PARK COUNTY PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT

Planning Commission Hearing Date: January 28, 2026

To: Planning Commission

Date: January 21, 2026

Prepared by: Shelli Yarbrough, Planner I

Subject: Neff Common Plat Amendment

Case #: A25-0112

Request: The applicants are requesting a common plat amendment to split parcel 3806 between parcels 2622 & 2380.

Application Summary:

Applicant:	Gary & Jolene Neff and E. John & Tamara Hedlund
Owner:	Gary & Jolene Neff and E. John & Tamara Hedlund
Location:	Parcel numbers 2622, 3806, and 2380, identified as lots NEW41, lot 42, and lot 43 in the Jefferson Heights Subdivision – the parcels are addressed as 1133 (parcel 2380), 1145 (parcel 3806), & 1197 (parcel 2622) Boreas Cir, Jefferson CO 80456.
Zone District:	Residential
Surrounding Zoning:	Residential (A Zoning Map is included as Attachment 1)
Lot Size:	Lot 41 – 7.99 acres Lot 42 – 3.75 acres Lot 43 – 2.39 acres
Existing Lot Use:	Lot 41 is residential. Lots 42-43 are vacant.
Proposed Lot Use:	The amended lots will remain residential.

Background:

The subject properties are in the Jefferson Heights Subdivision, north of HWY 285, near Jefferson. The Neff's purchased lot 41 in 2009 and lot 42 in 2025, the Hedlund's purchased lot 43 in 2014. A Vicinity Map and an Aerial Site Map of the property are included as Attachments 2 and 3. The applicants would like to split the current lot 42 between NEW lot 41 and lot 43. NEW Lot 41A will get 1.91 acres of parcel 3806 and NEW lot 43 will get 1.67-acres of parcel 3806. This request complies with the definition

and requirements of a Common Plat Amendment in Section 6-500 of the Land Use Regulations.

Land Use Regulations:
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 final subdivision plat for Jefferson Heights was approved by the Board of County Commissioners and recorded in Park County on July 9, 1970 at Reception number 181452 and the lot consolidation for NEW lot 41 was approved and recorded on February 2, 2023 at Reception number 799418.

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;
This Common Plat Amendment does conform to all applicable zoning and other standards.

C. The Common Plat Amendment, as approved, meets or satisfies all applicable requirements of these Land Use Regulations;
The plat amendment application is complete and meets the requirements of the Land Use Regulations.

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.
This Common Plat Amendment meets the requirements of the Land use Regulations and is not contradictory to any goals or policies of the 2016 Strategic Master Plan.

E. The proposed amendment would not cause significant hardship or inconvenience for adjacent or neighboring landowners; and
This amendment will not cause any hardship or inconvenience for neighboring landowners.

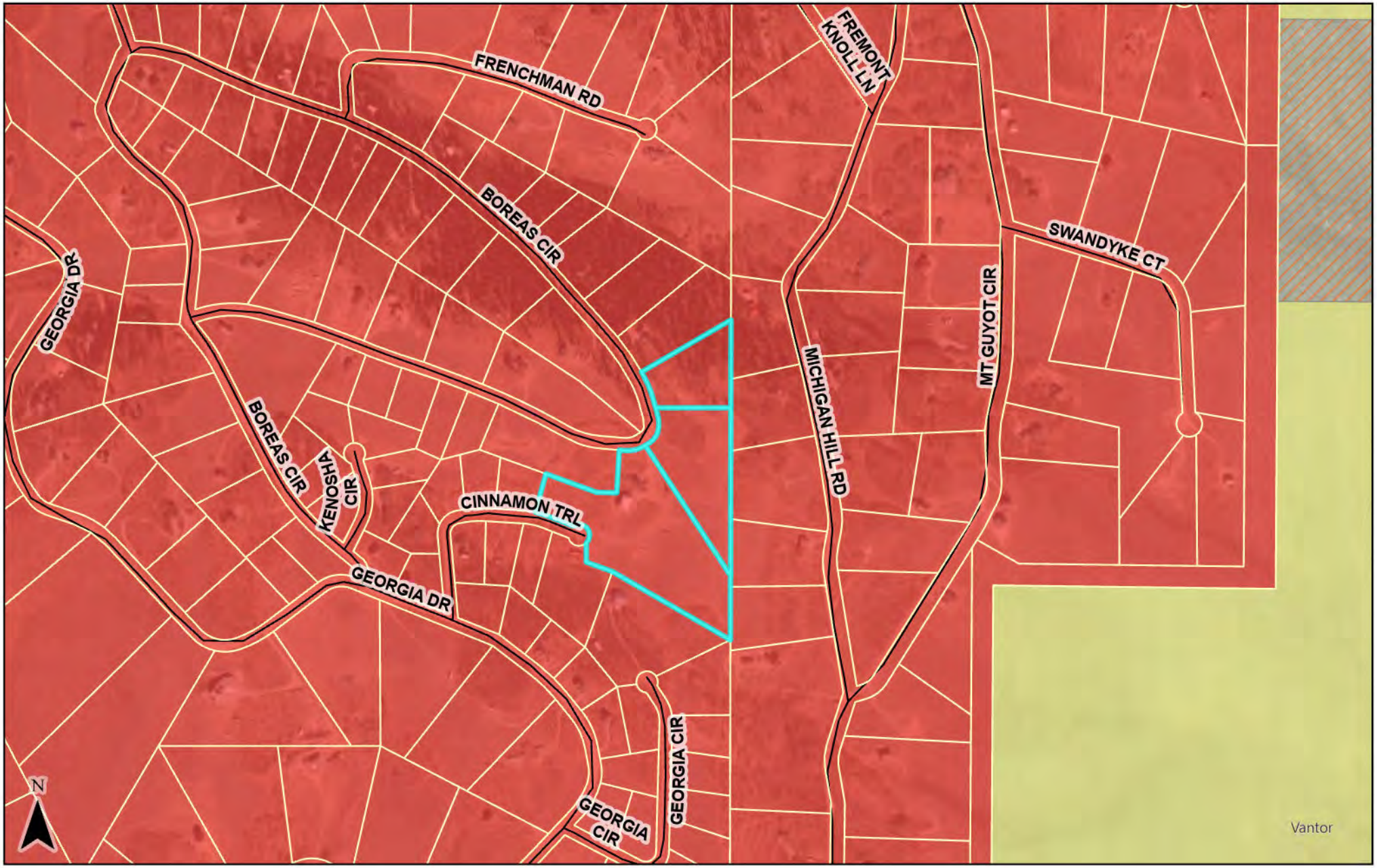
F. The proposed amendment does not create or result in an illogical or inefficient lot layout or subdivision.
This amendment is simply a request to dissolve one parcel and use the acreage of that parcel to enlarge the two neighboring parcels. No illogical layout or inefficiency is being created.

