Park County Planning Commission
Executive Summary
Regular Meeting 11/26/2025

The Planning Commission had 3 Planning Commissioners and One Alternate present for this meeting. Planning Director Brandon Heacock announced this at the beginning of the meeting to all Applicants give them the opportunity to continue if they wanted a full 5-member Planning Commission. All three Applicants responded that they would proceed with their cases with 4 Planning Commission Members.

1) COMMON PLAT AMENDMENT CASE #A25-0092

Property is Lots 79 & 80, K-Z Ranch Estates, Unit 4, Lot 90, K-Z Ranch Estates, Unit 5, and A part of the part of the Southwest ¼ of Section 26, T. 6 S, R. 73 W, all lying in the Southwest ¼ of Section26, T. 6 S, R. 73 W, of the 6th P.M. The applicant is requesting a consolidation of three lots in two different subdivision filings and one metes and bounds parcel. The property is addressed as 368 Rising Sun Rd, Bailey CO 80421.

APPLICANT: Jackson Krebill and Ashley Lavallee

This case was very straightforward with clarification on the consolidation from Staff. No further questions were raised. The motion was made to recommend approval with no additional conditions 4-0. One Planning Commissioner was absent.

2) MINOR SUBDIVISION CASE #A25-0086

Property is M/B T07 R72 S17 SE4 A PARCEL BEING IN A PORTION OF SE2 SECT 17, addressed as 150 Summit Dr, Bailey CO 80421. The Applicant is requesting a minor subdivision to divide a 23.4-acre parcel into a 10.38-acre parcel and a 13.02-acre parcel.

APPLICANT: Todd Freeman

This Minor Subdivision was present and questions regarding the future use of the property after the Minor Subdivision either approved or disapproved were asked regarding the Ag Status of the property and the continued Ag use of the property. The property was 20 acres or more and Residential Zoned before being subdivide and allowed limited Ag use according to the Land Use Regulations. After Subdivision, the 2 lots would be less then 20 acres changing the Residential Use that would not allow the same uses according to the Land Use Regulations with 20 or more acres. This was made clear to the applicant to make them aware of the in allowable uses with the Subdivision of this property. After this discussion, a motion was made to recommend approval of this Minor Subdivision with no additional conditions with a vote of 4-0. One Planning Commissioner was absent.

3) MINOR SUBDIVISION CASE #A25-0045 – CONTINUED FROM JULY 30, 2025 PLANNING COMMISION MEETING – APPLICANT REQUESTED A CONTINUEANCE TO THE NOVEMBER 26, 2025 PLANNING COMMISSION MEETING

Property is described as Tract A of the Exemption Plat recorded at Reception No. 658879, addressed as 49001 Highway 9, Fairplay. This is a court directed subdivision splitting one parcel into two and defining a 40-foot access easement.

APPLICANT: John Littlehorn

This case was a court appointed minor subdivision. The case was presented very well by both Staff and the Applicant and was very straight forward. Questions from the Planning Commission were directed towards the access easement being from the neighboring parcel which is owned by one of the two owners and that this easement for access would run with the land in perpetuity. A motion to recommend approval of this minor subdivision with no additional conditions was made and passed 4-0. One Planning Commissioner was absent.

PARK COUNTY BOARD OF COMMISSIONERS
PLANNING DEPARTMENT STAFF REPORT

Planning Commission Hearing Date: November 26, 2025
Board of Commissioners Hearing Date: January 14, 2026

To: County Commissioners

Date: January 7, 2026

Prepared by: Julie Esterl, Senior Planner – Baseline Corporation

Case #: A25-0045

Subject: Balderston-Sullivan Minor Subdivision

Request: The applicants are requesting to subdivide a 40.24-acre parcel into two lots and to create a shared vehicular access to both parcels from Highway 9.

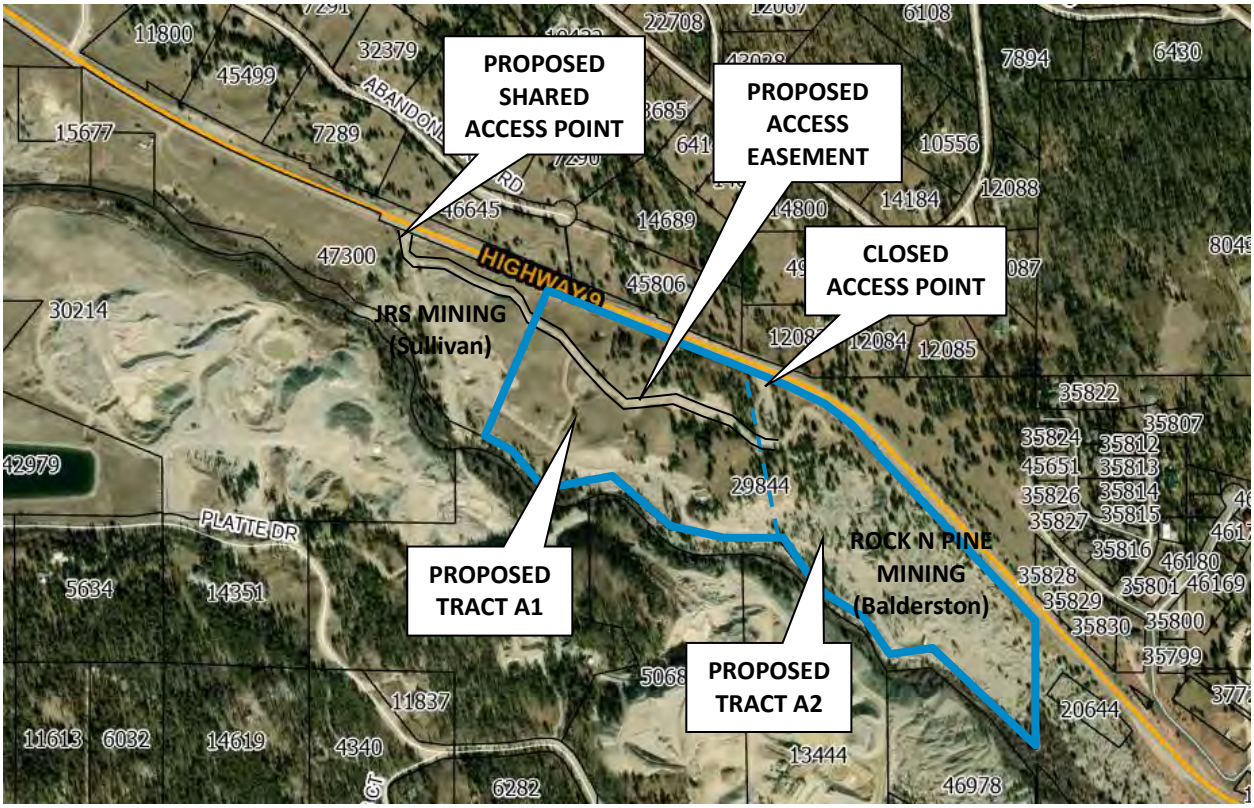
Application Summary:

