

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.

Planning Commission Recommendation:

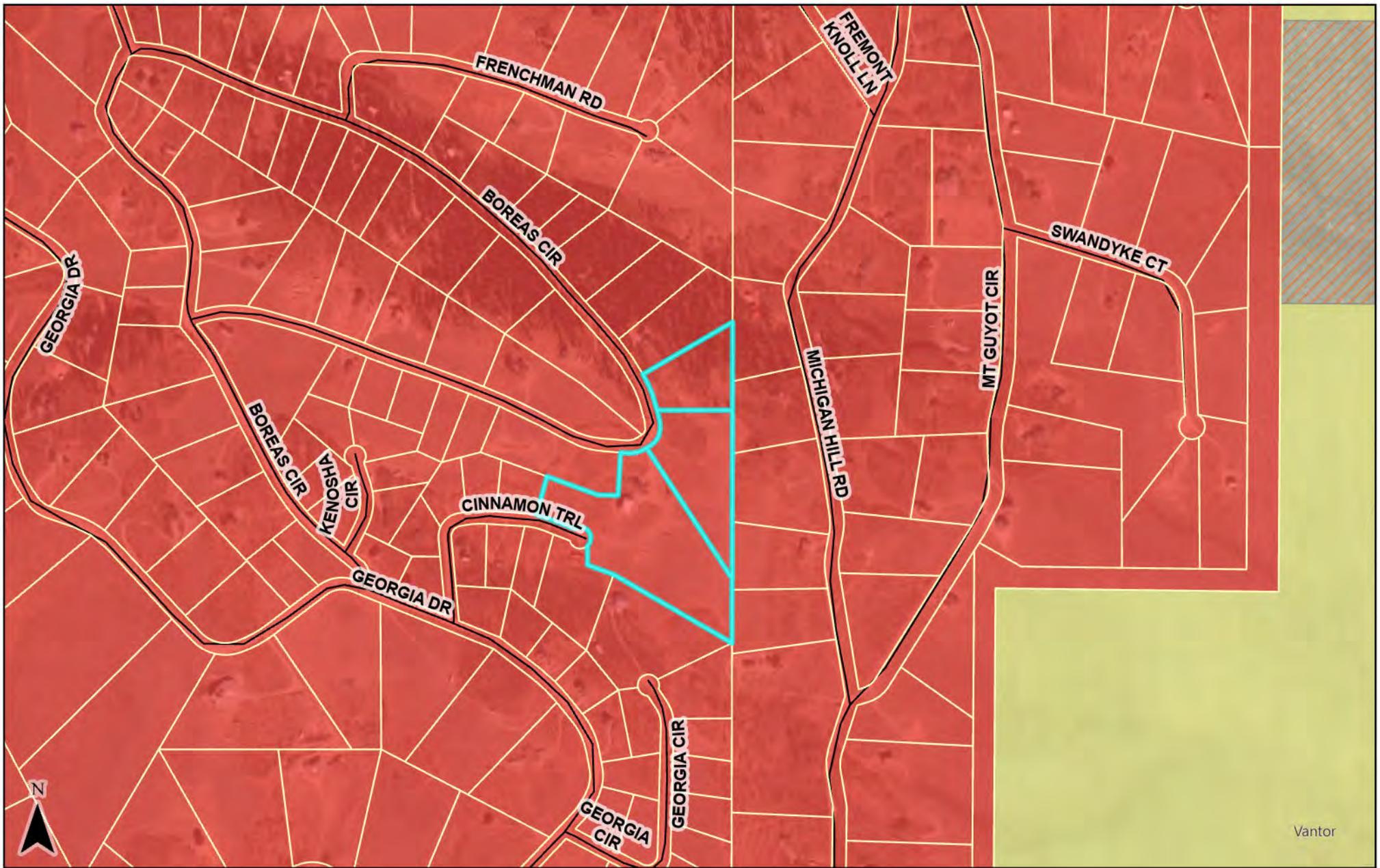
The Planning Commission reviewed this application at their January 28, 2026 meeting and voted to recommend approval of the Common Plat Amendment Case #A25-0112 unanimously 5-0 with no conditions.