Impact Analysis:

No impacts are anticipated to the surrounding area.

Recommendation:

Based on the foregoing, staff recommends approval of the proposed common plat amendment with no conditions.

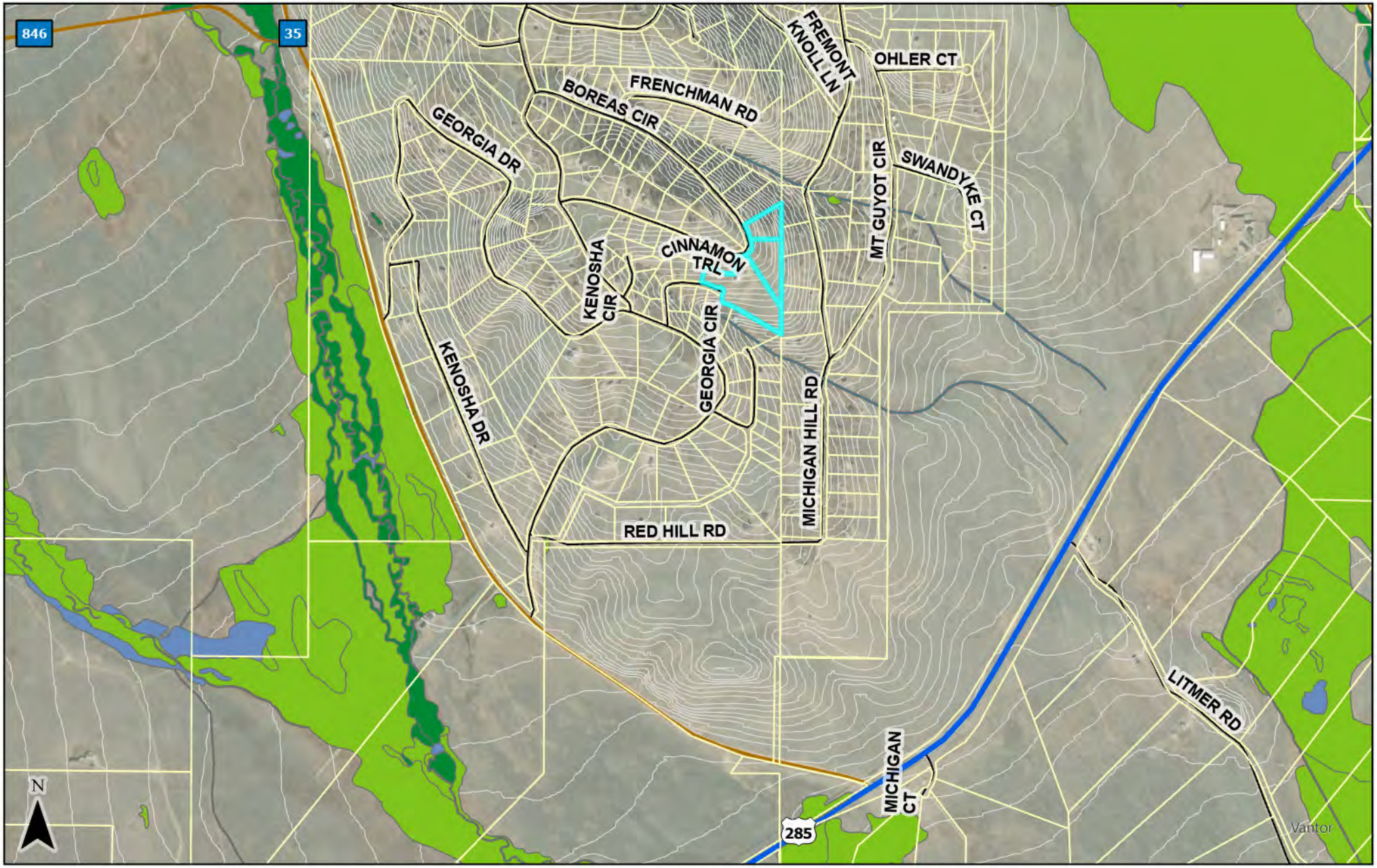


Park County Planning & Zoning

This map and the data displayed are not survey quality and should not be used for any legal purpose(s)