Applicant:	John Littlehorn; Littlehorn Engineering & Surveying
Owner:	Rock N Pine LLC - Mark Balderston
Location:	49001 Hwy 9 Fairplay, Colorado
Zone District:	Mining
Surrounding Zoning:	Mining to the south and west Residential to the north (across Highway 9) Parks, Open Space, and Trails (in Fairplay) to the east
Lot Size:	Existing: 40.24 acres. Proposed: Two lots each of 20 acres.
Existing Use:	Mining
Proposed Use:	Mining

Background:

The two parties associated with this subdivision include Rock N Pine, LLC c/o Mark Balderston (the property owner), and JRS Mining c/o Todd Sullivan. The parties have been involved in litigation in Park County for numerous years related to various issues such as ownership and access to Highway 9. While Park County is not a party to these legal actions, the Park County District Court has stipulated a Settlement Agreement that directs the parties to equally split the 40.24 acres owned by Mr. Balderston / Rock N Pine as contained in this subdivision, and to grant an access easement to the benefit of Rock N Pine which will serve as joint access for both JRS Mining LLC and Rock N Pine LLC Mining from Highway 9. The Settlement Agreement was entered into in November 2020 and it stipulates that the court shall retain jurisdiction until the subdivision is completed.

Access to Mr. Balderston's property has been closed by the Colorado Department of Transportation due to safety concerns. As a result, only one access now exists for both parties across Mr. Sullivan's / JRS Mining's property. Mr. Balderston will be granted access by easement across Mr. Sullivan's property (west of the minor subdivision boundary) at a CDOT approved access point. An easement agreement and as-built drawing exhibit of the access easement have been prepared, and will need to be recorded prior to the recording of the Balderston-Sullivan Minor Subdivision plat.



Both parties have active mining permits and there are no changes anticipated in mining operations resulting from this minor subdivision. Based on visual inspection, mining areas located in the 40 acres of the subdivision do not appear to include any mining equipment, and the sites include various levels of aggregate deposition. Mining permits are listed in the State Mining Permit registry for Park County. This registry also identifies the mining permit surety which is posted to assure completion of mining reclamation at the end of mining activities with JRS Mining under permit M2015017 shown having a $77,166 surety and Rock N Pine under permit M2003074 having a $17,100 surety as of August 6, 2025. There are no buildings on the subject property.

Referrals & Public Comment:

- The Town of Fairplay responded to the referral indicating that it does comply with their concerns and that they have no conflicts.

- The Park County Public Works Office responded to the referral indicating that they have no conflicts.

- The Fairplay School District RE-2 called and indicated they had no objection to the application.

- One resident testified at the July 30, 2025 meeting when the case was continued. He testified about safety concerns for access to and from the site off Highway 9.

Public Notice:

- Public Notice of the original Planning Commission hearing on July 30, 2025 was published in the Fairplay Flume on July 11, 2025. Subsequent newspaper publications were made for the continued hearings that occurred on August 27, 2025, and October 22, 2025.
- A sign was posted on the property, and letters were mailed to adjacent property owners on July 16, 2025.
- Public Notice of the BOCC hearing originally scheduled for December 17, 2025 was published in the Fairplay Flume on November 26, 2025. As requested by the applicant, the December 17, 2026 BOCC hearing was continued to January 14, 2026.

Land Use Regulations and Strategic Master Plan:

Each of the standards for approval of a Minor Subdivision (LUR Section 6-303 of Article VI) are addressed below.

A. The proposed subdivision conforms to all applicable requirements for the zone district in which the property is located, including but not limited to requirements for setbacks, height, floor and lot areas, and minimum lot sizes. This minor subdivision conforms to all requirements of the mining zone district. There is no minimum lot size in the mining zone district and there are no structures on the site or proposed to be located within the subdivision.

B. The proposed Minor Subdivision meets or satisfies all applicable requirements of these Land Use Regulations. Regarding drainage, erosion and sedimentation, the permits issued by the Colorado Division of Reclamation, Mining and Safety for both Rock N Pine and JRS Mining include grading, erosion control, and restoration of the plat area which govern and control this activity. Financial surety has been posted to insure completion and restoration. Considering that mining activities, especially of aggregate as these mines include, changes grades continually, Staff is of the opinion that mining permits should govern. In regards to the access road, a Drainage, Erosion & Sedimentation Narrative dated November 14, 2025, has been prepared by John Littlehorn, PE which outlines compliance with Park County regulations Section 7-602 for an active mining access corridor with no habitable structures or new stormwater infrastructure.

C. The proposed Minor Subdivision 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 such application or subdivision meets or fails to meet such goal or policy. The application meets the provision of the of the 2016 Strategic Master Plan for Mining

Claims which recognizes that mining claims exist, are not prohibited, and offer limited redevelopment potential as mining actives end.

D. The proposed Minor Subdivision (both during and following construction) will not result in substantial adverse impacts upon adjacent property or the public health, safety, and welfare of Park County residents.
Impacts of the proposed mining on the property is not anticipated to change because of this subdivision. Mining, as has existed for numerous years, is anticipated to stay as a limited seasonal activity.

E. The proposed Minor Subdivision will obtain water and wastewater services from sources and facilities meeting the requirements of Divisions 7 and 8 of Article VII.
The applicant's representative has summarized the water & wastewater plan for the subject property in a letter dated July 17, 2025 which was included with the application. Water is legally hauled to the site in accordance with the mining permits. Sanitation needs are met by placing a portable toilet onsite during periods of active mining, consistent with standards of the Division of Reclamation, Mining and Safety. No water or wastewater facilities are needed or planned with this subdivision.

F. Where Public Improvements are proposed to serve the subdivision, the Applicant has executed a Subdivision Improvement Agreement in a form recommended for approval by the Board of County Commissioners and the County Attorney, which adequately secures the timely and complete construction of the Public Improvements in accordance with these Land Use Regulations or other applicable design and construction standards.
No public improvements are proposed.

Impact Analysis:

The closure of the eastern entrance to Highway 9 as directed by the Colorado Department of Transportation will increase safety along this highway.

Recommendation:

Staff recommends approval of this minor subdivision with the following conditions:

1. Applicant to submit a revised plat with the following updates:
    a. Owner's signature to read as follows:
    OWNER:
    Rock N Pine, LLC, a Colorado _____ Corporation
    By:_____
    Name: Mark Balderston
    Title:
    (Keep notary block.)
    b. Addition of the reception number for the access easement.

