County Treasurer’s office.

3. A properly executed Agreement for Payment of Development Review Expenses in the attached form. The Development Review Expense Deposit for a Major Subdivision Final Plat is $750. Make the check or money order to the Park County Planning Department.

4. Evidence of ownership and Encumbrances as defined in Article IV of the Land Use Regulations.

5. A legal description for the property proposed for subdivision prepared by a licensed registered Colorado land surveyor.

6. A signed and notarized certification from the Applicant that proper notice has been provided to the mineral estate owner pursuant to and in accordance with C.R.S. § 24-65.5-103, or a certification that such notice is not required because the surface estate has not been separated from the mineral estate for the property described in the application. A form of certification is provided in Appendix B (attached).

7. A list of names and mailing addresses of all adjacent property owners to the property proposed for subdivision, (this information is at the Park County Assessor’s Office).

8. A Major Subdivision Final Plat, shall be drafted at a commonly used engineering scale by the use of permanent ink on a stable reproducible drafting medium with outer dimensions of twenty-four by thirty-six inches (24” x 36”). Maps of two (2) or more sheets shall be referenced to an index map placed on the first sheet. Where required data cannot be clearly shown on one plan sheet, additional plan sheets of the same size with easily identifiable match lines may be used. The Final Plat must also be submitted in a digital format that will allow the Mapping Department to accurately reference it into the County’s geographic information system. At a minimum, the Final Plat shall contain:
   a. A title that prominently identifies the proposed name of the subdivision together with the phrase “Final Plat”. If the property described in the Final Plat is zoned as
Planned Unit Development (PUD), the title shall include the phrase “Planned Unit Development”;

b. Date of preparation, map scale, and north arrow;

c. Name, address and telephone number of the Applicant, land owner(s), planner, engineer, and surveyor;

d. A general vicinity map illustrating the location of the property proposed for subdivision,

e. Total acreage and surveyed description of the area. No Final Plat showing plus or minus dimensions will be approved;

f. Primary boundary survey control points with monument descriptions; all parcel and right-of-way lines dimensioned with lengths; curve data including chord lengths and bearings; basis of bearings and relation to true meridian. The data shall be sufficiently complete to determine independently closures for rights-of-way, easements, boundaries, lots, outlots, and blocks. All required boundary monuments shall be placed in the field before the Final Plat is recorded;

g. Name and right-of-way width of each road. Right-of-way widths are to be shown at each leg of an intersection, at points of curvature and tangency, at dead-ends, and at angle points;

h. Locations, dimensions, and purposes of all easements;

i. Number or letter to identify each Lot, Block, and Outlot. Lots and Blocks shall be numbered; Outlots shall be lettered in alphabetical order. The plat shall include sufficient information to designate and restrict the use of any Outlot to the Outlot’s intended purpose;

j. An identification of the rights-of-way, easements, parks, open space, and any other public facilities shown on the plat to be dedicated to public use upon the approval of the Final Plat. No areas within the plat may be designated as areas of conditional, planned, or future public acquisition (e.g., “to be dedicated” or “reserved for dedication”). Dedications of public property not made on the Final Plat shall be made only by General Warranty Deed recorded contemporaneously with the Final Plat unless otherwise approved by the Board of County Commissioners;

k. Names of all adjoining subdivisions with dotted lines of abutting lots. If the adjoining land is unplatted, it should be shown as such with the owners’ names;

l. Signature and seal of the licensed land surveyor;

m. A delineation of the extent of the one hundred (100) year flood plain and any wetlands, if applicable;

n. Approval certification and plat language Forms A-1, A-2, A-3, A-4, A-5 and A-6 as identified in Appendix A of these Land Use Regulations. The language will be provided by the County Attorney subject to the approval of the Board of County Commissioners.
9. A copy of any agreements, conveyances, restrictions, or private covenants that currently govern, or are proposed for recordation to govern, the use and maintenance of the subdivision and any common private open space or private subdivision amenity.

10. *Only where* Public Improvements are proposed to serve the subdivision, the Applicant shall also submit final engineering plans, construction drawings, and specifications for all public improvements in a form sufficient to commence construction of the Public Improvements following approval of the Final Plat.