Executive Summary - "This application was straightforward and well presented. The motion was made to recommend approval with no additional conditions 5-0."

The BOCC's options are to authorize staff to prepare a resolution to:

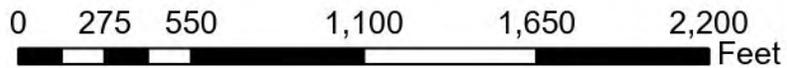
- Approve the application with newly identified conditions;
- Approve the application with no conditions; or
- Deny the application.

Alternatively, the hearing can be continued so that the applicant or staff can provide additional information.

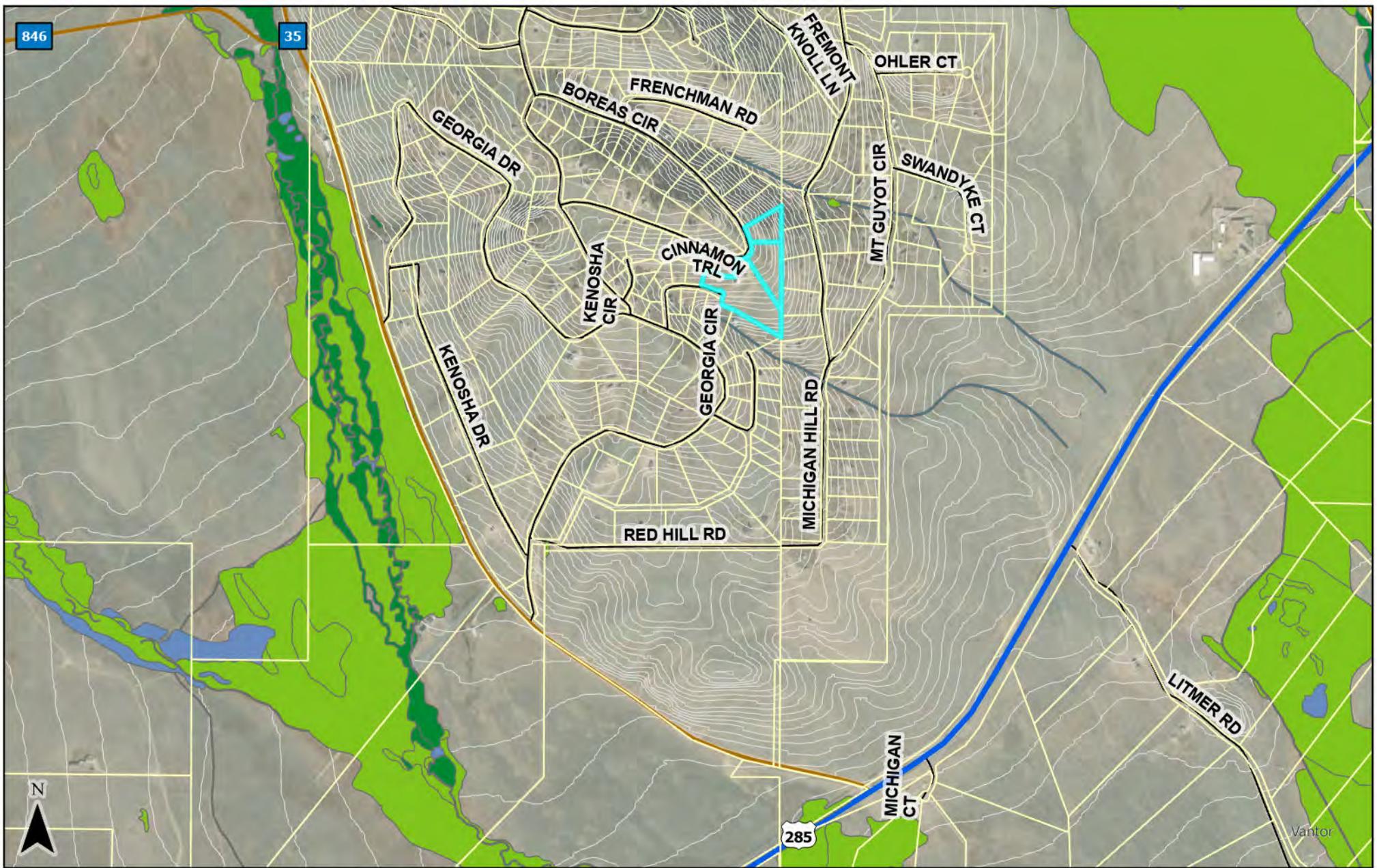


Park County Planning & Zoning

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

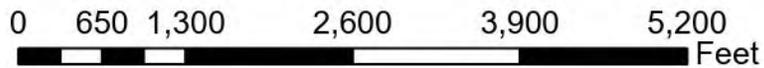


- | | | |
|----------------|-------------------------|---------------------------|
| Parcels/Layout | Agricultural | Rural Center Mixed |
| County Rd | Commercial | Planned Unit Development |
| Local Rd | Conservation/Recreation | Residential |
| Private Rd | Industrial | Recreational Vehicle Park |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