Park County Map

8/17/2025, 2:56:45 PM

1:36,112

0 0.23 0.45 0.9 mi

0 0.38 0.75 1.5 km

Parcels

County Line

Roads

Highways

County Roads

Minor Roads

Maxar

Park County Colorado
For informational use only.

Park County Map

8/17/2025, 3:03:44 PM

1:7,335

0 0.05 0.1 0.19 mi

0 0.07 0.15 0.3 km

Maxar

County Line

Roads

Highways

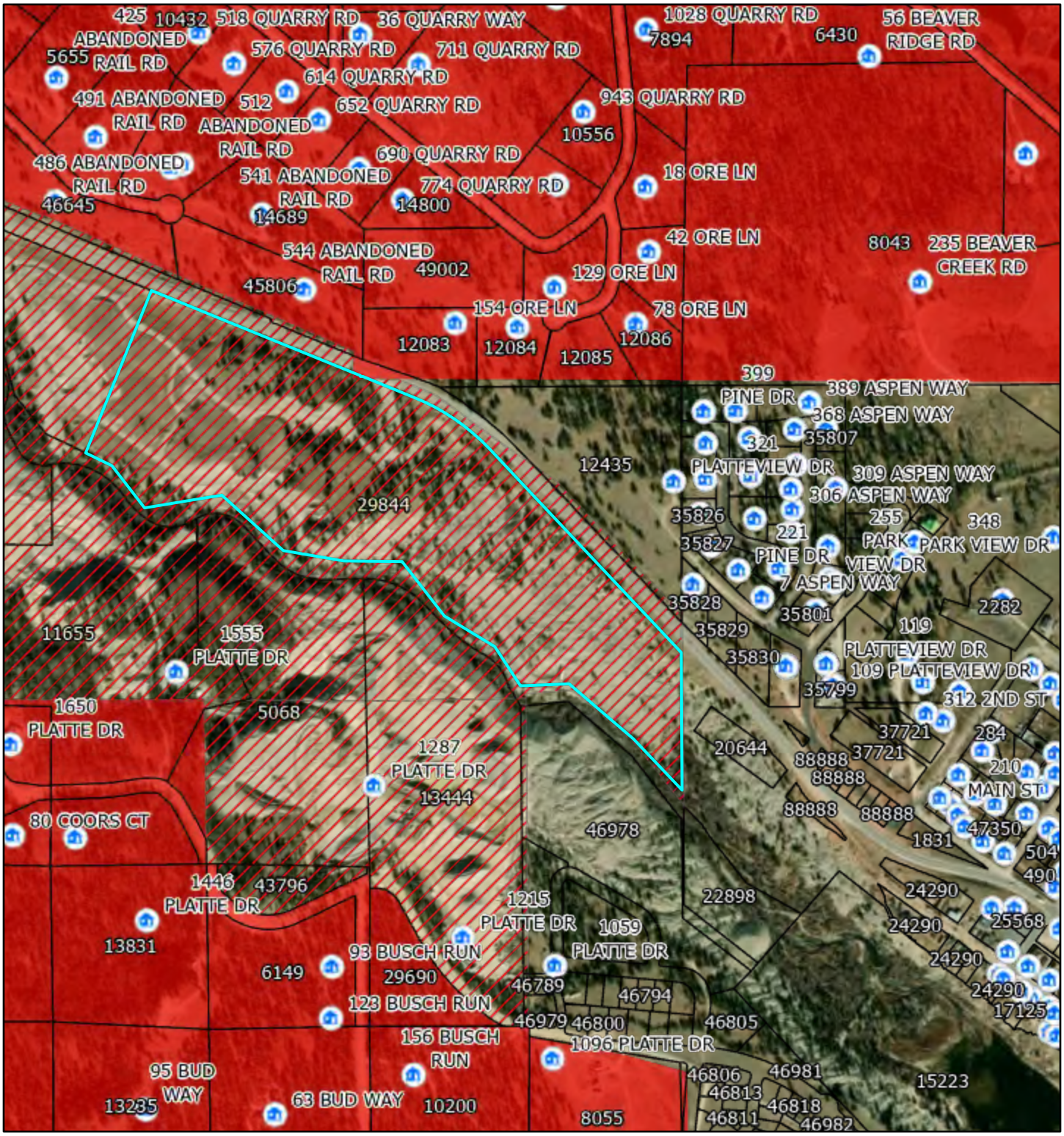
Minor Roads

Parcels

Addresses

Park County Colorado
For informational use only.

Zoning Map



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0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Residential