11. A written description of arrangements for providing financial guarantees and sureties for the timely completion of all public improvements. For example, a letter of commitment from a financial institution to issue an irrevocable letter of credit upon approval of the Final Plat.

12. A preliminary or draft Subdivision Improvements Agreement (SIA) in the general form provided by Appendix J of these Subdivision Regulations. In order to ensure timely processing of the application, Applicants must submit a draft form of SIA to the County Attorney for review and revision prior to submitting the application for Final Plat. The Board of County Commissioners shall revise the SIA into a form capable of finalizing upon the conclusion of the public hearing and approval or conditional approval of the Final Plat.

13. Final versions of the studies and reports submitted with the Preliminary Plan shall be prepared by a qualified professional at the Applicant’s cost and submitted with the application. At a minimum, each report shall address the existing conditions, proposed changes of the subdivision, and evaluate risks and challenges presented by the subdivision together with recommendations for mitigation measures to address any identified risks and challenges presented by the proposed subdivision. At the Planning Director or designee’s discretion, some or all of the reports provided for the Preliminary Plat may be used again.

14. Applicants are strongly encouraged to submit with the application additional documentation and information sufficient to demonstrate that the proposed subdivision will satisfy the standards for approval contained in Section 6-406.

15. The Planning Director, Planning Commission and/or Board of County commissioners may require the Applicant’s submission or other studies and reports prepared by a qualified professional at the Applicant’s cost to address issues not covered by the above requirements. Any decision of the Planning Director pursuant to this paragraph may be appealed to the Board of County Commissioners in accordance with Article III, Division 2 of these Land Use Regulations.
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: Amelia Dawkins

If company, state Title/Position: Vice President of Lending of Mission Investment Fund of the ELCA

E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION

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

\[
\text{September 8th, 2021}
\]

Month Day Year

Payment of the Applicant Fee was made by:

\[
\begin{array}{ccc}
\times & \text{Personal Check # 13437} & \text{Amount $2,500} \\
\text{Cash} & & \\
\text{Other} & & \\
\end{array}
\]

Payment of the Development Review Expense Deposit was made by:

\[
\begin{array}{ccc}
\text{Personal Check #} & \text{Amount $} \\
\text{Cash} & \\
\text{Other} & \\
\end{array}
\]

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
PARK COUNTY APPLICATION FOR COMMON PLAT AMENDMENT
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. Following the acceptance of the complete application the applicant must submit one paper copy or electronic media as requested to the Park County Planning Department on or before the application submittal date.

If you have questions regarding this form please contact the Planning Department by phone at (719) 836-4254 or e-mail pcpd@parkco.us.

A. APPLICANT AND OWNERSHIP INFORMATION

Applicant's Name: Mission Investment Fund of the ELCA
Mailing Address: 8765 W. Higgins Rd.
City: Chicago State: IL Zip: 60631
Telephone (cell) 708-446-6964 (home)
Email: cindy.wood@elca.org

Owner's Name: Mission Investment Fund of the ELCA
Mailing Address: 8765 W. Higgins Rd.
City: Chicago State: IL Zip: 60631
Telephone (cell) 708-446-6964 (home)
Email: cindy.wood@elca.org

B. PROPERTY INFORMATION

Complete Legal Description of Property Proposed for the Common Plat Amendment (attach additional page, if necessary): LOT 8-A, A RECONFIGURATION OF LOT 8, BEAR MOUNTAIN RIDGE, PART OF THE NE 1/4 OF THE NW 1/4, SECTION 1, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH. P.M., COUNTY OF PARK, STATE OF COLORADO.

Street Address of Property: 46 Firehouse Road, Lot 8A, Park County, Pine, CO
Property's Total Acreage: 3.629
Current Zone District of Property: Planned Unit Dev.