0 275 550 1,100 1,650 2,200 Feet

- ParcelsLayout
- County Rd
- Local Rd
- Private Rd
- State Hwy
- US Hwy
- Agricultural
- Commercial
- Conservation/Recreation
- Industrial
- Mining
- Mobile Home Park
- Rural Center Mixed
- Planned Unit Development
- Residential
- Recreational Vehicle Park



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0 650 1,300 2,600 3,900 5,200 Feet

- ParcelsLayout
- Freshwater Emergent Wetland
- Freshwater Forested/ Shrub Wetland
- Freshwater Pond
- Riverine
- County Rd
- Local Rd
- Private Rd
- State Hwy
- US Hwy
- 10ftContour

Park County Planning & Zoning

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ParcelsLayout
County Rd
Local Rd
Private Rd
State Hwy
US Hwy

0 112.5 225 450 675 900 Feet

COMMON PLAT AMENDMENT

COMBINING NEW LOT 41, JEFFERSON HEIGHTS (AS RECORDED FEB. 2, 2023 AT REC. NO. 799418) AND S'LY 1/2 OF LOT 42 JEFFERSON HEIGHTS (AS RECORDED JULY 9, 1970 AT REC. NO. 181452) INTO ONE LOT TO BE KNOWN AS NEW LOT 41, AND N'LY 1/2 OF LOT 42 AND LOT 43 JEFFERSON HEIGHTS (AS RECORDED JULY 9, 1970 AT REC. NO. 181452) INTO NEW LOT 43, LOCATED IN SECTION 12, TOWNSHIP 8 SOUTH, RANGE 76 WEST OF THE 6th P.M., PARK COUNTY, COLORADO

LEGEND

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ALL TIES ARE PERPENDICULAR TO PROPERTY LINES

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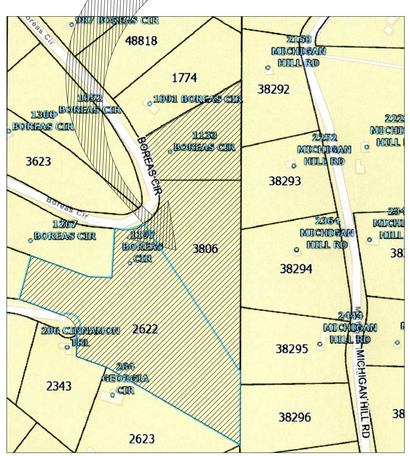
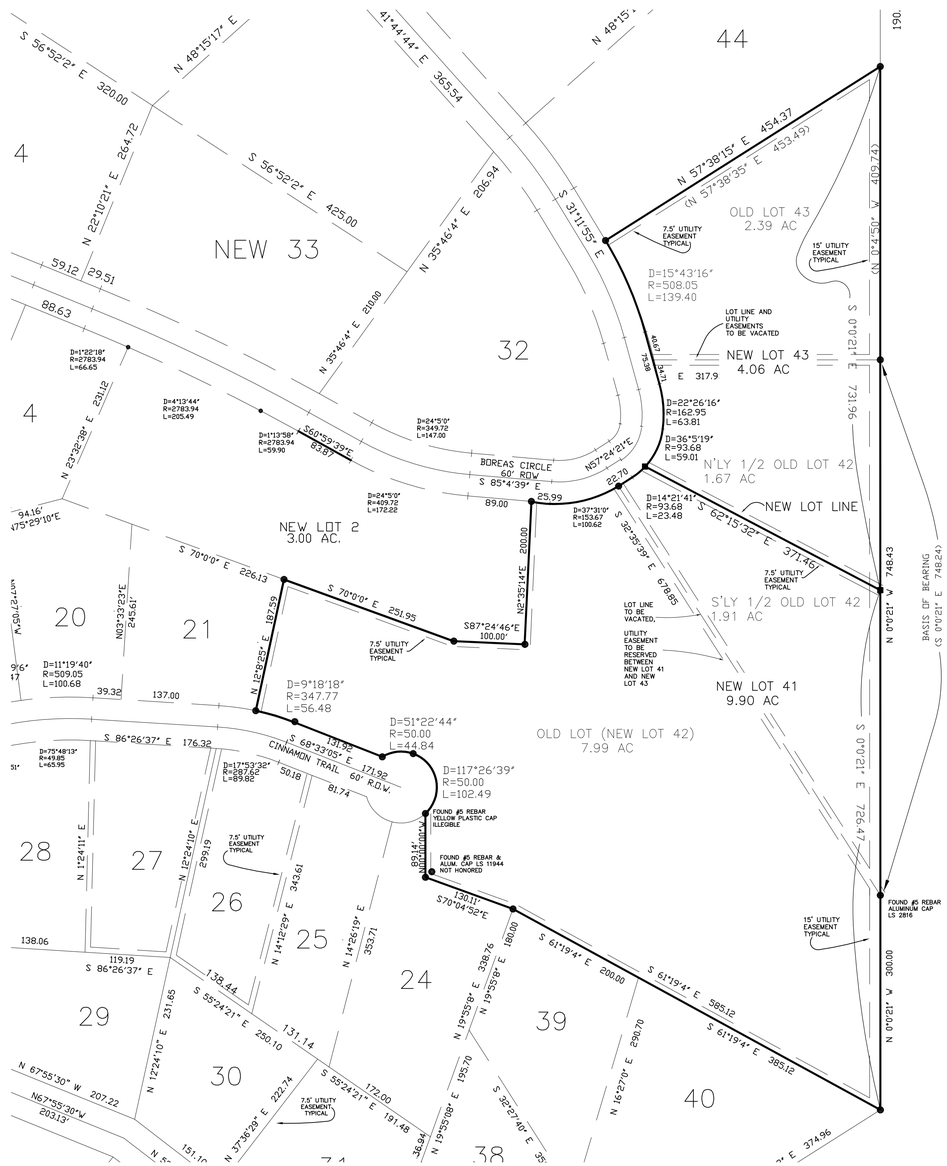
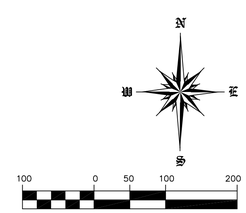