Mining

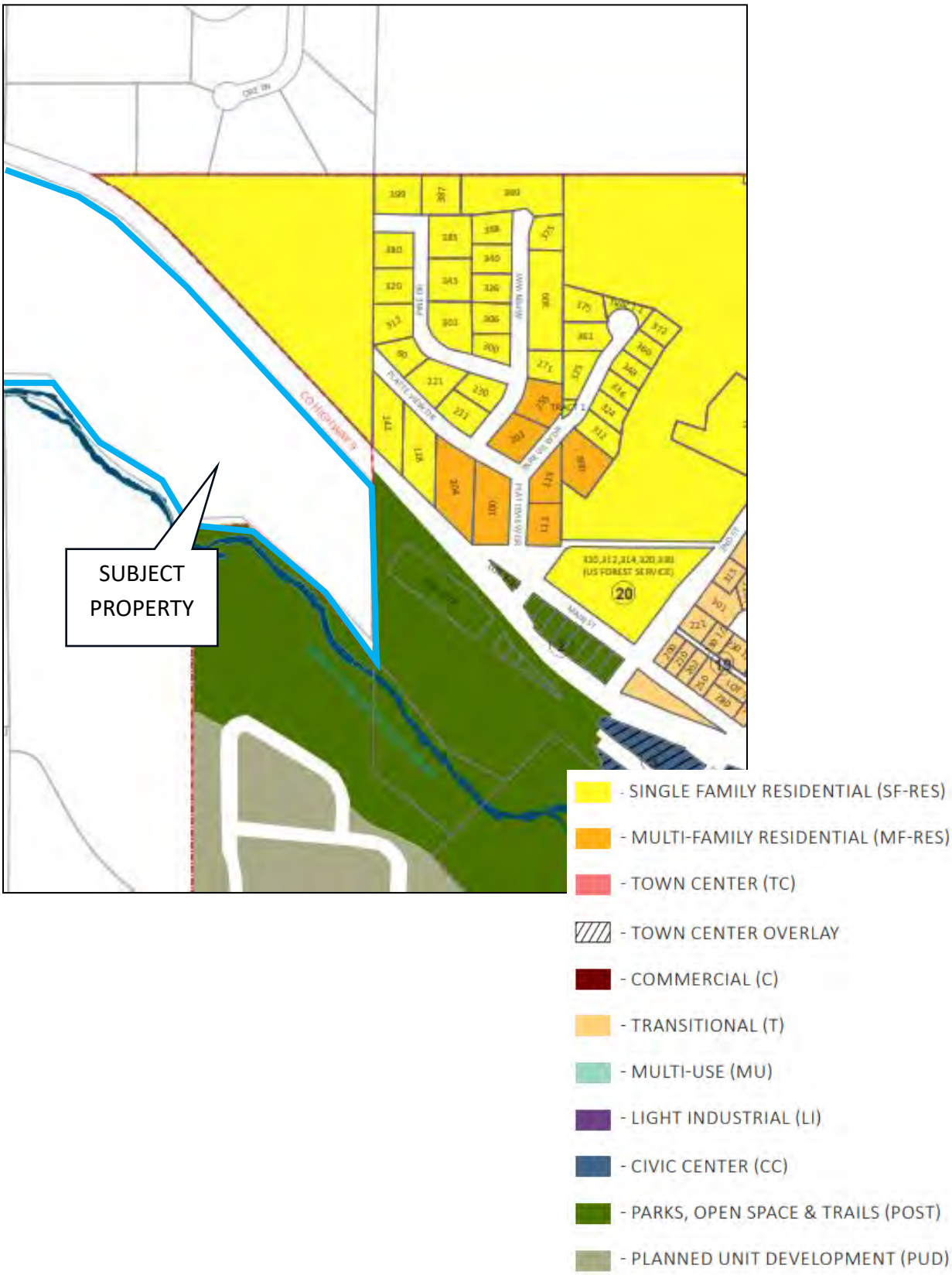
Parcels

Addresses

Maxar

Park County
For informational use only.

Town of Fairplay Zoning Map



BALDERSTON - SULLIVAN MINOR SUBDIVISION PLAT

A subdivision of Tract A of the Exemption Survey recorded at Reception No. 658879
being a part of Sections 29, 32, and 33, Township 9 South, Range 77 West of the 6th Principal Meridian
County of Park, State of Colorado

LEGAL DESCRIPTION:

Rock N Pine LLC being the owner(s) of the real property of 40.31 acres located in Park County, Colorado, descried as follows:

Tract A of the Exemption Survey recorded at Reception No. 658879, being a part of Sections 29, 32, and 33, Township 9 South, Range 77 West of the 6th Principal Meridian, County of Park, State of Colorado, more particularly described as follows:

Beginning at the Northeast corner of said Section 32, thence along the Southerly Right-of-Way line of Colorado State Highway No. 9 the following four (4) courses:
1. S89°58'39"E, a distance of 8.45 feet;
2. S67°34'45"E, a distance of 235.89 feet to a point of curve;
3. along the arc of said curve to the right 374.15 feet, having a radius of 875.00 feet, and a central angle of 24°30'00";
4. S43°04'45"E, a distance of 1,154.46 feet to the East line of Northwest Quarter of the Northwest Quarter of said Section 33;

thence along said line S00°00'36"W, a distance of 569.88 feet to the north bank of the Middle Fork of the South Platte River as described in the Exemption Plat recorded at reception no. 658879, thence along said bank the following twelve (12) courses:
1. N43°22'09"W, a distance of 292.18 feet;
2. N49°10'33"W, a distance of 348.86 feet;
3. S88°02'47"W, a distance of 202.45 feet;
4. N32°55'40"W, a distance of 193.25 feet;
5. N58°21'06"W, a distance of 244.48 feet;
6. N37°43'58"W, a distance of 284.86 feet;
7. N89°11'49"W, a distance of 240.35 feet;
8. N79°58'46"W, a distance of 253.08 feet;
9. N47°45'32"W, a distance of 342.20 feet;
10. S80°58'44"W, a distance of 324.03 feet;
11. N37°22'40"W, a distance of 220.77 feet;
12. N64°00'57"W, a distance of 120.51 feet to the West line of said Tract A;

thence along said line N22°32'16"E, a distance of 724.47 feet to said Southerly Right-of-Way line of Colorado State Highway No. 9; thence along said Right-of-Way line the following two (2) courses:
1. S67°34'45"E, a distance of 932.25 feet;
2. S00°50'13"W, a distance of 3.46 feet to the POINT OF BEGINNING.

Containing 1,755,926 square feet or 40.31 acres, more or less.

Basis of Bearings: Bearings are based on the Colorado State Plane Coordinate System, Central Zone, NAD 83. The North line of the Northwest Quarter of the Northwest Quarter of Section 33 having a grid bearing of N89°58'39"W being marked at the West 1/16 corner of Sections 28/33 with a No. 6 rebar with 1-1/2" aluminum cap stamped: BURNETT LS 11944 and at the Northwest Corner Section 33 with an iron pipe with a 3" brass cap stamped: BLM 1960.

In Witness Whereof, we do hereunto set our hands and seals this_____day of_____, 2025.

_____
Mark Balderston, Rock N Pine LLC

STATE OF COLORADO)
) SS.
COUNTY OF PARK)

Acknowledged before me this_____day of_____, 2025, by_____.
Notary Public Witness my hand and official seal.
My Commission Expires: _____.

MORTGAGE CONSENT TO DEDICATION:

The undersigned holders of mortgage interests and liens against the property offered for dedication and for transfer to the public and to Park County consents and approves of such dedication and transfer and subordinates and releases its interests to such dedicated and transferred property

In Witness Whereof, we do hereunto set our hands and seals this_____day of___, 2025

_____
Print Name:

TITLE CERTIFICATE:

_____ Title Insurance Company hereby certifies that title to the above-described property is vested in the Owner(s).

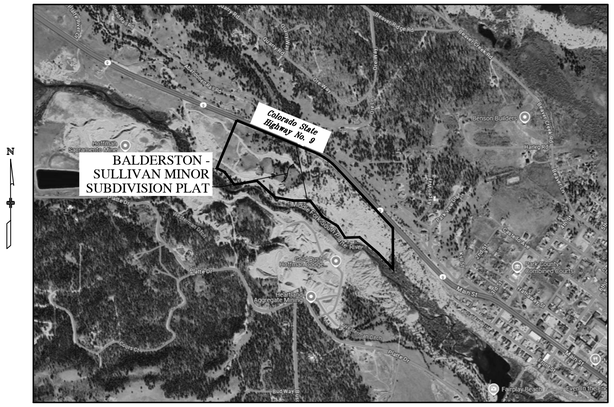
Date: _____
Signature of Authorized Agent

APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

APPROVED as a Minor Subdivision by the Park County Board of County Commissioners, this____day of_____2025 subject to all applicable provisions of the 2009 Park county Land Use Regulations, as amended.