For County Use Only
Planning Department Confirmation of Current Zone District:
District: Planned Unit Dev.
Print Full Name: [Signature]
Requirements for a Common Plat Amendment
Article VI, Division 5, Section 6-503

C. APPLICATION REQUIREMENTS

1. Application Fee. An application fee in the amount of $1700 must be paid at the time of submission of the application. Make the check or money order payable 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 plat amendment 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 plat amendment, this information is at the Park County Assessor’s Office.

6. For a Common Plat Amendment that relocates or reconfigures one or more lot lines within the subdivision, a Plat illustrating the amendment. The Plat shall be drafted at a commonly used engineering scale by the use of permanent ink on a stable reproducible drafting medium with outer dimensions of twenty-four inches by thirty-six inches (24" x 36"). Where the required data cannot be clearly shown on one plan sheet, additional plan sheets of the same size may be used with easily identifiable match lines. The Plat shall contain:
   a. A title that prominently identifies the name of the recorded subdivision, together with the phrase "Plat Amendment." If the property described in the recorded plat is zoned as a Planned Unit Development (PUD), the title shall include the phrase “Planned Unit Development”;
   b. Date of preparation, map scale, and north arrow;
   c. Name, address and telephone number of the Applicant, land owner(s), planner, engineer, and surveyor;
   d. A general vicinity map illustrating the location of the property subject to the proposed amendment;
   e. Total acreage and surveyed description of the lots and area subject to the proposed amendment;
   f. A clear illustration or description of the amendment proposed, using shading, crosshatching, highlighting, or other techniques to accurately illustrate the proposed amendment;
g. Approval certification and plat language Forms A-1, A-2, A-3, A-4, and A-5, and A-6 if applicable as identified in Appendix A of the Land Use Regulations. The Board of County Commissioners may modify the form of certification and plat language upon the advice of the County Attorney.

7. For a Common Plat Amendment that modifies, amends, adds, or deletes a restriction, limitation, condition, or other obligation, right, or duty stated on the recorded plat, a written description clearly stating the proposed amendment in a form suitable for recordation with the office of the Park County Clerk and Recorder. The written description shall be subject to approval of the County Attorney and, at a minimum, the written amendment shall also include:
   a. A title that prominently identifies the name of the recorded subdivision together with the phrase "Plat Amendment." If the property described in the recorded plat is zoned as a Planned Unit Development (PUD), the title shall include the phrase "Planned Unit Development";
   b. Date of preparation, name, address, and telephone number of the Applicant, land owner(s), and any professionals (planners, engineers, surveyors) assisting in the plat amendment;
   c. As appropriate for the scope and extent of the proposed Common Plat Amendment, approval certification and plat language forms A-1, A-2, A-3, A-4, and A-5 as identified in Appendix A of the Land Use Regulations. The Board of County Commissioners may modify the form of certification and plat language.

8. Letters of consent to alter or vacate utility easements from all public utilities serving the site, if applicable.

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

10. An $25.00 check made out to the Park County Clerk and Recorder to record the surveyors Mylar.

Note: A Mylar as described in #6 will be required after final approval for recording.
Note: Refer to Park County Land Use Regulations Article VI Standards for Approval of a Common Plat Amendment.
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: [Signature]

Print name: Amelia Dawkins

If company, state Title/Position: Vice President of Lending of Mission Investment Fund of the ELCA

E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION

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

September 8th, 2021
Month Day Year

Payment of the Applicant Fee was made by:

- [X] Personal Check # 134-37 Amount $2,500
- [ ] Cash Amount $________
- [ ] Other Amount $________

APPLICANT MUST ATTEND TWO PUBLIC HEARINGS. 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.
June 8, 2021

Park County Planning Department
P.O. Box 1598
Fairplay, CO 80440.

To whom it may concern:

The Mission Investment Fund of the Evangelical Lutheran Church in America (MIF of the ELCA) gives Debbie McAnaugh of eXp Realty, LLC permission to attend and present on behalf of the MIF of the ELCA at the July 2021 Park County Planning Department Meeting where the rezoning application for the MIF of the ELCA’s property at 46 Firehouse Rd. Pine CO 80470 will be reviewed for hopeful approval.