VICINITY MAP





SCALE: 1"= 100'

SURVEYOR'S CERTIFICATE

I hereby certify that the survey and the plat of the real property shown and described hereon were made by or under my direct responsibility, supervision, and checking, in strict compliance with Colorado statutes, and both survey and plat are true, accurate and complete.

_____
Thomas L. Burnett
Colorado License No. 11944

Date_____

RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the County Clerk and Recorder of Park County, at _____M. on ___the day of _____, A.D. 20___, and duly filed at Reception No._____

_____
Park County Clerk and Recorder

N O T I C E : ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE COMMENCED MORE THAT TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LEGAL DESCRIPTION AND CERTIFICATE OF OWNERSHIP

Know all men of these present that Gary J. Neff and Jolene J. Neff & Tamara Lyons and John Edwin Hedlund III is (are) the owner(s) of certain lands in Park County, Colorado, described as follows: Containing 14.06 AC., more or less.

JEFFERSON HEIGHTS, NEW LOT 41 & JEFFERSON HEIGHTS AMENDED, 1972 LOTS 42, 43

In Witness Whereof, we do hereunto set our hands and seals this __day of _____, 20__.

_____ Gary J. Neff
_____ Jolene J. Neff
_____ TAMARA LYONS
_____ EDWIN JOHN HEDLUND III

(if by corporation, president signs, secretary attests and corporate seal is affixed)

STATE OF_____)
COUNTY OF _____) ss
Acknowledged before me this _____ day of _____, 20___,
by _____.

Witness my hand and official seal.
My commission expires: _____ _____
Notary Public

(if by corporation, president signs, secretary attests and corporate seal is affixed)

STATE OF_____)
COUNTY OF _____) ss
Acknowledged before me this _____ day of _____, 20___,
by _____.

Witness my hand and official seal.
My commission expires: _____ _____
Notary Public

NOTES:

1) THE BASIS OF BEARING IS THE ASSUMED BEARING OF A LINE BETWEEN THE NORTH EAST CORNER OF LOT 41 TO THE SOUTH EAST CORNER OF LOT 42 AS BEING S32°35'38"E, WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
2) CLIENT DID NOT WANT RIGHT-OF-WAYS AND EASEMENTS RESEARCHED AND SHOWN.
3) THE PURPOSE OF THIS SURVEY IS TO COMBINE LOTS 22,23 & 41 INTO A NEW LOT CALLED NEW LOT 41, JEFFERSON HEIGHTS.
4) MEASUREMENTS SHOWN IN PARENTHESIS ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
5) CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
6) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
7) ALL DIMENSIONS ARE IN U.S. SURVEY FEET
8) DEED FOR THIS PROPERTY IS RECORDED AT REC. NO. 705463,715718

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED, OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN, SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAT TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

TITLE COMMITMENT NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT , THE RECORD INFORMATION, WHICH IS REFERENCED HEREON, IS THE RESULT OF RESEARCH PERFORMED BY BURNETT LAND SURVEYING, INC., AND IS NOT NECESSARILY COMPLETE OR CONCLUSIVE.

APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

APPROVED by the Park County Board of County Commissioners, this ____ day of _____, 20__ subject to the provision that the County shall not undertake the maintenance of dedicated public streets, roads, and thoroughfares until satisfactory construction thereof by the subdivider. Said public streets, roads, and thoroughfares will be accepted by resolution at a regular county Commissioners' meeting after completion, inspection, by Park County, and certification of construction in accordance with County standards.

ATTEST:

_____ _____
Park County Clerk and Recorder Chairperson

LOT CONSOLIDATION PLAT

COMBINING NEW LOT 41, AND LOTS 42 & 43, JEFFERSON HEIGHTS, PARK COUNTY, COLORADO

SEC. 12 T.8 S. R.76W. 6 P.M.	ADDRESS: 197 BOREAS CIRCLE	
BURNETT LAND SURVEYING, INC. P.O. BOX 1953, 351 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 836-1425	DATE: OCT. 8, 2025	PREPARED FOR:
	SCALE: 1"= 100'	NEFF/HEDLUND
	DRAWN BY: TLB	
	JOB NO. 2025-271	

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SUBJECT

VICINITY MAP

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I hereby certify that the survey and the plat of the land properly shown and described hereon were made by or under my direct responsibility, supervision, and checking, in strict compliance with Colorado statutes, and said survey and plat are true, accurate and complete.

Thomas L. Burnett
Colorado License No. 11944

Date:

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Bid duly filed at Reception No.