_____
BOCC Chair Person

Attest: _____
Park County Clerk and Recorder



VICINITY MAP
SCALE 1"=1000'

NOTES:

1. Notice: 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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory, commits a class two (2) misdemeanor pursuant to state statute 18-4-508, C.R.S.
3. All dimensions shown hereon are expressed in feet and decimals thereof. A U.S. Survey foot is defined as exactly 1200/3937 meters. All bearings shown here on are degrees-minutes-seconds.
4. This survey does not constitute a title search by Clear Creek Surveying. To determine title or easements of record. Research for this survey was performed in accordance with C.R.S. 38-51-106 and the rules of procedure and board policy statements of the state board of licensure for architects, professional engineers and professional land surveyors. Title commitment number dated at .m. Prepared by was relied upon for all information regarding easements of record, rights of way, title of record and civil court actions of record.
5. Utilities are shown per visible and apparent surface evidence. If more accurate locations of underground utilities are required, the utility will have to be verified by either field potholing or contact the appropriate utility company. Clear Creek Surveying and the surveyor of record shall not be liable for the location of or the failure to note the location of non-visible utilities.
6. A portion of this site is within Zone AE as determined by the flood insurance rate map for Park County, Colorado, community panel number 0808139-0485-C, effective date of December 18, 2009.

SURVEYOR'S CERTIFICATION:

I, Weston D. Spears, a Professional Land Surveyor registered in the State of Colorado, hereby certify that that the survey and plat of the real property shown and described hereon were made by me or under my direct responsibility, supervision, and checking, in strict compliance with Colorado statutes, and to the best of my professional knowledge, information and belief both survey and plat are true, accurate and complete. This is not a guaranty or warranty, either expressed or implied.

COLORADO LICENSED
WESTON D. SPEARS
06/25/2025
38056
PROFESSIONAL LAND SURVEYOR

_____
Weston D. Spears, Professional Land Surveyor
Colorado P.L.S. No. 38056
for and on behalf of Clear Creek Surveying

COUNTY RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the County Clerk and Recorder of Park County this day of _____, 20___, and duly filed at, reception number_____.

_____
Park County Clerk and Recorder

REVISIONS							
Date	By	Description		Field Date		Drawn by	
Date	By	Description		Party Chief		Checked By	
Date	By	Description		PLS	WDS		
Date	By	Description					

TITLE: *MINOR SUBDIVISION PLAT*
Tract A of the Exemption Survey recorded at Reception No. 658879
County of Park, State of Colorado

CLIENT

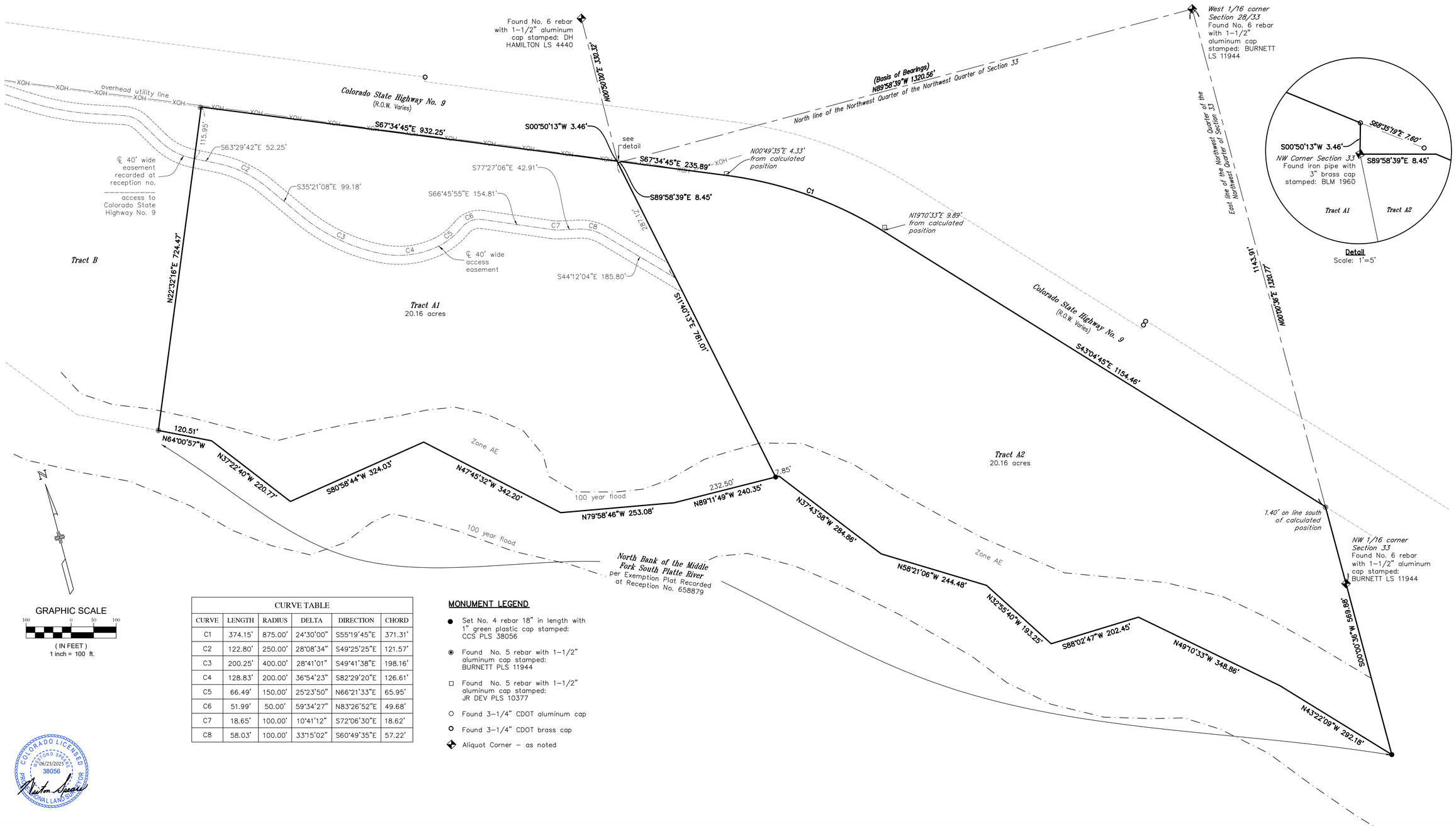
CLEAR CREEK SURVEYING
P.O. BOX 3184
IDAHO SPRINGS, CO 80452
(303) 681-1519