Amelia Dawkins – MIF Vice President of Lending
6-9-2021

Date

Notary Signature and Seal

Printed Name of Notary
6-9-2021

Date

Witnessed by:

Witness Signature
Karla Malpica
Printed Name of Witness
6-9-2021

Date

Mission Investment of the ELCA, 8765 W. Higgins Rd., Chicago, IL 60631 – 773-380-2039
StatementOfTaxesDue

Account Number R0045983 Parcel 45983
Assessed To MISSION INVESTMENT FUND EVANGELICAL C/O LUTHERAN CHURCH IN AMERICA
C/O 8765 W HIGGINS RD
CHICAGO, IL 60631-4101

Legal Description Situs Address
T07 R72 S01 NW4 BEAR MOUNTAIN RIDGE LOT 8-A 46 FIREHOUSE RD PINE 80470

<table>
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<th>Year</th>
<th>Tax</th>
<th>Interest</th>
<th>Fees</th>
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<td>($1,177.60)</td>
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<td>$0.00</td>
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</table>

Grand Total Due as of 09/27/2021 $0.00

Tax Billed at 2020 Rates for Tax Area 0008 - Elk Creek Fire

<table>
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<tr>
<th>Authority</th>
<th>Mill Levy</th>
<th>Amount</th>
<th>Values</th>
<th>Actual</th>
<th>Assessed</th>
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<td>PARK COUNTY</td>
<td>20.1440000*</td>
<td>$384.54</td>
<td>COMMERCIAL VACANT LOTS</td>
<td>$65,842</td>
<td>$19,090</td>
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<td>PARK COUNTY ROAD &amp; BRIDGE -</td>
<td>0.9360000</td>
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<td>SCHOOL DISTRICT RE-1</td>
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<td>UPPER SOUTH PLATTE WATER</td>
<td>0.1340000</td>
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<td>CENTER OF COLO WTR CON DIST</td>
<td>1.0000000</td>
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<td>ELK CREEK FIRE</td>
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<td>Taxes Billed 2020</td>
<td>61.6860000</td>
<td>$1,177.60</td>
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* 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 638, Fairplay CO 80440
(719)-836-4334
SPECIAL WARRANTY DEED

THIS DEED, Made this 24th day of July, 2006 between

Bear Ranch, LLLP, a Colorado Limited Liability Limited Partnership
of the County of Park and State of COLORADO, grantor(s), and

Mission Investment Fund of the Evangelical Lutheran
Church in America, a Minnesota Corporation

whose legal address is 8765 West Higgins Road, Chicago, IL 60631,
of the County of Cook, State of Illinois, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of Three Hundred Twenty-Five Thousand Dollars and NO/100’s ($325,000.00), 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 County of Park, State of COLORADO, described as follows:

Lot 8-A,
a Reconfiguration of Lot 8,
BEAR MOUNTAIN RIDGE,

County of Park,
State of Colorado.

also known by street and number as 46 Firehouse Road, Pine, CO 80470

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:

Bear Ranch, LLLP, a Colorado Limited Liability Limited Partnership

[Signature]

by Violet Jean Bear as General Partner

STATE OF COLORADO
COUNTY OF Park

The foregoing instrument was acknowledged before me this 24th day of July, 2006 by Violet Jean Bear as General Partner of Bear Ranch, LLLP, a Colorado Limited Liability Limited Partnership.

Witness my hand and official seal. My Commission expires: 12/5/09

[Notary Public]

[Seal]
EASEMENT AGREEMENT

WHEREAS, the Grantor is the owner of the following real property, which said property is described as follows:

Address: 5765 B Quay Rd, Chelan, WA 6063
Tax Schedule #: 46985 E
Subdivision: Hay Mountain Ridge
Lot #: 8
Description: See attached survey for description of the above described

And,

JERRY L. THOMAS (Name of grantee), henceforth "Grantee", being the owner of the real property adjoining or adjacent to the above cited property, which said property is described as follows:

Address: 130 FIRE HOUSE Rd, Pine, CO 80470
Tax Schedule #: 45981 R
Subdivision: BEAR MOUNTAIN RIDGE
Lot #: 6
Description:

And,

Grantor, having received good and valuable consideration, including the sum of $300, receipt of which is expressly acknowledged by the same, on behalf of himself, his/her heirs and assigns, DOES HEREBY GRANT to Grantee, his/her heirs and assigns, a perpetual easement for the following purposes: to go through, over and across the Grantor's above described land and as shown on Exhibit A (attached).