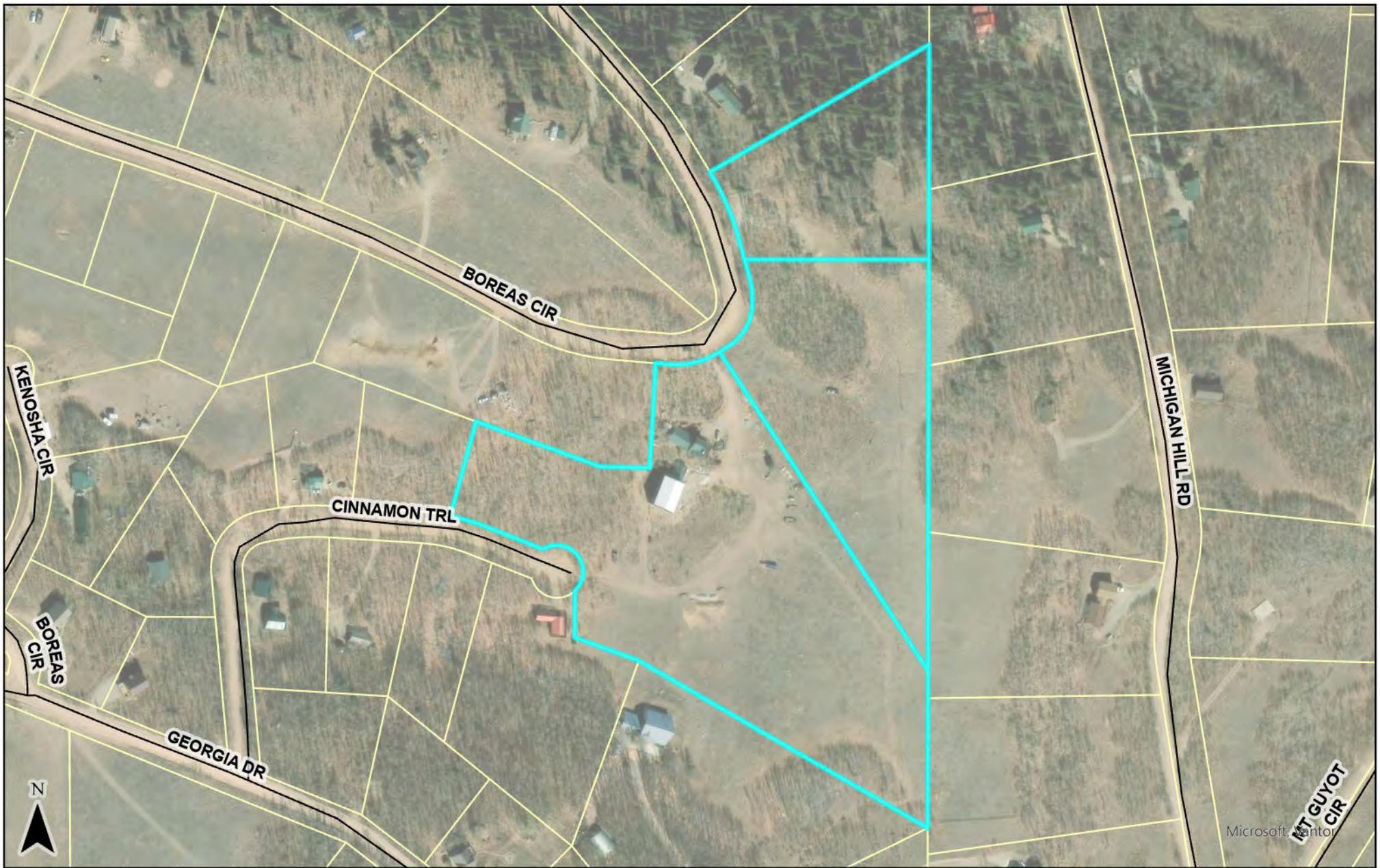


Park County Planning & Zoning

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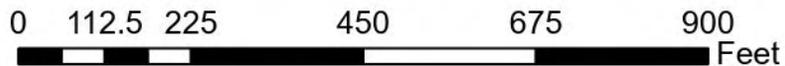
- | | |
|--|---|
|  ParcelsLayout |  County Rd |
|  Freshwater Emergent Wetland |  Local Rd |
|  Freshwater Forested/ Shrub Wetland |  Private Rd |
|  Freshwater Pond |  State Hwy |
|  Riverine |  US Hwy |
| |  10ftContour |



Park County Planning & Zoning

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

- | | |
|---|---|
|  ParcelsLayout |  State Hwy |
|  County Rd |  US Hwy |
|  Local Rd | |
|  Private Rd | |



LEGEND

- INDICATES FOUND NO. 3 REBAR, ADDED 1/2" YELLOW PLASTIC, 1.5 11944 OR AC NOTED