PROJECT NO.	SHEET NO.	NO. OF SHEETS
23-03	1	2

D:_Survey_Projects\2022\22GEN03 S32 S33 T9S R77W\Office\CAD\22GEN03 Plat.dwg June 25, 2025 - 7:11pm

BALDERSTON - SULLIVAN MINOR SUBDIVISION PLAT

A subdivision of Tract A of the Exemption Survey recorded at Reception No. 658879
being a part of Sections 29, 32, and 33, Township 9 South, Range 77 West of the 6th Principal Meridian
County of Park, State of Colorado



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	DIRECTION	CHORD
C1	374.15'	875.00'	24°30'00"	S55°19'45"E	371.31'
C2	122.80'	250.00'	28°08'34"	S49°25'25"E	121.57'
C3	200.25'	400.00'	28°41'01"	S49°41'38"E	198.16'
C4	128.83'	200.00'	36°54'23"	S82°29'20"E	126.61'
C5	66.49'	150.00'	25°23'50"	N66°21'33"E	65.95'
C6	51.99'	50.00'	59°34'27"	N83°26'52"E	49.68'
C7	18.65'	100.00'	10°41'12"	S72°06'30"E	18.62'
C8	58.03'	100.00'	33°15'02"	S60°49'35"E	57.22'

MONUMENT LEGEND

- ● Set No. 4 rebar 18" in length with 1" green plastic cap stamped: CCS PLS 38056
- ◉ Found No. 5 rebar with 1-1/2" aluminum cap stamped: BURNETT PLS 11944
- □ Found No. 5 rebar with 1-1/2" aluminum cap stamped: JR DEV PLS 10377
- ○ Found 3-1/4" CDOT aluminum cap
- ○ Found 3-1/4" CDOT brass cap
- ◆ Aliquot Corner – as noted

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR WESTON D. SPEARS 06/25/2025 38056

REVISIONS			
Date	By	Description	
Date	By	Description	
Date	By	Description	
Date	By	Description	

Field Date _____ Drawn by _____
Party Chief _____ Checked By _____
PLS WDS

TITLE: MINOR SUBDIVISION PLAT
Tract A of the Exemption Survey recorded at Reception No. 658879
County of Park, State of Colorado

CLIENT

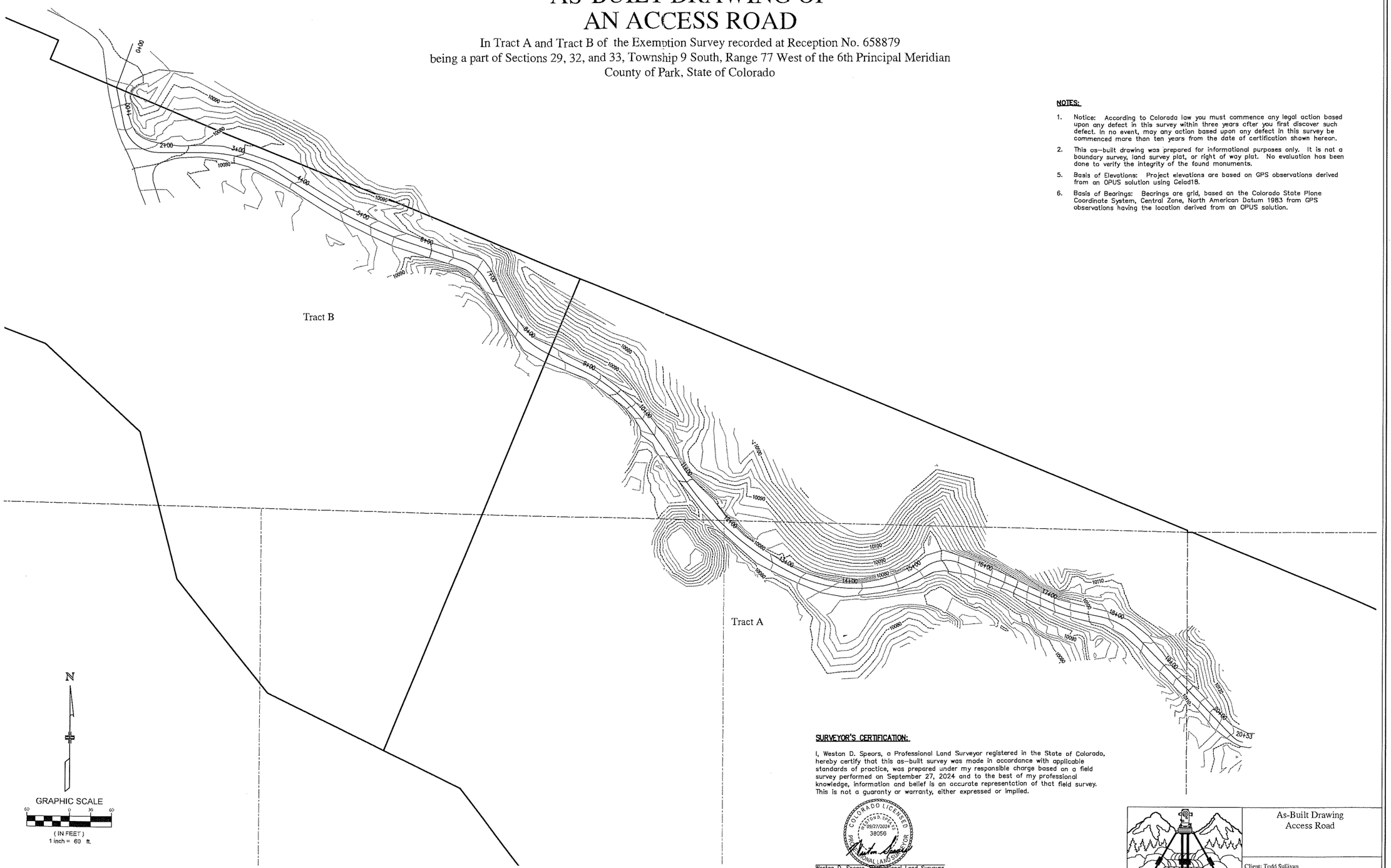
CLEAR CREEK SURVEYING
P.O. BOX 3184
IDAHO SPRINGS, CO 80452
(303) 681-1519

PROJECT NO. 23-03 | SHEET NO. 2 | NO. OF SHEETS 2

D:_Survey_Projects\2022\22GEN03 S32 S33 T9S R77W\Office\CAD\22GEN03 Plat.dwg June 25, 2025 – 7:11pm

AS-BUILT DRAWING OF AN ACCESS ROAD

In Tract A and Tract B of the Exemption Survey recorded at Reception No. 658879
being a part of Sections 29, 32, and 33, Township 9 South, Range 77 West of the 6th Principal Meridian
County of Park, State of Colorado



NOTES:

1. Notice: 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 certification shown hereon.
2. This as-built drawing was prepared for informational purposes only. It is not a boundary survey, land survey plat, or right of way plat. No evaluation has been done to verify the integrity of the found monuments.
5. Basis of Elevations: Project elevations are based on GPS observations derived from an OPUS solution using Geiod18.
6. Basis of Bearings: Bearings are grid, based on the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983 from GPS observations having the location derived from an OPUS solution.