Grantor: [Signature]
Print Name: HARVEY OLSON
Date: 6/13/13

STATE OF ILLINOIS
COUNTY OF COOK
Acknowledged before me this 5 day of JUNE, 2013
by: TAMARA SMOLA
Notary Public
My Commission Expires: 11/29/16

Grantee: [Signature]
Print Name: JERRY L. THOMAS
Date: 6/13/13

STATE OF COLORADO
COUNTY OF A nagis
Acknowledged before me this 3 day of JUNE, 2013
by: MICHAEL MATTES
Notary Public
My Commission Expires: 12-0-2016

This described easement agreement and Exhibit A as shall be recorded as an attachment to the Warranty Deeds for each described tract of land.
LEGAL DESCRIPTION - ACCESS EASEMENT

AN EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS AND ON A PORTION OF LOT 8, BEAR MOUNTAIN RIDGE, COUNTY OF PARK, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 8, BEAR MOUNTAIN RIDGE,
WHENCE THE NORTHEASTERLY CORNER OF SAID LOT 8 BEARS SOUTH 88°33'31" EAST, A DISTANCE OF 190.59 FEET;

THENCE 63.69 FEET, MORE OR LESS, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 91° 13' 55", AND A CHORD OF 57.17 FEET BEARING SOUTH 67° 33' 27" WEST, TO A POINT ON THE EASTERLY LINE OF
FIRE HOUSE ROAD (A 60 WIDE PRIVATE ACCESS EASEMENT);

THENCE 44.93 FEET, MORE OR LESS, ALONG SAID EASTERLY LINE OF FIRE HOUSE ROAD AND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 240.85 FEET A CENTRAL ANGLE OF 10° 41' 22", AND A CHORD OF 44.57 FEET BEARING NORTH 48° 54'
25" EAST, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 8;

THENCE SOUTH 68° 03' 31" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 20.51 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
APPENDIX B

APPLICANT CERTIFICATION REGARDING NOTICE TO MINERAL ESTATE OWNER

I, Debbie McAnough, submitted an application for land use approval from Park County generally described as:

____ Conditional Use Permit
____ Determination of Location and Extent of Public Facilities Use
____ Planned Unit Development with Rezoning
____ Special Use Permit; (Telecommunications, Wetlands)
× Subdivision; (Major Preliminary Plan, Major Final Plat, Minor, Sketch, Combined)
            (Major PUD Amendment)

I understand that state law, found at CRS 24-65.5-101 through 24-65.5-104, imposes specific legal requirements involving my providing written notice to the mineral estate owner of my application.

I HEREBY CERTIFY that I have complied with the notice requirements imposed upon me by CRS 24-65.5-101 through 24-65.5-104.

Debbie McAnough
Signature of Applicant

Debbie McAnough
Print Name

For County Use Only
Application Name/Case Number: 21ANN-01 & 21PUD-03
Owners of Lots Adjacent to Bear Mountain Ridge Lot 8-A, September 27th 2021

Elk Creek Fire Protection District
P.O. Box 607
Conifer, CO 80433

Greg and Sandi Hagen
P.O. Box 86
Pine, CO 80470

Michael Boone and Monica Pritchett-Boone
66 Territory Drive
Pine, CO 80470

Jerry Thomas
692 Tincup Terrace
Bailey, CO 80421

John and Alice Bogle
1326 Legend Oaks Drive
Chapel Hill, NC 27517

Robert and Susan Roy
13303 Piute Drive
Pine, CO 80470
BEAR MOUNTAIN RIDGE
SECOND P.U.D. AMENDMENT,
BEAR MOUNTAIN RIDGE,
PART OF THE NE 1/4 OF THE NW 1/4,
SECTION 1, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M.,
COUNTY OF PARK, STATE OF COLORADO.