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Gary J. Neff — Jolene J. Neff

TAMARA LYONS — EDWIN JOHN HEDLUND III

(If by corporation, president signs, secretary attests and corporate seal is affixed)

STATE OF _____ }
COUNTY OF _____ } ss

Acknowledged before me this ____ day of _____, 20__.
by _____

Witness my hand and official seal.
My commission expires _____

Notary Public

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COUNTY OF _____ } ss

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PARK COUNTY ADMINISTRATIVE APPROVAL

APPROVED as an administrative LOT CONSOLIDATION PLAT by the Planning Director of Park County Colorado and approved for recordation with the Park County Clerk and Recorder's Office pursuant to the Park County Land Use Regulations this ____ day of _____, 20__.

ATTEST:

Clerk and Recorder or Deputy Clerk

Planning Director/County Designee

N
W E
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SCALE: 1"= 100'

LOT CONSOLIDATION PLAT
COMBINING NEW LOT 41, AND LOTS 42 & 43, JEFFERSON HEIGHTS, PARK COUNTY, COLORADO

SEC 12 T8S R76W 6 PM

ADDRESS: NO ADDRESS (APPLY)

BURNETT LAND SURVEYING, INC
P.O. BOX 1903, 301 WAY 285, STE 104
FAIRPLAY, COLORADO 80440
(719) 836-1405

DATE: SEPT 8, 2025
SCALE: 1"= 100'
DRAWN BY: DJB
JOB NO. 2025-071

PREPARED FOR:
NEFF/HEDLUND

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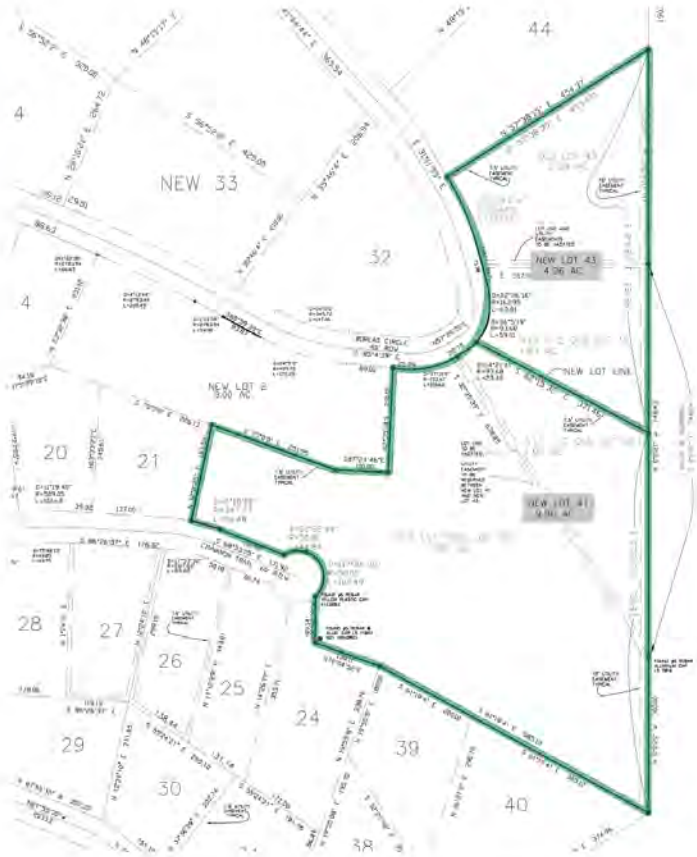

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In Witness Whereof, we do hereunto set our hands and seals this ___day of _____ 20__.

Gary J. Neff — Jolene J. Neff

TAMARA LYONS — EDWIN JOHN HEDLUND III

(If by corporation, president signs, secretary attests and corporate seal is affixed)

STATE OF _____ }
COUNTY OF _____ } ss

Acknowledged before me this ____ day of _____ 20__.
by _____

Witness my hand and official seal.
My commission expires _____

Notary Public

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Thomas L. Burnett
Colorado License No. 11944

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Bid Bdy Reg at Reception No. _____

Park County Clerk and Recorder

N
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S

LOT CONSOLIDATION PLAT
COMBINING NEW LOT 41, AND LOTS 42 & 43, JEFFERSON HEIGHTS, PARK COUNTY, COLORADO

SEC 12 T8S R76W 6TH	ADDRESS: 161 BOWLES CIRCLE	
BURNETT LAND SURVEYING, INC P.O. BOX 1903, 301 WAY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 836-1405	DATE: SEPT 8, 2025	PREPARED FOR:
	SCALE: 1"= 100'	NEFF/HEDLUND
	DRAWN BY: TLB	
	JOB NO. 2025-071	

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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) 836-4292 or e-mail planning.zoning@parkcountyco.gov.

A. APPLICANT AND OWNERSHIP INFORMATION

Applicant/Owner's Name: Gary J. & Jolene J. Neff
Mailing Address: 1197 Boreas Circle
City: Jefferson State: CO Zip: 80456
Telephone (cell) 970-290-2721 (home) 719-836-7129
Email: Jolene-r-2000@yahoo.com
Applicant/Owner's Name: TAMARA & John Hedlund
Mailing Address: 7101 W. 61st Ave
City: Arvada State: CO Zip: 80003
Telephone (cell) 720-297-9632 (home) same
Email: TammyHedlund@gmail.com

B. PROPERTY INFORMATION

Complete Legal Description of Property Proposed for the Common Plat Amendment (attach additional page, if necessary):
lots 41-43 Jefferson Heights
lot 41 #2622 lot 42 #3806 lot 43 # 2380
Street Address of Property:
Property's Total Acreage: 41-7.99 42-3.75 43-2.39
Current Zone District of Property: residential
lot 41 - 1197 Boreas Cir
lot 42 - 1145 Boreas Cir
lot 43 - 1133 Boreas Cir

For County Use Only
Planning Department Confirmation of Current Zone District:
District: residential
Print Full Name

Requirements for a Common Plat Amendment
Article VI, Division 5, Section 6-503

For County Use Only: Initial Receipt of the Required Information
(1.)
(2.)
(3.)
(4.)
(5.)
(6.)
(6a.)
(6b.)
(6c.)
(6d.)
(6e.)
(6f.)

