

2420N-01
#47546

**PARK COUNTY APPLICATION FOR
REZONING
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.

If you have questions regarding this form please contact the Planning Department by phone at (719) 836-4254, or e-mail pcpd@parkco.us, fax (719) 836-4351, or write to us at P.O. Box 1598 Fairplay, CO 80440.

A. APPLICANT AND OWNERSHIP INFORMATION

Applicant's Name: ASKAG LLC

Mailing Address: 14803 S. Wandcrest Dr Pine

City: Pine State: CO Zip: 80470

Telephone

^{cell}
(work) 303-947-3904 (home) _____ (fax) _____

Owner's Name: Adam Shirley

Mailing Address: 14803 S. Wandcrest Dr Pine, CO 80470

Telephone No.: 303-947-3904

B. PROPERTY INFORMATION

Complete Legal Description of Property Proposed for the Rezoning (attach additional page, if necessary):

Street Address of Property: Vacant Land

Property's Total Acreage: 184.43

Current Zone District of Property: Residential

Proposed Zone District of Property: Agricultural











For County Use Only Planning Department Confirmation of Current Zone District District: <u>Agricultural</u> <u>J. Gannon</u> Print Full Name
--

**Requirements for a Rezoning
Article V, Division 2, Section 5-201**

C. APPLICATION REQUIREMENTS

1. Application Fee. An application fee in the amount of \$1700.00 must be paid at the time of submission of the application. Make the check or money order 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 Records office.
4. A legal description of the property proposed for the Rezoning 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 amendment to the Official Zoning Map, this information is at Park County Assessor's Office.
6. A Vicinity Map of where the proposed property is located within Park County.
7. A map or other description of the property proposed to be subject of the Rezoning including the following information:
 - a. The current zone district(s) of the property proposed to be subject of the Rezoning and of the adjacent properties;
 - b. A map showing the boundaries of the property proposed to be subject of the Rezoning;
 - c. Description of the existing uses on the property and on adjacent properties.
8. A map or other description of the Current Conditions of the property proposed to be subject of the Rezoning including the following information;
 - a. Topography of the property subject to rezoning, shown in elevation contours of not greater than twenty (20) or forty (40) foot increments. Applicants are encouraged to use the USGS topographic mapping or other form of commercially produced topographic map;
 - b. Points of access to the property, internal roads and trails including widths, and approximate grades. The Current Conditions Map must illustrate how access is

**For County
Use
Only:**
Initial Receipt of
the Required
Information

- (1.) 
- (2.) 
- (3.) 
- (4.) 
- (5.) 
- (6.) 
- (7a.) 
- (7b.) 
- (7c.) 
- (8a.) 

For County Use Only:
Initial Receipt of the Required Information

obtained from the property subject to rezoning to the nearest county road or highway;

- c. Where any access to the property subject to rezoning is obtained from a road, trail, easement, driveway, or other private access other than an adjacent County-owned highway, street or road, the applicant shall provide evidence of permanent legal right of access. Such evidence may include, but not be limited to, deed, easement agreement, or attorney opinion that a permanent legal right of access exists to the property;
 - d. Natural features of the property subject to rezoning including, wetlands, floodplain, riparian areas, water bodies (e.g., lakes, ponds, streams, whether continuous or seasonal), rock outcroppings, significant vegetation, geological or other hazards, and slopes greater than twenty-five percent (25%);
 - e. Utility systems including existing and proposed water wells, sewer systems, electric services, and natural gas.
9. Applicant must provide a Proposed Development Plan describing in mapped form and/or text the existing and proposed physical improvements of the property and the approximate locations of improvements.
10. The property must be clearly identified with the address and posted according to the Park County address requirements (attached).

(8b.) gg

(8c.) N/A

(8d.) gg

(8e.) N/A

(9.) gg

(10.) _____

For properties currently within a Mining Zone District, the following additional materials must be included in a complete application:

- 1. The building envelope must be at an elevation of not more than 11,500 feet.
- 2. The application must include a geo-technical report prepared by a qualified Geo-technical professional utilizing the information and guidelines contained in "Guidelines and Criteria for Identification of Land Use Controls of Geological Hazards and Mineral Resource Areas" Colorado Geological Survey Publication 6, or the updated version of this publication. The geo-technical report must be accompanied by a statement of the engineer's qualifications relative to geology, mine economics and geological hazards. At a minimum, this report must address the following information specific to the property in question, all of which shall be considered in evaluating the Rezoning application.
 - a. The presence and extent of any geological hazards, including but not limited to underground excavations on or adjacent to the subject property and the presence of radioactive or toxic materials and minerals.
 - b. The presence of surface and subsurface minerals, including but not limited to the types and amounts of minerals present and the viability of mineral extraction now and in the future.

(1.) _____

(2a.) _____

(2b.) _____

For County Use Only: Initial Receipt of the Required Information
(2c.) _____
(3.) _____
(4.) _____
(5.) _____

- c. The extent of any previous mining activity on the subject property.
- 3. The applicant must provide a written statement describing the impact, if any, that the approval of a Rezoning application would have on present and future operations of nearby mining concerns.
- 4. The mineral rights must be owned by the applicant and must continue to run with the land. If the Rezoning application is approved, the applicant must agree to a deed restriction or similar recordable documentation concerning this requirement.
- 5. If the Rezoning application is approved, then the applicant may be required to record documentation prepared by the County Attorney or County designee, disclosing the potential for geologic hazards at the property, assuming the risk associated with non-mining use of the property, and indemnifying Park County Government from all injury and damage claims resulting from said use of the property.