CERTIFICATE OF DEDICATION AND OWNERSHIP

OWNED AND DEVELOPED FOR THE USE AND BENEFIT OF THE EVA NGELICAL LUTHERAN CHURCH IN AMERICA,
MISSION INVESTMENT FUND, BEING THE OWNER OF THE REAL PROPERTY OF 3.629 ACRES LOCATED IN PARK COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOT 8 - A,
BEAR MOUNTAIN RIDGE,
A RECONFIGURATION OF LOT 8,
BEAR MOUNTAIN RIDGE.

APPROVAL OF BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS _______ DAY OF ________, 20_____.

WITNESS MY HAND AND OFFICIAL SEAL.

________________________________________
PRESIDENT
________________________________________
SECRETARY

PLAT NOTES

1. PER RECORDED PLAT AND / OR TITLE COMMITMENT PROVIDED AT DATE OF SURVEY UNLESS OTHERWISE NOTED.
2. UTILITIES AVAILABLE TO SERVE THE INDIVIDUAL LOTS AND THE EXPENSES THEREOF:

3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY FOUND AT THE SOUTHEAST CORNER OF SAID LOT 8 AND THE #5 REBAR (NO CAP) FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8, SAID BEARING ASSUMED TO BE NORTH 89°07'08" WEST, AS SHOWN HEREON.

4. RIGHTS-OF-WAY AND EASEMENTS WERE NOT RESEARCHED BY THIS OFFICE. EASEMENTS SHOWN HEREON ARE PER RECORDED PLAT AND / OR TITLE COMMITMENT PROVIDED AT DATE OF SURVEY UNLESS OTHERWISE NOTED.

5. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN W All PERMIT FROM THE STATE ENGINEERS OFFICE.

6. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN BUILDING PERMIT FROM THE COUNTY BUILDING DEPARTMENT.

7. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN ISDS APPROVAL FROM THE COUNTY HEALTH DEPARTMENT.

8. THIS PROPERTY IS LOCATED IN THE ELK CREEK FIRE PROTECTION DISTRICT.

9. PRIVATE ROADS AND EASEMENTS WILL NOT BE MAINTAINED BY PARK COUNTY.

10. A PROPERTY OWNER'S ASSOCIATION HAS BEEN FORMED TO MAINTAIN COMMON ROADS.

11. NO FURTHER SUBDIVISION OF ANY LOT SHALL BE ALLOWED.

12. PRIVATE DRIVEWAYS ARE NOT ALLOWED TO CONNECT DIRECTLY TO MOUNT EVANS BOULEVARD.

13. THE USE OF LOT 8 - A SHALL BE LIMITED TO SINGLE-FAMILY RESIDENTIAL AS DESCRIBED IN PARK COUNTY REGULATIONS FOR THE RESIDENTIAL ZONE DISTRICT.

14. THIS AMENDMENT IS BASED UPON BEAR MOUNTAIN RIDGE, A RECONFIGURATION OF LOT 8, BEAR MOUNTAIN RIDGE. NO ADDITIONAL FIELDWORK WAS PERFORMED AT THE TIME OF THIS AMENDMENT.

CERTIFICATE OF DEDICATION AND OWNERSHIP

I, RUSSELL E. KOTTKE, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SECOND P.U.D. AMENDMENT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION AND THAT THE SURVEY INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SECOND P.U.D. AMENDMENT AND THE SURVEY THEREOF.

RUSSELL E. KOTTKE
LICENSE NUMBER 25633

RECORD OF CEDERATION AND OWNERSHIP

THIS PLAT WAS FILED FOR RECORD ON _______ DAY OF ________, 20_____, IN THE OFFICE OF THE RECORD OF CEDERATION AND OWNERSHIP OF PARK COUNTY, AND IS RECORDED AS RECORDED FILE NO. _______.

FILE NO. 21-387
This is to confirm that Michael Boone and Monica Pitchell-Boone consents to the conversion of Bear Mountain Ridge Lot 8-A from commercial to single-family residential use.

(Name)

STATE OF Colorado ss.
COUNTY OF Jefferson ss.