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 Recorders 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 inch (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. A $43.00 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.

For County Use Only:
Initial Receipt of the Required Information

(6g.)_____

(7.) n/a

(8.) SY

(9.) SY

(10.) SY

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: Gary J Neff Jolene J Neff

Print name: Gary J. Neff Jolene J. Neff

Applicant: Signed: Edwin John Hedlund Tamara L Hedlund

Print name: Edwin John Hedlund Tamara L. Hedlund

E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION

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

12/17/25, 20___

Month / Day Year

For County Use Only:
Verification of Date of Delivery and County Receipt of Application
Date: 12/17/25
Print Name: [illegible]

Payment of the Applicant Fee was made by:

✓	Personal Check # 3378	Amount $ $1700 —
	Cash 3379	Amount $ $43 —
	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 WEDNESDAY OF EVERY MONTH. IF A QUORUM IS NOT AVAILABLE, THE HEARING WILL BE SCHEDULED FOR THE NEXT AVAILABLE DATE.

Park County Treasurer Tax Receipt

Account	Parcel Number	Receipt Date	Receipt Number
R0003806	3806	Mar 10, 2025	2025-03-10-Amy -183698

STANEK RUDOLF P
15065 N HURON ST
BROOMFIELD, CO 80023-6342

Situs Address	Payor
1145 BOREAS CIR JEFFERSON 804560000	ipay

Legal Description

T08 R76 S12 NE4 JEFFERSON HEIGHTS LOT 042

Property Code		Actual	Assessed	Year	Area	Mill Levy
RESIDENTIAL VACANT LOTS	- 0100	88,302	24,640	2024	0003	56.9437

Payments Received

iPayment - CC — Multi-Account Payment
Bank Account 1997

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax	$1,403.10	$0.00	$1,403.10	$0.00
				$1,403.10	$0.00
			Balance Due as of Mar 10, 2025		**$0.00**

Thank you for your payment.

Park County Treasurer Tax Receipt

Account	Parcel Number	Receipt Date	Receipt Number
R0002622	2622	Jun 11, 2025	2025-06-11-Rebekah-190713

NEFF GARY J
1197 BOREAS CIR
JEFFERSON, CO 80456-5002

Situs Address	Payor
1197 BOREAS CIR JEFFERSON 80456	NEFF GARY J 1197 BOREAS CIR JEFFERSON, CO 80456-5002

Legal Description

T08 R76 S12 SE4 JEFFERSON HEIGHTS NEW LOT 041

Property Code		Actual	Assessed	Year	Area	Mill Levy
SINGLE FAMILY LAND	- 1112	127,150	8,520	2024	0003	56.9437
SINGLE FAMILY IMP	- 1212	518,043	34,710	2024	0003	56.9437

Payments Received

Check $935.02

Check Number 7289

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax	$1,870.04	$935.02	$935.02	$0.00
				$935.02	$0.00

Balance Due as of Jun 11, 2025 **$0.00**

Thank you for your payment.

Park County Treasurer Tax Receipt

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0002380	2380	Mar 4, 2025	Feb 28, 2025	2025-03-04-97-183097

LYONS TAMARA
7101 W 61ST AVE
ARVADA, CO 80003

Situs Address	Payor
1133 BOREAS CIR JEFFERSON 80456	

Legal Description

T08 R76 S12 NE4 JEFFERSON HEIGHTS LOT 043

Property Code		Actual	Assessed	Year	Area	Mill Levy
RESIDENTIAL VACANT LOTS	- 0100	91,113	25,420	2024	0003	56.9437

Payments Received

Creditron	$1,447.52
Check Number 00030034	

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax	$1,447.52	$0.00	$1,447.52	$0.00
				$1,447.52	$0.00
			Balance Due as of Feb 28, 2025		**$0.00**

Thank you for your payment.

QUITCLAIM DEED

STATE DOCUMENTARY FEE
DATE 3/11/14
$ 0

On March 07, 2014 THE GRANTOR

Gary J. Neff, a single person,
For and in consideration of: One Dollar ($1.00)
Releases and quit claims to the GRANTEES

-Gary J. Neff and Jolene J. Neff, a married couple, residing at 16333 East Lasalle Place, Aurora, Arapahoe County, Colorado 80013
The following described real estate, situated in Jefferson, in the County of Park, State of Colorado:

NO REAL PROPERTY TRANSFER DECLARATION ACCOMPANIED THIS DOCUMENT

Legal Description:
T08 R76 S12 SE4
Jefferson Heights
Lot 041

Tax Parcel Number 2622

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title and interest in and to the above described property and premises to the Grantees, In Joint Tenancy

A transfer among family member where no money is exchanged.