Note: Refer to Park County Land Use Regulations Article V, Standards for Approval of Map Amendment and if required; Standards for Evaluation of Application to Rezone Property Currently Zoned for Mining.

D. APPLICANT AND LANDOWNER SIGNATURES:

The undersigned applicant and landowner hereby verify and affirm that the information contained in this application is complete and accurate. The undersigned applicant and landowner understands and acknowledges that the submission of inaccurate and incorrect information may result in the denial or rejection of the application and/or result in the invalidation of any approvals issued by Park County, Colorado.

Applicant: Signed: [Signature]
Print name: Adam Shirley
If company, state Title/Position: member

Owner: Signed: [Signature]
Print name: Adam Shirley
If company, state Title/Position: Member

E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION

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

_____, 20____
Month Day Year

For County Use Only:
Verification of Date of Delivery and
County Receipt of Application
Date: 3/4/24
Print Name: J. Gannon

Payment of the Applicant Fee was made by:

Personal Check # 7034 Amount \$ 1700.00

Cash Amount \$ _____

Other _____ Amount \$ _____

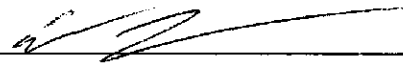
APPLICANT MUST ATTEND THE HEARING. IF A REPRESENTATIVE ATTENDS THE HEARING ON BEHALF OF THE APPLICANT, A NOTARIZED LETTER OF CONSENT MUST ACCOMPANY THE APPLICATION.

ALL PLANNING COMMISSION HEARINGS WILL BE SCHEDULED FOR THE SECOND WEDNESDAY OF EVERY MONTH. IF A QUORUM IS NOT AVAILABLE, THE HEARING WILL BE SCHEDULED THE NEXT AVAILABLE DATE.

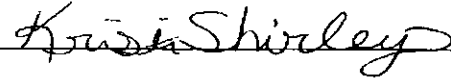
**STATEMENT OF AUTHORITY
(Section 38-30-172, C.R.S.)**

1. This Statement of Authority relates to an entity named aSkag, LLC.
2. The type of entity is a limited liability company.
3. The entity is formed under the law of the State of Colorado.
4. The mailing address for the entity is:
P.O. Box 387
Conifer, CO 80433
5. The name and position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is:
Adam Shirley, Member
Kristi Shirley, Member
6. The authority of the foregoing person(s) to bind the entity is not limited, or limited as follows:
NA
7. Other matters concerning the manner in which the entity deals with interests in real property:
NA
8. The Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
9. This Statement of Authority amends and supersedes in all respects any prior Statement of Authority executed on behalf of the entity.

Executed on September 21, 2022.



ADAM SHIRLEY, MEMBER



KRISTI SHIRLEY, MEMBER

State of COLORADO

County of JEFFERSON

} ss

The foregoing instrument was acknowledged before me this 21ST day of SETEMBER, 2022 by
ADAM SHIRLEY, MEMBER AND KRISTI SHIRLEY, MEMBER OF ASKAG, LLC
Witness my hand and official seal



Notary Public

My commission expires:

JILL Y. TADRA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984001083
MY COMMISSION EXPIRES JANUARY 16, 2026

Narrative
To Rezone Vacant Land to Agriculture, Application
March 6, 2024

We are requesting to turn our vacant land zoned residential now, into agriculture zoning for any and all agriculture purposes.

There are no buildings, barns or sheds on this property to report.

Thank you for your time and consideration in this rezoning request.

aSkag LLC
Adam Shirley



Account Balance

Sorted by area showing outstanding tax charges (does not show interest or other fees)
running over a subset of accounts

Account ID	Parcel Number	Owner Name	Year	Amount
Area - 0008				
R0047546	47546	ASKAG LLC	Total Due	\$20,302.22
			2023	\$20,302.22
Total balance due for 1 accounts in year 2023:				\$20,302.22
Total balance due for 1 accounts over all years:				\$20,302.22

2023 taxes not due until 4/30/23



Escrow No.: C2070783-072-JT2

SPECIAL WARRANTY DEED

This Deed, made **September 21, 2022**

Between **Colorado Pineridge, LLC, a Colorado Limited Liability Company**, of the County **Jefferson**, State of **Colorado**, grantor(s) and **Askag, LLC, a Colorado Limited Liability Company** whose legal address is **14803 S. Wandcrest Drive, Pine, CO 80470** County of **Park**, and State of **Colorado**, grantee(s)

WITNESSETH, That the grantor(s), for and in the consideration of the sum of **ONE MILLION SIX HUNDRED THOUSAND DOLLARS AND NO/100'S (\$1,600,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **Park**, State of **COLORADO** described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as **Vacant Land-Parcel C, Bailey, CO 80421**

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anyway 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 **except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.**

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

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

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

SELLER:

Colorado Pineridge, LLC, a Colorado Limited Liability Company

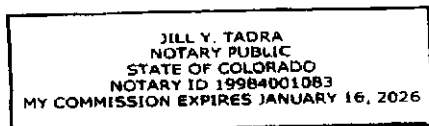

BY: **David Coppher, Managing Member**

STATE OF COLORADO
COUNTY OF PARK

}ss:

The foregoing instrument was acknowledged before me **September 21, 2022** by **David Coppher, Managing Member of Colorado Pineridge, LLC, a Colorado Limited Liability Company.**

Witness my hand and official seal.