- INDICATES SET # 5 418" LONG REBAR 1/2" AND YELLOW PLASTIC CAP, LS 11944
- () INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- X-X- INDICATES EXISTING FENCE

ALL TIES ARE PERPENDICULAR TO PROPERTY LINES

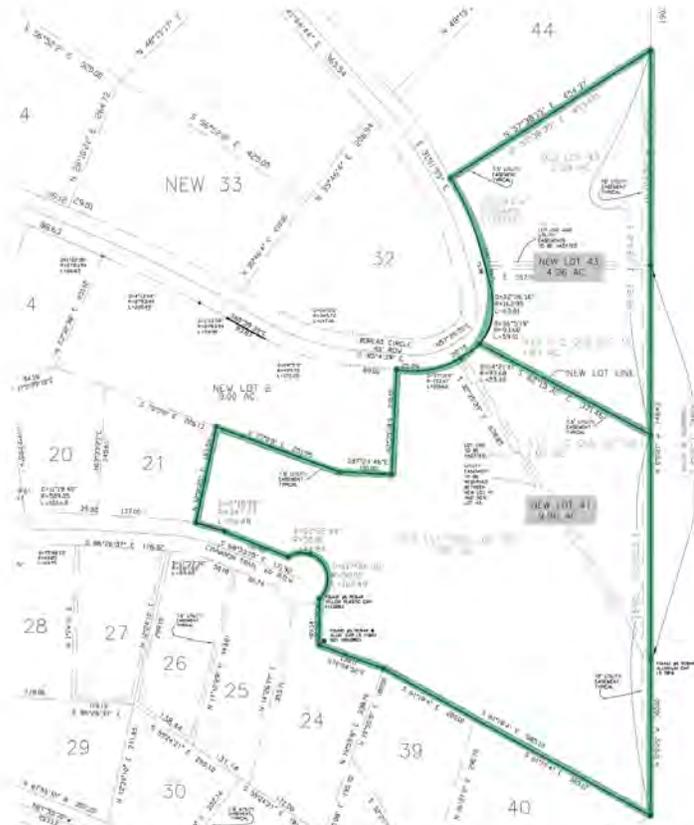
COMMON PLAT AMENDMENT

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

SUBJECT



VICINITY MAP



SURVEYOR'S CERTIFICATE

I hereby certify that the survey and the plat of the real property shown and described herein were made by me under my direct responsibility, supervision, and control, in strict accordance with Colorado statutes, and laws, rules and regulations, and that the same are true, accurate and complete.

