PARK COUNTY BOARD COMMISSIONERS
PLANNING DEPARTMENT STAFF REPORT

Planning Commission Hearing Date: November 20, 2025
Board of Commissioners Hearing Date: December 17, 2025

To: County Commissioners

Date: December 9, 2025

Prepared by: Julie Esterl, Senior Planner – Baseline Corporation

Case #: A25-0045

Subject: Balderston – Sullivan Minor Subdivision

Request: This application is a court directed subdivision of 40.24 acres into two lots for continued mining.

Application Summary:

Applicant:	John Littlehorn, Littlehorn Engineering
Owner:	Rock N Pine, LLC, C/O Mark Balderston & JRS Mining, LLC C/O Todd Sullivan
Location:	The property is addressed as 49001 HWY 9, Fairplay, CO 80440
Zone District:	Mining
Surrounding Zoning:	Residential, Mining & the Town of Fairplay to the east
Lot Size:	40.24
Existing Use:	Active mining
Proposed Use:	Mining

THIS APPLICATION IS BEING CONTINUED UNTIL THE JANUARY 14, 2026 BOARD OF COUNTY COMMISSIONERS MEETING

From: John <design@johnlittlehorn.com>
Sent: Tuesday, December 9, 2025 12:32 PM
To: Julie Esterl
Cc: Raechelle Yarbrough; Brandon Heacock
Subject: Re: BOCC Meeting December 17th

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Julie
Let's schedule this for January 14, 2026 please . Thank you!

John J. Littlehorn, P.E.
Littlehorn Engineering, LLC
(719) 836-7120 (Office)

Message sent from my ostensibly intelligent smart phone. Please excuse typos and abbreviations.
The information transmitted, including any attachments, is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, re-transmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited, and all liability arising therefrom is disclaimed. If you received this in error, please contact the sender and delete this email.

On Dec 9, 2025, at 7:28 PM, Julie Esterl <julie.esterl@baselinecorp.com> wrote:

Hi John. I'm following up on this. Your email response is fine, I just need to know what meeting in January you would like to continue the Balderstone project to – Jan 7th, 14th or 21st.

Thanks,

JULIE ESTERL | SENIOR PLANNER
O:303.202.5010 X222 | C:608.215.9300

From: Julie Esterl
Sent: Monday, December 8, 2025 3:44 PM

To: 'John' <design@johnlittlehorn.com>
Cc: Raechelle Yarbrough <Shelli.Yarbrough@parkcountyco.gov>; Brandon Heacock <Brandon.Heacock@parkcountyco.gov>
Subject: RE: BOCC Meeting December 17th

John – I think that will be fine.

JULIE ESTERL | **SENIOR PLANNER**
O:303.202.5010 X222 | C:608.215.9300

From: John <design@johnlittlehorn.com>
Sent: Monday, December 8, 2025 3:39 PM
To: Julie Esterl <julie.esterl@baselinecorp.com>
Cc: Raechelle Yarbrough <Shelli.Yarbrough@parkcountyco.gov>; Brandon Heacock <Brandon.Heacock@parkcountyco.gov>
Subject: Re: BOCC Meeting December 17th

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Julie
I am out of town. Can I submit this in an email, to continue until January?

John J. Littlehorn, P.E.
Littlehorn Engineering, LLC
(719) 836-7120 (Office)

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On Dec 8, 2025, at 7:28 PM, Julie Esterl <julie.esterl@baselinecorp.com> wrote:

John,

Park County staff have scheduled the BOCC meeting for the Balderston survey on December 17th. I'm working on putting the packet together, but Shelli mentioned that you may want to continue to a January date. If so, please forward a letter requesting continuation. Typically, the Board meets on the 1st, 2nd, and 3rd Wednesdays at 3 pm. Please include the preferred date in your letter – Jan 7th, 14th, or 21st.

Thank you,

JULIE ESTERL | SENIOR PLANNER
Office: 303.202.5010 x 222 | Mobile: 608.215.9300
112 N. Rubey Drive, #210, Golden, CO 80403
www.baselinecorp.com | Social Media

<image001.png>

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823093 11/26/2025 3:10 PM Milena Kassel
1 of 1 R$0 00 D$0.00 S$0.00 M$0.00 Park County

PARK COUNTY
PLANNING COMMISSION
RESOLUTION #11-2025-02

A RESOLUTION RECOMMENDING APPROVAL OF A COURT DIRECTED SUBDIVISION TO SPLIT A 40.24 ACRE PARCEL INTO TWO LOTS AND TO CREATE A SHARED DRIVEWAY ALLOWING ACCESS TO BOTH PARCELS FROM HWY 9. PROPERTY IS DESCRIBED AS TRACT A OF THE EXEMPTION PLAT RECORDED AT RECEPTION NO. 658879, ADDRESSED AS 49001 HWY 9, FAIRPLAY

WHEREAS, the Planning Commission held an open public meeting, notice duly given thereof, on November 26, 2025 at the Commissioner's Meeting Room in Fairplay, Colorado; and

WHEREAS, John Littlehorn, applicant representing Mark Balderston of Rock & Pine, LLC and Todd Sullivan of JRS Mining, has applied for a minor subdivision as described above and more particularly described in the plat attached hereto as Exhibit A; and

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

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

Section 1. The application for a Minor Subdivision of the abovementioned parcel, County of Park, State of Colorado is hereby recommended to the Board of County Commissioners for:

__X__ Approval _____Denial

With the following conditions:

a. Update the owners signature block on the plat before recording.
b. Add the reception number for the access easement to the plat before recording.

Section 2. The basis and grounds supporting such recommendation are documented by the recorded testimony and other evidence presented before the Planning Commission. In particular, the Planning Commission finds that the application for a Minor Subdivision:

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

MOVED, SECONDED, AND PASSED THIS 26TH DAY OF NOVEMBER, 2025.

Chairperson

ATTEST:

Secretary