Notary Public
My Commission expires:

Exhibit A

Parcel C:

A part of the East ½ of Section 11, the West ½ of Section 12 and the Northwest ¼ of Section 13, Township 7 South, Range 72 West of the 6th Principal Meridian, described as follows:

Beginning at the Northeast corner of the Southwest ¼ Northwest ¼ of said Section 12;
Thence South 01 Degrees 42 Minutes 26 Seconds East, 1343.8 feet to the Southeast corner thereof;
Thence South 00 Degrees 08 Minutes 21 Seconds West, 1374.95 feet to the Southeast corner of the Northwest ¼ Southwest ¼ of said Section 12;
Thence South 00 Degrees 15 Minutes 14 Seconds West, 1353.07 feet to the Northeast corner of the Northwest ¼ Northwest ¼ of said Section 13;
Thence South 02 Degrees 09 Minutes 23 Seconds West along the East line of said Northwest ¼ Northwest ¼, 654.08 feet to the point of intersection with the fence line agreed in Instrument recorded in Book 216 at Page 235, to be the boundary line between the properties of Keeling and Timmerman;
Thence Westerly along and conforming to said fence line, 1475.63 feet to the Southeast corner of Tract 15, Will-O-Wisp Filing No. 1;
Thence along the Easterly boundary of said subdivision, the following courses and distances:
Due North, 2692.09 feet;
Due West, 440 feet;
North 24 Degrees 17 Minutes 59 Seconds West, 766.83 feet;
North 49 Degrees 22 Minutes 07 Seconds West, 90 feet;
Thence North 40 Degrees 37 Minutes 53 Seconds East, 82.29 feet, along a curve to the left having a radius of 660 feet and a central angle of 08 Degrees 40 Minutes 52 Seconds, an arc distance of 342.78 feet;
North 10 Degrees 52 Minutes 29 Seconds East, 299.82 feet;
South 79 Degrees 07 Minutes 31 Seconds East, 100 feet;
North 47 Degrees 37 Minutes 15 Seconds East, 437.57 feet; and
South 76 Degrees 59 Minutes 44 Seconds East, 300 feet to a point on the Westerly line of Tract 3 in said subdivision;
Thence South 09 Degrees 06 Minutes 12 Seconds East, 149.83 feet;
Thence due East 288.9 feet;
Thence due North 488.66 feet to a point on the North line of said Northwest ¼ Southwest ¼;
Thence North 86 Degrees 19 Minutes 27 Seconds East, 1010.25 feet to the Point of Beginning,
Except that portion conveyed by Deeds recorded February 24, 2006 at Reception No. 624307 and Reception No. 624308,
County of Park, State of Colorado.

ZONING MAP PROPOSED ZONING: AGRICULTURAL 178.1 Acres

LEGAL DESCRIPTION:

796553 9/22/2022 9:47 AM Debra A Green
2 of 2 R\$18.00 D\$160.00 Park County Clerk

Exhibit A

Parcel C:

A part of the East 1/4 of Section 11, the West 1/4 of Section 12 and the Northwest 1/4 of Section 13, Township 7 South, Range 72 West of the 6th Principal Meridian, described as follows:

Beginning at the Northeast corner of the Southwest 1/4 Northwest 1/4 of said Section 12; Thence South 01 Degrees 42 Minutes 26 Seconds East, 1343.8 feet to the Southeast corner thereof; Thence South 00 Degrees 08 Minutes 21 Seconds West, 1374.95 feet to the Southeast corner of the Northwest 1/4 Southwest 1/4 of said Section 12; Thence South 00 Degrees 15 Minutes 14 Seconds West, 1353.07 feet to the Northeast corner of the Northwest 1/4 Northwest 1/4 of said Section 13; Thence South 02 Degrees 09 Minutes 23 Seconds West along the East line of said Northwest 1/4 Northwest 1/4, 654.08 feet to the point of intersection with the fence line agreed in Instrument recorded in Book 216 at Page 235, to be the boundary line between the properties of Keeling and Timmerman; Thence Westerly along and conforming to said fence line, 1475.63 feet to the Southeast corner of Tract 15, Will-O-Wisp Filing No. 1; Thence along the Easterly boundary of said subdivision, the following courses and distances: Due North, 2692.09 feet; Due West, 440 feet; North 24 Degrees 17 Minutes 59 Seconds West, 766.83 feet; North 49 Degrees 22 Minutes 07 Seconds West, 90 feet; Thence North 40 Degrees 37 Minutes 53 Seconds East, 82.29 feet, along a curve to the left having a radius of 660 feet and a central angle of 08 Degrees 40 Minutes 52 Seconds, an arc distance of 342.78 feet; North 10 Degrees 52 Minutes 29 Seconds East, 299.82 feet; South 79 Degrees 07 Minutes 31 Seconds East, 100 feet; North 47 Degrees 37 Minutes 15 Seconds East, 437.57 feet; and South 76 Degrees 59 Minutes 44 Seconds East, 300 feet to a point on the Westerly line of Tract 3 in said subdivision; Thence South 09 Degrees 06 Minutes 12 Seconds East, 149.83 feet; Thence due East 288.9 feet; Thence due North 488.66 feet to a point on the North line of said Northwest 1/4 Southwest 1/4; Thence North 86 Degrees 19 Minutes 27 Seconds East, 1010.25 feet to the Point of Beginning, Except that portion conveyed by Deeds recorded February 24, 2006 at Reception No. 624307 and Reception No. 624308, County of Park, State of Colorado.