Thomas L. Burnett
Colorado License No. 11944

Date: _____

RECORDING CERTIFICATE

This Plat was filed for record in the office of the County Clerk and Recorder of Park County on _____ day of _____, 20____.

at _____ o'clock _____ P.M. at _____
 the _____ office of the County Clerk and Recorder.
 Park County Clerk and Recorder

BY 6 P.M.C. According to Colorado law you must commence this action within 90 days of the date of recording of this plat. If you fail to do so, you may be deemed to have accepted the plat as correct and you may be barred from bringing any action to challenge the plat 90 days from the date of the certification shown herein.

LEGAL DESCRIPTION AND CERTIFICATE OF CORRECTION

When a man or men present that they will not claim a half or more of the land hereinafter described as follows: containing 14.06 AC, more or less.

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

 Guy A. Hoff James A. Hoff

(Name of Client) (Owner) JOHN HOLDEN JR.
 (If by corporation, president, sign, secretary, attorney and corporate seal is affixed)

STATE OF _____
 COUNTY OF _____

ACKNOWLEDGED before me this _____ day of _____, 20____.

By _____
 My commission expires _____

(If by corporation, president, sign, secretary, attorney and corporate seal is affixed)

STATE OF _____
 COUNTY OF _____

ACKNOWLEDGED before me this _____ day of _____, 20____.

By _____
 My commission expires _____

(If by corporation, president, sign, secretary, attorney and corporate seal is affixed)

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STATE OF _____
 COUNTY OF _____

ACKNOWLEDGED before me this _____ day of _____, 20____.

By _____
 My commission expires _____

(If by corporation, president, sign, secretary, attorney and corporate seal is affixed)

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°30'36"E, BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
- 2) CLIENT DID NOT WANT RIGHT-OF-WAY AND COMMENTS REPHRASED AND SHOWN.
- 3) THE PURPOSE OF THIS SURVEY IS TO COMBINE LOTS 23,24 & 41 INTO A NEW LOT CALLED NEW LOT 41, "JEFFERSON HEIGHTS".
- 4) MEASUREMENTS SHOWN IN PARENTHESES 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 STATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
- 6) ANY PERSON WHO KNOWINGLY REVIDES, ALTERS, OR DEFACTO'S ANY PUBLIC LAND SURVEY INSTRUMENT OR INSTRUMENT ADJUSTMENT OR ACCESSORY, COMEAS A CLASS 1A21 (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. 105463,715,718

WARNING OF ACTIONS AGAINST LAND SUBDIVISIONS

All actions against any land surveyor brought to recover damages resulting from any alleged negligence 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 than ten years after the completion of the survey upon which such action is based.

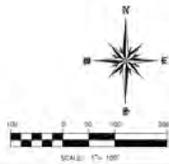
STATE COMMENTARY NOTES

This Survey was prepared without the benefit of a current title commitment. The record information, which is referenced herein, is the result of research prepared by Burnette Land Surveys, Inc. and is not necessarily complete or conclusive.

OWNER'S WARRANTY AND ACCEPTANCE

I, the undersigned, do hereby warrant and accept the benefit of a current title commitment. The record information, which is referenced herein, is the result of research prepared by Burnette Land Surveys, Inc. and is not necessarily complete or conclusive.

ATTEST:
 Guy A. Hoff James A. Hoff
 Planning Director/County Registrar



LOT CONSOLIDATION PLAT			
COMBINING NEW LOT 41, AND LOTS 42 & 43, JEFFERSON HEIGHTS, PARK COUNTY, COLORADO			
SEC 12	T8S	R76W	
BURNETTE LAND SURVEYING, INC.		ADDRESS: 10100 S. 100th ST.	PREPARED FOR:
P.O. BOX 1803, 301 10th St., Ste. 104		SCALE: 1" = 200'	DATE: 11/15/23
BURNETTE LAND SURVEYING, INC.		BY: _____	DATE: 11/15/23
(781) 838-1495		DATE: 11/15/23	DATE: 11/15/23