GRANTEE

Gary J. Neff 3/7/2014
Gary J. Neff Date

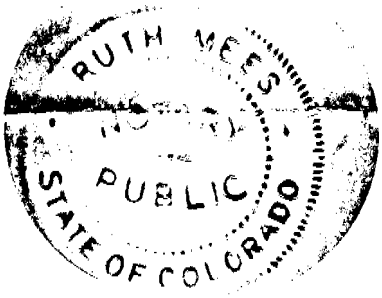
Jolene J. Neff 3/7/2014
Jolene J. Neff Date

GRANTOR

Gary J. Neff 3/7/2014
Gary J. Neff Date

STATE OF COLORADO, COUNTY OF ARAPAHOE

This instrument was acknowledged before me on this 7th day of March, 2014.



Notary Public

AVP- Br. Manager
Title/Rank

My commission expires 3-20-2015

Signature and Notary for Quit Claim Deed regarding: 1197 Boreas Circle
Jefferson, CO 80456

Mail Tax Statements To:

Gary J. and Jolene J. Neff
16333 East Lasalle Place
Aurora, CO 80013

Milena Kassel
Park County

RETURN RECORDED DOCUMENT TO:
Gary J Neff and Jolene J Neff
1197 Boreas Cir, Jefferson, CO 80456

Document Fee: **$10.00**

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, dated 8th day of July, 2025, is made between **Liberty Land Group, LLC, a Delaware limited liability company** ("Grantor"), of the County of Johnson and the State of Iowa.

AND

Gary J Neff and Jolene J Neff ("Grantee"), of the County of Park and the State of Colorado., whose legal address is 1197 Boreas Cir, Jefferson, CO 80456.

WITNESS, that the Grantor(s), for and in consideration of ONE HUNDRED THOUSAND AND 00/100 DOLLARS ($100,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee, **JOINT TENANTS** and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of **Park** and State of Colorado, described as follows:

Lot 42, Jefferson Heights, County of Park, State of Colorado.

ALSO KNOWN AS: **1145 Boreas Cir, Jefferson, CO 80456**

TOGETHER WITH, all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor(s), either in law or in 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, and the heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns or the Grantor, **warrants title to the same,**, subject to ***the Statutory Exceptions***

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

Liberty Land Group, LLC, a Delaware limited liability company

Elizabeth Limoges fka Elizabeth Piatt

By Elizabeth Limoges fka Elizabeth Piatt, Managing Member

State of: Virginia }
County Of Virginia Beach } ss.

The foregoing instrument was subscribed, sworn to, and acknowledged before me this **July** 2nd, **2025**, by **Elizabeth Limoges fka Elizabeth Piatt as Managing Member of Liberty Land Group, LLC, a Delaware limited liability company**

My Commission expires:

Witness my hand and official seal.

Reginald Renard Barnes
Notary Public

****If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)**

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Reginald Renard Barnes

REGISTRATION NUMBER
7950517
COMMISSION EXPIRES
August 31, 2025

Notarized remotely online using communication technology via Proof.

WARRANTY DEED

THIS DEED, Made this 24 day of June, 2014 between

Deahn Hendrixson and Maria L. Robinson

of the County of Arapahoe and State of COLORADO, grantor, and

Tamara Lyons and Edwin John Hedlund III

whose legal address is 7101 W. 61st Ave., ,Arvada, CO 80003

of the County of ~~Westminster~~ Jefferson, State of Colorado, grantees:

WITNESS, That the grantor, for and in consideration of the sum of **Fifty-Three Thousand Nine Hundred Dollars and No/100's ($53,900.00)**, 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 grantees, their heirs and assigns forever, not in tenancy in common but in **joint tenancy**, all the real property together with improvements, if any, situate, lying and being in the County of Park, and State of COLORADO, described as follows:

Lot 43,
JEFFERSON HEIGHTS,

County of Park, State of Colorado.

Doc Fee
$5.39

also known by street and number as 1133 Boreas Circle, Jefferson, CO 80456

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated **June 3, 2014**, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Deahn Hendrixson **Maria L. Robinson**

STATE OF **COLORADO** }ss:
COUNTY OF

The foregoing instrument was acknowledged before me this 24 day of **June, 2014** by **Deahn Hendrixson and Maria L. Robinson**

KRISTINE M. WILLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974021965
MY COMMISSION EXPIRES DECEMBER 10, 2017

Notary Public

Witness my hand and official seal. My Commission expires: 12-10-17

The Energy to Thrive™

CORE ELECTRIC COOPERATIVE

December 12, 2025

Gary and Jolene Neff
1197 Boreas Circle
Jefferson, CO 80456

Re: Request Lot Line Adjustment New Lot 41 and Lot 42 Jefferson Heights; County of Park; State of Colorado; T8S, R76W, Section 4 in the 6th P.M.

Dear Mr. and Mrs. Neff;

CORE Electric Cooperative ("CORE") hereby grants its consent to the proposed lot line adjustment involving the subject properties. This consent is provided solely to facilitate the lot line adjustment process between **New Lot 41 and Lot 42, Jefferson Heights**, and shall not be construed as a waiver, release, or relinquishment of any existing or recorded utility easements held by CORE, whether express or implied. Specifically, this includes the common **7.5-foot side lot utility easement** between New Lot 41 and Lot 42, Jefferson Heights as depicted on Exhibit A

CORE expressly reserves all rights associated with said easements, including but not limited to access, maintenance, operation, and future expansion of its electric distribution facilities. The property owner(s), and any successors or assigns, shall remain subject to the terms and conditions of these easements.