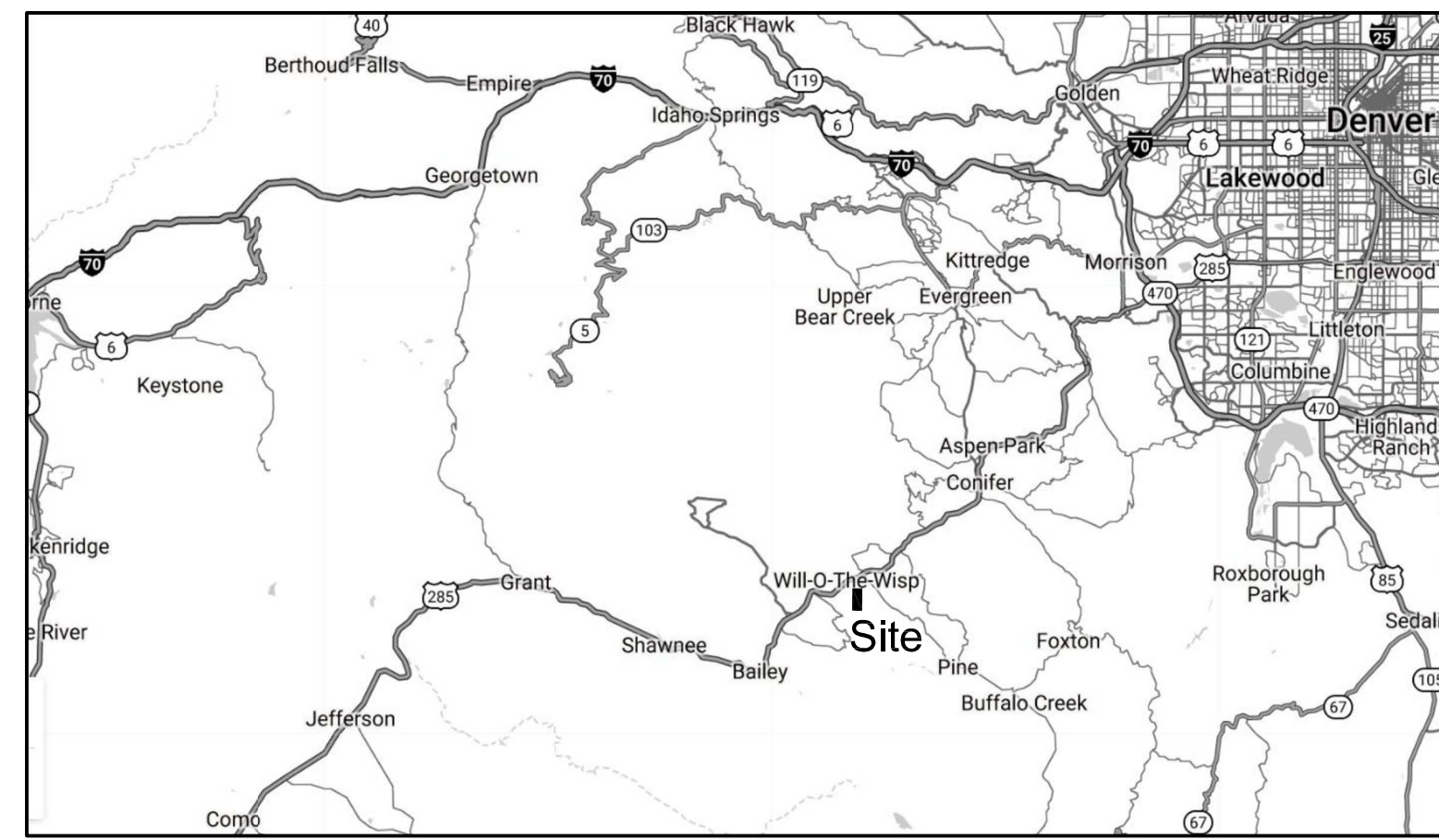
GENERAL NOTES:

- This Zoning Map does not represent a monumented land survey. A land survey will be conducted prior to further development.
- Lineal unit of measure used is U.S. Survey Foot.
- Preservation of Boundary Monumentation: Any person who knowingly removes, alters or defaces:
 - any public land survey monument (defined by 38-53-103(18), C.R.S. as any land boundary monument established on the ground by a cadastral survey of the United States government and any mineral survey monument established by a United States mineral surveyor and made a part of the United States public land records), or
 - any land survey corner (defined by 38-53-103(6), C.R.S. as any land survey corner the position of which controls the location of the boundaries of a tract or parcel of land), or a restoration of any such monument, even if said person has title to the land on which said monument is located, commits a class 2 misdemeanor punishable by a fine of up to \$1,000 and/or 1 year in jail unless, prior to such removal, said person has caused a Colorado professional land surveyor to establish at least two witness corners or reference marks for each such monument removed and has filed or caused to be filed a monument record pursuant to article 53 of title 38, C.R.S. (18-4-508, C.R.S.)
- Title Policy Reference: For all information regarding right to title and easements, rights-of-way or other title burdens affecting such right to title to this property, this zoning map relied upon title commitment issued by Chicago Title of Colorado, Policy No.: CO-FWCO-IMP-72306-1-22-C2070783, with an effective date of September 22, 2022.