**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) [REDACTED] (home) [REDACTED]
Email: [REDACTED]

Applicant/Owner's Name: TAMARA & John Hedlund
Mailing Address: 7101 W. 61ST AVE
City: Arvada State: CO Zip: 80003
Telephone (cell) [REDACTED] (home) same
Email: [REDACTED]

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 #2623 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: <u>residential</u> <u>Szyg</u> Print Full Name

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.)	<u>n/a</u>
(8.)	<u>SY</u>
(9.)	<u>[Signature]</u>
(10.)	<u>[Signature]</u>

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

<p>For County Use Only: Verification of Date of Delivery and County Receipt of Application Date: <u>12/17/25</u> Print Name: <u>[Signature]</u></p>
--

Payment of the Applicant Fee was made by:

<input checked="" type="checkbox"/>	Personal Check # <u>3378</u>	Amount \$ <u>\$1,700</u>
<input type="checkbox"/>	Cash <u>3379</u>	Amount \$ <u>43</u>
<input type="checkbox"/>	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
				<u>\$1,403.10</u>	<u>\$0.00</u>
			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
				<u>\$935.02</u>	<u>\$0.00</u>
				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
				<u>\$1,447.52</u>	\$0.00
				Balance Due as of Feb 28, 2025	\$0.00

Thank you for your payment.

QUITCLAIM DEED

On March 07, 2014 THE GRANTOR

STATE DOCUMENTARY FEE
DATE 3/11/14
\$ 0

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:

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

NO REAL PROPERTY
TRANSFER DECLARATION
ACCOMPANIED THIS DOCUMENT

705463

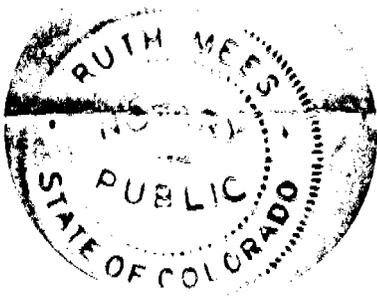
705463
2 of 3

3/11/2014 1:13 PM
QCD R\$21.00 D\$0.00

Debra A Green
Park County Clerk

STATE OF COLORADO, COUNTY OF ARAPAHOE

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



Ruth M. [unreadable]

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

705463

705463
3 of 3

3/11/2014 1:13 PM
QCD R\$21.00 D\$0.00

Debra A Green
Park County Clerk

Mail Tax Statements To:

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

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 of 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.

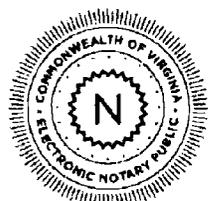
The foregoing instrument was subscribed, sworn to, and acknowledged before me this July 2nd, 2025, by **Elizabeth Limoges fka Elizabeth Piatt as Managing Member of Liberty Land Group, LLC, a Delaware limited liability company**

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)**

	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.

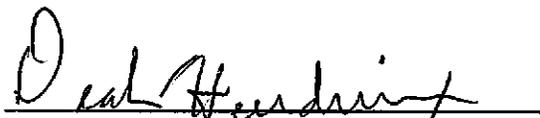
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling 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

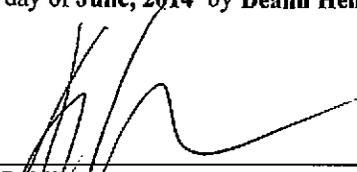

Maria L. Robinson

STATE OF COLORADO
COUNTY OF

}ss:

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 19974021985
MY COMMISSION EXPIRES DECEMBER 10, 2017**

Notary Public 

Witness my hand and official seal.

My Commission expires: 12-10-17



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



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: [REDACTED]
To: [REDACTED]
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.



Jefferson-Como Fire Protection District

P.O. Box 380 Como, CO 80432

jcfpd@jcfpd.org

719-836-2082

From: Shelli Yarbrough [REDACTED]
Sent: Monday, January 5, 2026 1:47 PM
To: Park County Assessor [REDACTED]; Jefferson-Como Fire Department [REDACTED]; johnreiber [REDACTED] Tom McGraw [REDACTED]
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

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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:

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:

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

Signed: John Reiber

Date: January 16, 2026

Title: ABE Chairman