SURVEYOR'S CERTIFICATION:

I, Weston D. Spears, a Professional Land Surveyor registered in the State of Colorado, hereby certify that this as-built survey was made in accordance with applicable standards of practice, was prepared under my responsible charge based on a field survey performed on September 27, 2024 and to the best of my professional knowledge, information and belief is an accurate representation of that field survey. This is not a guaranty or warranty, either expressed or implied.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR WESTON D. SPEARS 09/27/2024 38056

Weston D. Spears, Professional Land Surveyor
Colorado P.L.S. No. 38056
for and on behalf of Clear Creek Surveying

Clear Creek Surveying
P.O. Box 3184, Idaho Springs, CO 80452
(303) 567-4755

As-Built Drawing
Access Road

Client: Todd Sullivan

Project No. 22-03	Sheet No. 1	No. of Sheets 2

D:_Survey_Projects\2022\22GEN03 S32 S33 T9S R77W\Office\CAD\22-03 asbuilt-2.dwg September 27, 2024 - 4:27pm

Park County Planning Department

P.O. Box 1598
Fairplay, Colorado 80440
Phone: (719) 836-4293 ● *E-mail address*: rob.thorshiem@parkcountyco.gov

Referral Response

Comment Deadline Date: July 14, 2025 **Submitted Date:** June 26, 2025

Case #: A25-0045

Case Name: Balderson-Sullivan Minor Subdivision

Applicant: **John Littlehorn**

Request: Court directed division of one parcel into 2 lots & definition of Alless Drive. Being processed as a minor subdivision for continued mining use per state mining permit requirements.

Legal Description:

T09 R77 S29 SE4 PART OF S2SE4 LYING SWLY OF HWY 9 AND NELY OF SOUTH PLATTE RIVER AND PART OF NE4NE4SE4SW4 LYING SWLY OF HWY 9 29-9-77 LESS PORTION KNOWN AS TRACT B PER PLAT R658879;PART OF NE4 LYING NORTH OFSOUTH PLATTE RIVER 32-9-77 PART OF W2NW4 LYING NLY OF SOUTH PLATTE RIVER AND SLY OF HWY 9 33-9-77

Date of Planning Commission Hearing: Wednesday, July 23, 2025

Date of BOCC Hearing: TBD

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:

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:
The Town of Fairplay has reviewed the proposal and has no comments or recommendations. Thank you for the opportunity to review and provide comments.

Signed: Scot Hunn Date: 07/14/25

Title: Consulting Town Planner

Park County Planning Department
P.O. Box 1598
Fairplay, Colorado 80440
Phone: (719) 836-4293 • *E-mail address*: rob.thorshiem@parkcountyco.gov

Referral Response

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_____

_____

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: _____ Date: 6-30-25

Title: ROW Manager Park County Public Works

PUBLIC NOTICE
PARK COUNTY
PLANNING COMMISSION AGENDA
Park County Offices at 856 Castello Ave., Fairplay
October 22nd, 2025, 9:00A.M.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
APPROVAL OF AGENDA
APPROVAL OF MINUTES from October 2, 2025.

MINOR SUBDIVISION CASE #A25-0045 – CONTINUED FROM JULY 30, 2025 PLANNING COMMISION MEETING – APPLICANT REQUESTED A CONTINUEANCE TO THE NOVEMBER 26, 2025 PLANNING COMMISSION MEETING

Property is described as Tract A of the Exemption Plat recorded at Reception No. 658879, addressed as 49001 Highway 9, Fairplay. This is a court directed subdivision splitting one parcel into two and a 40-foot access easement.

APPLICANT: John Littlehorn

REZONING CASE #A25-0079

The applicant is requesting that the newly consolidated lots, addressed as 101 Cherokee, Lake George, be rezoned from Residential to Rural Center Mixed Use.

APPLICANT: Michael Lockette

REZONING CASE #A25-0071

The parcel is 210 acres and is described as T07 R72 S16 SW4 PT OF E2SW4 16-7-72; SE4 16-7-72, parcel number of R0045370, located east of US Hwy 285 and County Road 72. The parcel is currently zoned Residential (~200 acres) with a small portion of Commercial (~10 acres). The applicant requests to rezone the property to the following zone districts: Rural Center Mixed Use and Recreational Vehicle Park & Campground.

APPLICANT: State of Colorado

ADMINISTRATIVE UPDATE
PUBLIC COMMENT
ADJOURNMENT OF PUBLIC MEETING

Published in The Park County Republican and Fairplay Flume October 3, 2025.

PUBLIC NOTICE
PARK COUNTY
PLANNING COMMISSION AGENDA
(POSTPONED FROM JULY 23, 2025)
Park County Offices at 856 Castello Ave., Fairplay
JULY 30, 2025, 9:00A.M.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
APPROVAL OF AGENDA
APPROVAL OF MINUTES from June 17th, 2025.