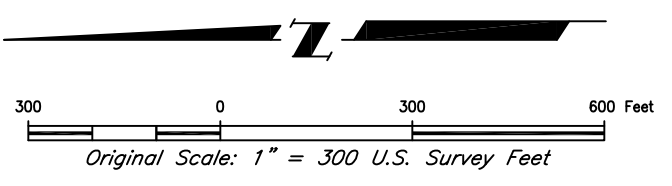
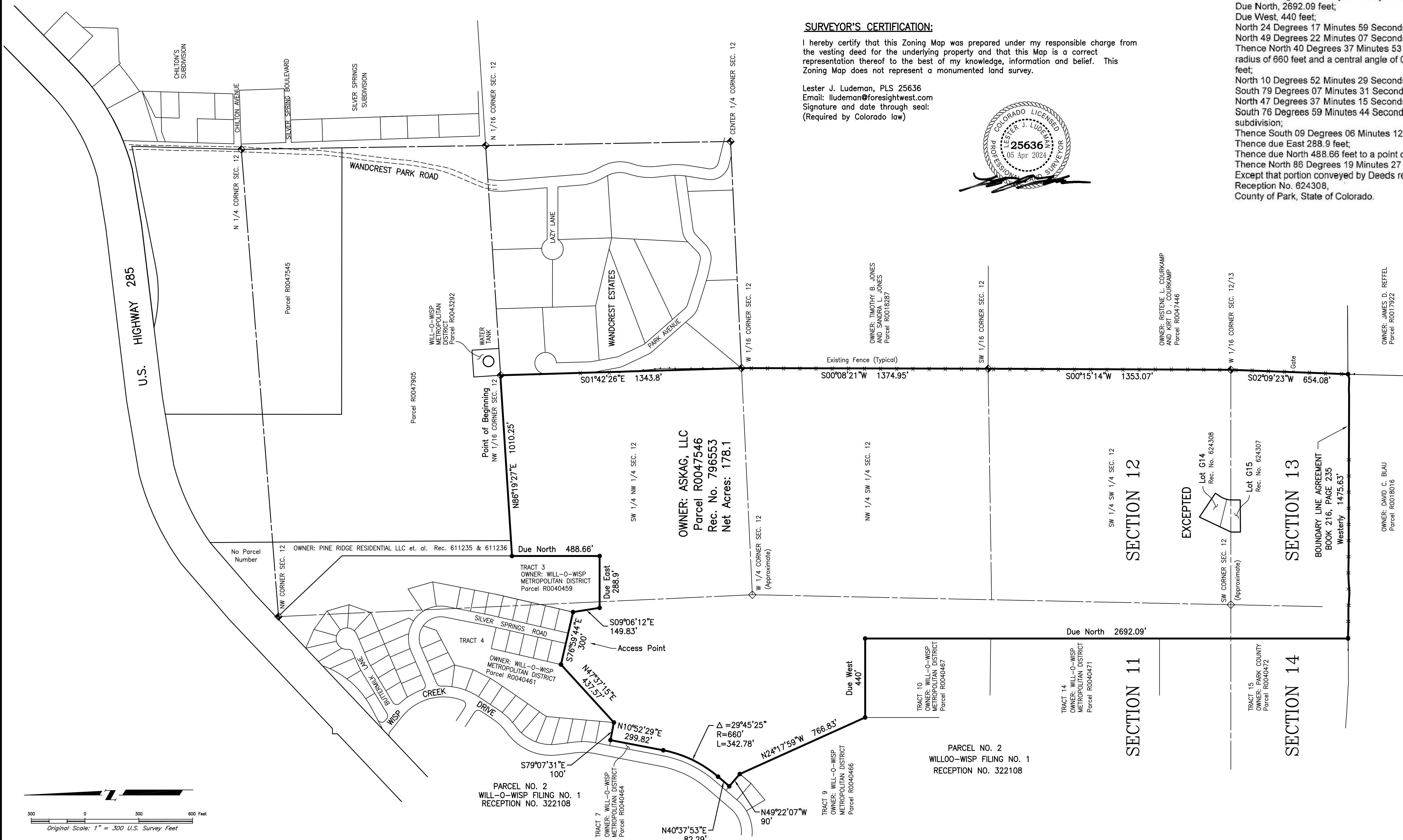
SURVEYOR'S CERTIFICATION:

I hereby certify that this Zoning Map was prepared under my responsible charge from the vesting deed for the underlying property and that this Map is a correct representation thereof to the best of my knowledge, information and belief. This Zoning Map does not represent a monumented land survey.

Lester J. Ludeman, PLS 25636
Email: lludeman@foresightwest.com
Signature and date through seal:
(Required by Colorado law)