On this 7th day of September, 2021, before me, the undersigned a notary public in and for said State, personally appeared Michael Boone and Monica Pitchell, personally known to me to be the person whose name is subscribed to this instrument and acknowledged that he/she executed it.

Witness my hand and official seal
My commission expires 05/14/2025

Michael Ted Magaletti  
NOTARY PUBLIC

STATE OF COLORADO  
NOTARY ID 20214019050  
MY COMMISSION EXPIRES 05/14/2025
This is to confirm that Deborah Ann Estes consents to the conversion of Bear Mountain Ridge Lot 8-A from commercial to single-family residential use.

(Name)

STATE OF Colorado ss.
COUNTY OF Jefferson ss.

On this 23 day of August, 2021, before me, the undersigned a notary public in and for said State, personally appeared Deborah Ann Estes, personally known to me to be the person whose name is subscribed to this instrument and acknowledged that he/she executed it.

Witness my hand and official seal
My commission expires 7/14/2025

DARRELL CADY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094022413
MY COMMISSION EXPIRES 07/14/2025
This is to confirm that Eugene F. Phillips, Jr., Living Trust consents to the conversion of Bear Mountain Ridge Lot 8-A from commercial to single-family residential use.

(Name)

STATE OF

COUNTY OF

On this 7th day of September, 2021, before me, the undersigned a notary public in and for said State, personally appeared Angeline Phillips, personally known to me to be the person whose name is subscribed to this instrument and acknowledged that he/she executed it.

Witness my hand and official seal
My commission expires March 27, 2025

NOTARY PUBLIC

JAVIER MENDOZA SANCHEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214011221
MY COMMISSION EXPIRES MARCH 22, 2026
This is to confirm that Amie Gronberg consents to the conversion of Bear Mountain Ridge Lot 8-A from commercial to single-family residential use.

Amie Gronberg
(Name)

STATE OF __________
COUNTY OF __________

On this 03 day of September, 2021, before me, the undersigned a notary public in and for said State, personally appeared Amie Gronberg, personally know to me to be the person whose name is subscribed to this instrument and acknowledged that he/she executed it.

Witness my hand and official seal
My commission expires 12-12-2023

Michelle Jonas
NOTARY PUBLIC

MICHELLE JONAS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194047854
MY COMMISSION EXPIRES DEC 27, 2023
This is to confirm that GREGORY G. FAXLEY consents to the conversion of Bear Mountain Ridge Lot 8-A from commercial to single-family residential use.

(Name)

STATE OF Colorado ) ss.
COUNTY OF Denver )

On this 31st day of August, 2021, before me, the undersigned a notary public in and for said State, personally appeared GREGORY G. FAXLEY, personally know to me to be the person whose name is subscribed to this instrument and acknowledged that he/she executed it.

Witness my hand and official seal
My commission expires 2/21/2024

MARISSA ADAMS
Notary Public
State of Colorado
Notary ID # 20204007305
My Commission Expires 02-21-2024
This is to confirm that Laura M Rhoads consents to the conversion of Bear Mountain Ridge Lot 8-A from commercial to single-family residential use.

Laura M Rhoads
(Name)

STATE OF Colorado
COUNTY OF Jefferson

On this 7th day of September, 2021, before me, the undersigned a notary public in and for said State, personally appeared Laura Marie Rhoads, personally know to me to be the person whose name is subscribed to this instrument and acknowledged that he/she executed it.

Witness my hand and official seal.
My commission expires 12/04/2023

Angel Williams
NOTARY PUBLIC
This is to confirm that JERRY LES THOMAS consents to the conversion of Bear Mountain Ridge Lot 8-A from commercial to single-family residential use.

(Name)

STATE OF Colorado ss.

COUNTY OF Park ss.

On this 15th day of September, 2021, before me, the undersigned a notary public in and for said State, personally appeared Jerry Lee Thomas, personally known to me to be the person whose name is subscribed to this instrument and acknowledged that he/she executed it.

Witness my hand and official seal
My commission expires 12-10-2021

NOTARY PUBLIC