REZONING CASE #A25-0043
Property is Lot 64 Fourmile Fishing Club Filing 1, addressed as 645 Kokanee Road. Applicant is requesting to rezone from Residential to Mixed Use to allow construction of a "Barndominium" containing both living quarters and garage/shop for commercially used vehicles.
APPLICANT: Zephyr Wazallann

OUTDOOR EVENT PERMIT CASE #A25-0058
Property is the Roundhouse Site in Como, addressed as 480 County Road 33, Como. The applicant is requesting an Outdoor Event Permit for an historical event where 1000 - 2000 attendees can experience an operating interpretive heritage center and enjoy shopping, food, beer and live music. The event will be on August 16, 2025.
APPLICANT: Tom Lawson, for the South Park Rail Society

CONDITIONAL USE PERMIT CASE #A25-0023
Property is a 7.54-acre mining claim described as part of MS#1873-Phillips and addressed as 1895 Buckskin Road. Applicant is requesting a Conditional Use Permit to allow a house and garage in the Mining zone district.
APPLICANT: Jim Smit

MINOR SUBDIVISION CASE #A25-0045
Property is described as Tract A of the Exemption Plat recorded at Reception No. 658879, addressed as 49001 Highway 9, Fairplay. This is a court directed subdivision splitting one parcel into two and a 40-foot access easement.
APPLICANT: John Littlehorn

MINOR SUBDIVISION CASE #A25-0041 and REZONING CASE #A25-0046
Property is 100.38-acre parcel just south of Alma on the west side of Highway 9, addressed as 405 County Road 19. The applicant is requesting a subdivision into lots, and a rezoning of two of the new lots from Mining and Recreational Vehicle Park and Campground to Residential.
APPLICANT: Lynne Smithpeter & Patrick Neeve

ADMINISTRATIVE UPDATE
PUBLIC COMMENT
ADJOURNMENT OF PUBLIC MEETING

Further information can be obtained at Park County Planning Department: 856 Castello Ave., Fairplay, CO 80440 (719)836-4292 planning.zoning@parkcountyco.cov www.parkcountyco.gov

Published in The Park County Republican and Fairplay Flume July 11, 2025.

Balderston-Sullivan
Minor Subdivision - A25-0045

Sign Posting for July 30, 2025 Park County Planning Commission Meeting

NOTICE OF PUBLIC HEARINGS ON APPLICATION FOR A MINOR SUBDIVISION (A25-0045)

NOTICE is hereby given that the Park County Planning Commission shall conduct a public hearing on the following property located within Park County, State of Colorado:

Property is described as Tract A of the Exemption Plat recorded at Reception No. 658879, addressed as 49001 Highway 9, Fairplay.

APPLICANT: John Littlehorn

This is a court directed subdivision splitting one parcel into two and defining a 40-foot access easement.

Public hearings will be at the following times and places:

By the Planning Commission

DATE: Wednesday July 30th, 2025

TIME: 9:00 A.M.

LOCATION: BOCC Meeting Room
856 Castello Ave.
Fairplay, CO 80440

By the Board of County Commissioners

DATE: TBD

TIME:

LOCATION: BOCC Meeting Room
856 Castello Ave.
Fairplay, CO 80440

To join the meeting, virtually via Zoom, go to: www.Zoom.com
and use the following login information:
MeetingID:632627219 Password: 04408.
Or dial in at (669)900-6833.

The application materials submitted can be reviewed during regular business hours at the Park County Planning Department, 856 Castell Ave. Fairplay, Colorado. They are also available on line at: www.parkco.us on the Planning Commission agenda. Call the Park County Planning & Zoning Dept. for more information: (719) 836-4258, or email jgannon@parkco.us.

PUBLIC NOTICE
PARK COUNTY
PLANNING COMMISSION AGENDA
Park County Offices at 856 Castello Ave., Fairplay
November 26th, 2025, 9:00A.M.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
APPROVAL OF AGENDA
APPROVAL OF MINUTES from October 22, 2025.

COMMON PLAT AMENDMENT CASE #A25-0092

Property is Lots 79 & 80, K-Z Ranch Estates, Unit 4, Lot 90, K-Z Ranch Estates, Unit 5, and A part of the part of the Southwest 1/4of Section 26, T. 6 S, R. 73 W, all lying in the Southwest 1/4 of Section26, T. 6 S, R. 73 W, of the 6th P.M. The applicant is requesting a consolidation of three lots in two different subdivision s and one metes and bounds parcel. The property is addressed as 368 Rising Sun Rd, Bailey CO 80421.

APPLICANT: Jackson Krebill and Ashley Lavallee

MINOR SUBDIVISION CASE #A25-0086

Property is M/B T07 R72 S17 SE4 A PARCEL BEING IN A PORTION OF SE2 SECT 17, addressed as 150 Summit Dr, Bailey CO 80421. The Applicant is requesting a minor subdivision to divide a 23.4-acre parcel into a 10.38-acre parcel and a 13.02-acre parcel.

APPLICANT: Todd Freeman

MINOR SUBDIVISION CASE #A25-0045 – CONTINUED FROM JULY 30, 2025 PLANNING COMMISION MEETING – APPLICANT REQUESTED A CONTINUEANCE TO THE NOVEMBER 26, 2025 PLANNING COMMISSION MEETING

Property is described as Tract A of the Exemption Plat recorded at Reception No. 658879, addressed as 49001 Highway 9, Fairplay. This is a court directed subdivision splitting one parcel into two and a 40-foot access easement.

APPLICANT: John Littlehorn

ADMINISTRATIVE UPDATE
PUBLIC COMMENT
ADJOURNMENT OF PUBLIC MEETING

CASES WILL BE HEARD BY THE BOCC ON DECEMBER 17, 2025.

Further information cam be obtained at
Park County Planning Department: 856 Castello Ave, Fairplay, CO 80440
(719)836-4292 planning.zoning@parkcountyco.gov www.parkcountoco.gov

Published in The Park County Republican and Fairplay Flume November 7, 2025

Balderston-Sullivan
Minor Subdivision - A25-0045

Sign Posting for December 17, 2025 Board of County Commissioners Meeting – continued to January 14, 2026

A25-0045 MINOR SUBDIVISION APO ADDRESS

47300

Jrs Mining LLC
C/O Todd Sullivan
850 N Davidson St
Elroy, AZ 85131

11655

John Sullivan
850 N Davidson St
Eloy, AZ 85231

5068/13444

Heartland Aggregate Mining LLC
C/O Heartland Environmental Services LLC
12433 Highway 82
Carbondale, CO 81623

46978/22898

Town Of Fairplay
PO Box 267
Fairplay, CO 80440

20644

County Of Park
PO Box 1373
Fairplay, CO 80440

46645

Richard & Diane Ponton
3235 58th St SW
Naples, FL 34116

45806

Marlee Dixon
PO Box 135
Fairplay, CO 80440

12083

Trisha McNiff
PO Box 6352
Breckenridge, CO 80424

12435

Thomas Greising
Joan Kathleen
PO Box 203
Fairplay, CO 80440

35828

Lindsay Wood
PO Box 1883
Fairplay, CO 80440

35829

Jeffrey & Jessi Joy
412 Rock Island Ave
Dalhart, TX 79022

35830

Michael Hile
John Lillwitz
7521 S Race St
Centennial, CO 80122

Rogl Alex & Susan Living Trust
6700 Pine Ct
Larkspur, CO 80118

35831

Trout Territories LLC
252 Red Rim Dr
Grand Junction, CO 81507

30214

South Park Aggregates LLC
Po Box 1660
Frisco, CO 80443