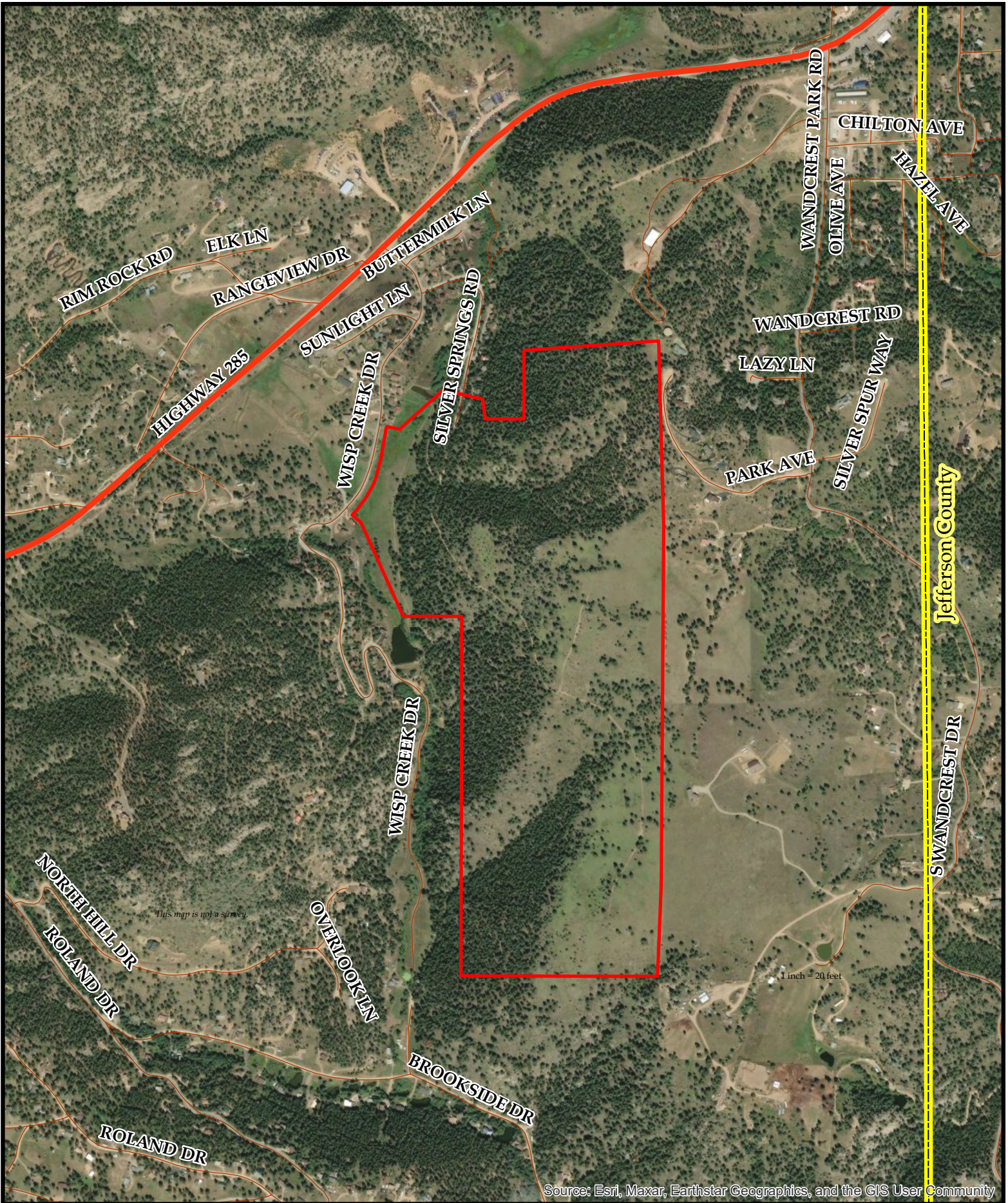


VICINITY MAP



Project No. 2024033	Sheet 1	Project Description ASKAG, LLC			
	of 1				
Horizontal Scale: One inch = 300'		Contour Interval: N/A		Surveyed By: N/A	
Calculated: LUL		Drawn: LUL		By	
Drawn: LUL certifies on electronic seal, the verification copies to all attached pages bearing the Foresight West logo.					
ZONING MAP			ZONING MAP		
PART OF SECTIONS 11, 12, 13 AND 14, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6th P.M., COUNTY OF PARK, STATE OF COLORADO			PART OF SECTIONS 11, 12, 13 AND 14, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6th P.M., COUNTY OF PARK, STATE OF COLORADO		
EWS FORESIGHT WEST SURVEYING INC.		EWS FORESIGHT WEST SURVEYING INC.			
1309 S. Inco Street, Denver, CO 80223 303-594-4440 foresightwest.com		Boundary Control Construction Oil and Mineral Global Positioning			

Vicinity Map



Zoning and Use Map

Agricultural
572-acres

Waste Management Commercial

Mixed Use

PUD (Vacant)

PUD (Industrial)

CORE Commercial

aSkag PUD (Industrial)

PUD (Residential)