This letter shall be incorporated into any documentation related to the lot line adjustment and shall survive the approval and recording of any associated plats or legal instruments.

Should you have any questions or require further clarification, please contact the undersigned.

Sincerely,

Brooks Kaufman
Lands and Rights of Way Manager

CORE Electric Cooperative
5496 N. U.S. Highway 85
Sedalia, CO 80135
(800) 332-9540
www.core.coop

Neff

From: **Jolene Neff** jolene_r_2000@yahoo.com
Subject: **Please print**
Date: **Dec 16, 2025 at 7:10:54 PM**
To: **Gary Neff** gneff33@hotmail.com

Hedlund

Park County Planning Department

P.O. Box 1598
Fairplay, Colorado 80440
Phone: (719) 836-4261 ● *E-mail address*: shelli.yarbrough@parkcountyco.gov

Referral Response

Submitted Date: January 5, 2026 **Comment Deadline Date:** January 20, 2026

Case #: A25-0112

Case Name: Neff Common Plat Amendment

Applicant: Gary & Jolene Neff and E. John & Tamara Hedlund

Request: The applicants are requesting a common plat amendment to split parcel 3806 between parcels 2622 & 2380. NEW Lot 41A (parcel 2622) will get 1.91 acres of parcel 3806 and NEW lot 43 (parcel 2380) will get 1.67-acres of parcel 3806.

Legal Description: Properties are parcels numbers 2622, 3806, and 2380, identified as lots 41 through 43 in the Jefferson Heights Subdivision – the parcels are addressed as 1133 (parcel 2380), 1145 (parcel 3806), & 1197 (parcel 2622) Boreas Cir, Jefferson CO 80456.

Date of Planning Commission Hearing: Wednesday, January 28, 2026.

Date of BOCC Hearing: Wednesday, February 18, 2026.

_____ 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:

_____

_____

__TLS__ 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: Trent Smith_____ Date:___8 Jan 2025_____

Title: __Chief_____

From:	Jefferson-Como Fire Department
To:	Shelli Yarbrough
Subject:	Re: Referral for Case #A25-0112
Date:	Thursday, January 8, 2026 2:32:53 PM
Attachments:	A25-0112 Referral Response Form.doc

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

A review of the submitted application for common plat amendment should no concerns for the Jefferson-Como Fire Protection District.

Should you have any question please feel free to contact me.

Trent Smith
Chief
Jefferson-Como Fire P.D.
719-836-2082 Office
Chief@jcfpd.org.

Jefferson-Como Fire Protection District
P.O. Box 380 Como, CO 80432
jcfpd@jcfpd.org
719-836-2082

From: Shelli Yarbrough <Shelli.Yarbrough@parkcountyco.gov>
Sent: Monday, January 5, 2026 1:47 PM
To: Park County Assessor <County.Assessor@parkcountyco.gov>; Jefferson-Como Fire Department <jcfpd@jcfpd.org>; johnreiber@msn.com <johnreiber@msn.com>; Tom McGraw <Tom.McGraw@parkcountyco.gov>
Subject: Referral for Case #A25-0112

Dear Referral Agency Representatives,

I am writing to inform you about the submission of an application for common plat amendment. As a key referral agency, your organization has been identified to participate in the review process of this land use case, offering a valuable perspective on the potential impacts of this application.

Your expertise and insight are crucial to ensuring a comprehensive evaluation of the proposed land use change. We kindly request your organization to examine the enclosed application and provide feedback, focusing on the implications this change may hold for your operations and areas of responsibility. It is important that your

response is grounded in professional knowledge and specific to your agency's domain, refraining from personal judgments and speculative remarks on matters beyond your expertise.

Additionally, we would like to emphasize that the current phase of review is not open to public comment. The opportunity for public input will be formally addressed during the forthcoming hearing processes managed by the county, where all comments will be collected and made part of the public record. It is imperative at this juncture to focus on professional and organizational feedback without incorporating public opinion.

We highly value your contribution and expertise in this matter and look forward to your informed feedback. Your participation is instrumental in guiding the thoughtful consideration of this application.
Thank you for your attention and cooperation in this important process.

Thank you,
Shelli

Shelli Yarbrough
Planner
Park County Planning Department
856 Castello Ave.
Po Box 1598
Fairplay, CO 80440
719-836-4261

Offices open M-Thr 7 AM-5 PM

Park County Planning Department
P.O. Box 1598
Fairplay, Colorado 80440
Phone: (719) 836-4261 ● *E-mail address*: shelli.yarbrough@parkcountyco.gov

Referral Response

Submitted Date: January 5, 2026 **Comment Deadline Date:** January 20, 2026

Case #: A25-0112

Case Name: Neff Common Plat Amendment

Applicant: Gary & Jolene Neff and E. John & Tamara Hedlund

Request: The applicants are requesting a common plat amendment to split parcel 3806 between parcels 2622 & 2380. NEW Lot 41A (parcel 2622) will get 1.91 acres of parcel 3806 and NEW lot 43 (parcel 2380) will get 1.67-acres of parcel 3806.

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Date of Planning Commission Hearing: Wednesday, January 28, 2026.

Date of BOCC Hearing: Wednesday, February 18, 2026.

___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.

___X___ We offer the following comments regarding this referral:

ABE has reviewed the application and has found no wildlife or environmental concerns.

Signed: John Reiber Date: January 16, 2026

Title: ABE Chairman