Subject Property

Residential

Residential

Agricultural
713-acres

1 inch = 20 feet

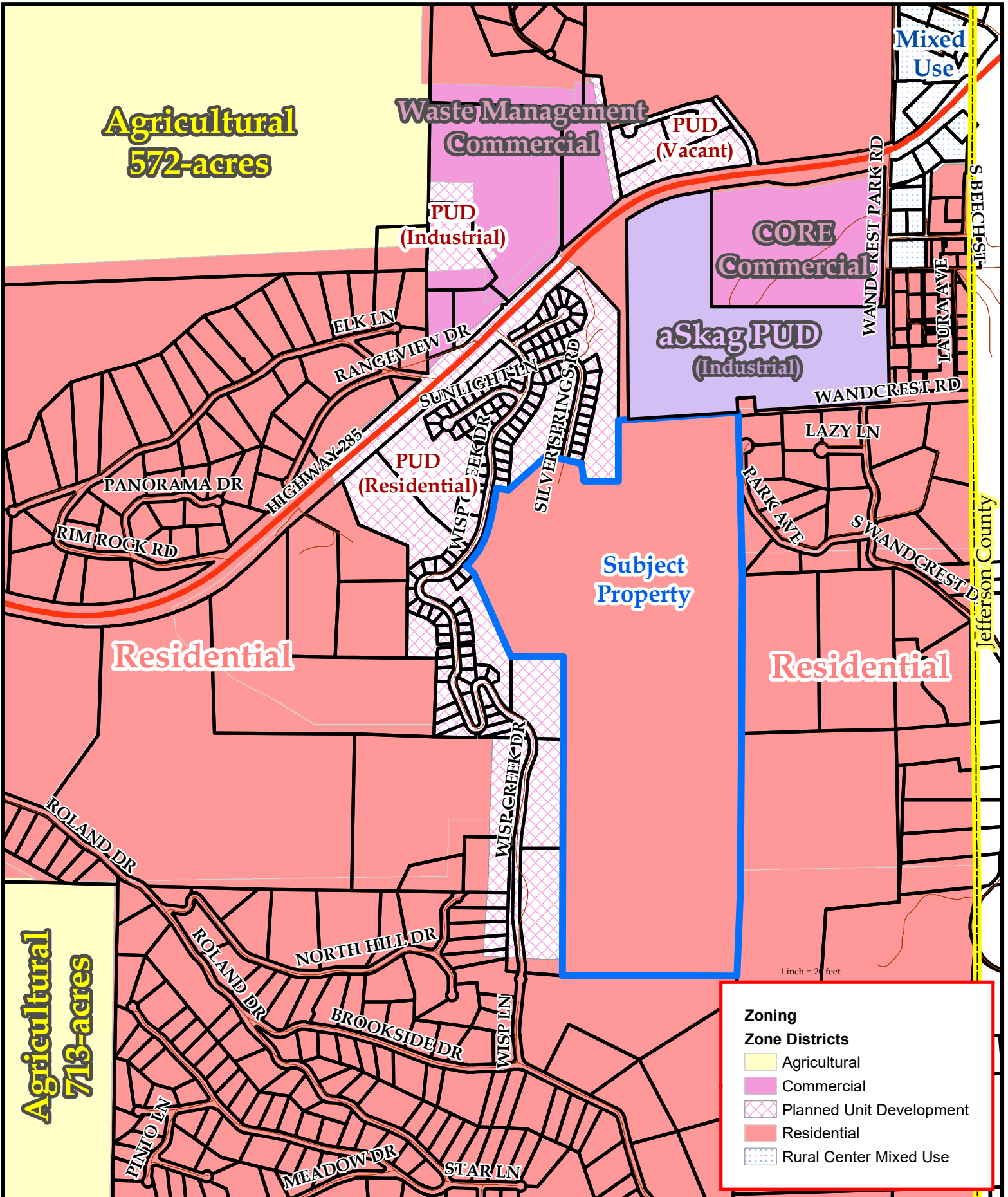
Zoning

Zone Districts

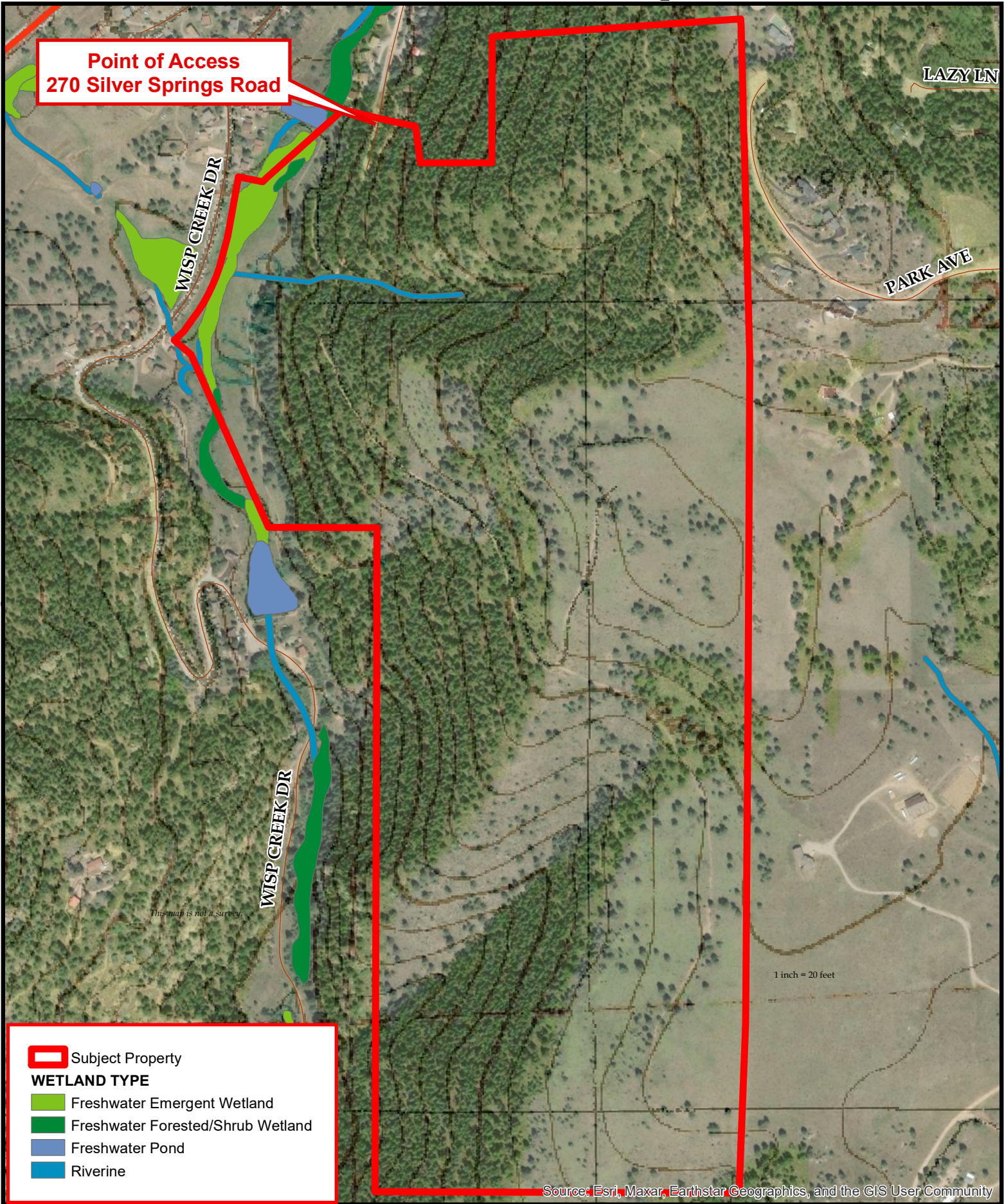
- Agricultural
- Commercial
- Planned Unit Development
- Residential
- Rural Center Mixed Use



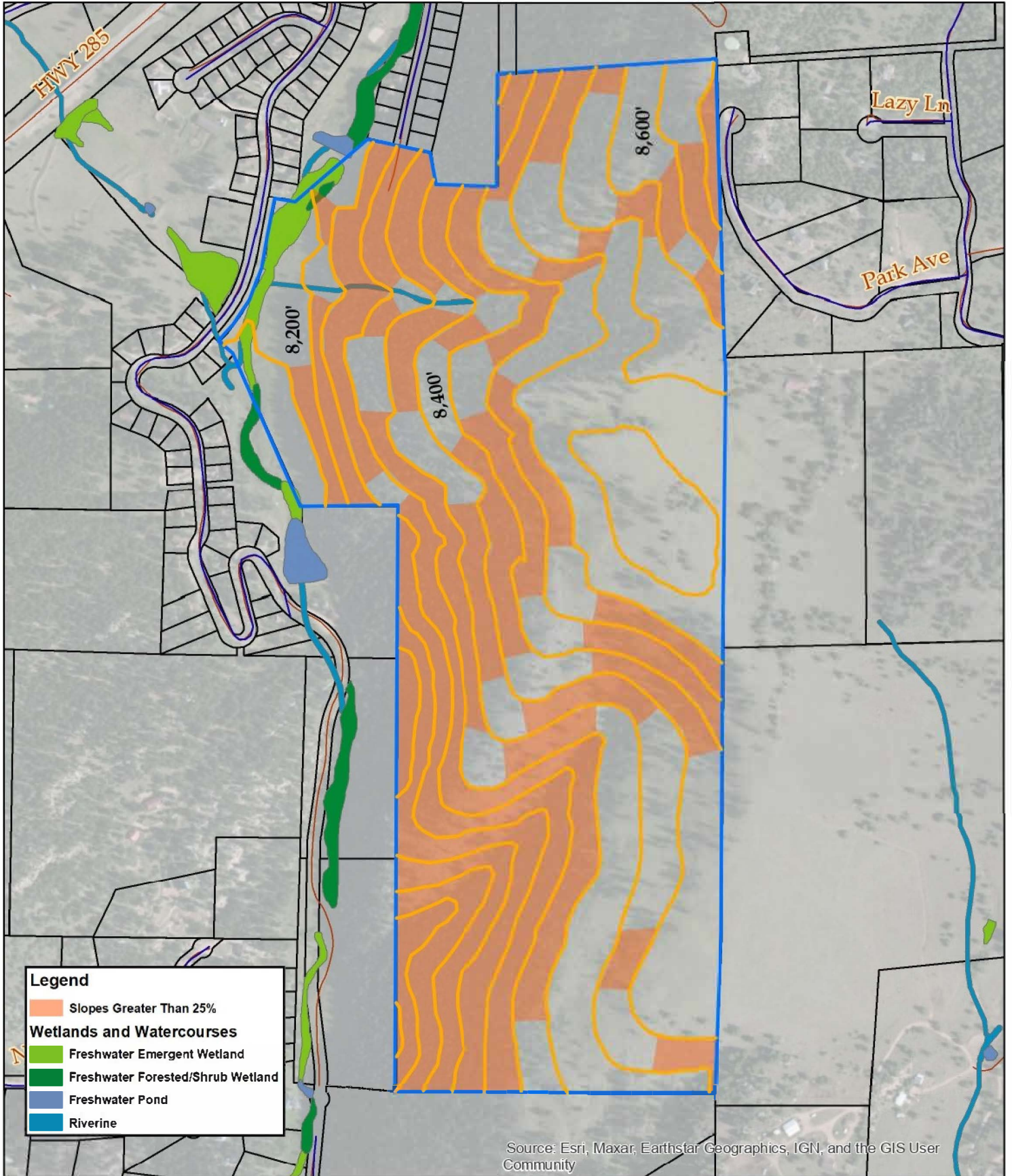
Jefferson County



Current Conditions Map



Slopes Greater than 25%



Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

Park County Planning Department

This map is not a survey.





GIS Department

P.O. Box 571

Fairplay, CO 80440-0571

shasselbusch@parkco.us

Ph. 719.836.4294

Fx. 719.836.4268

3/14/2024

OWNER IN CURRENT ASSESSOR RECORDS

Askag LLC

Po Box 387

Conifer, CO 80433

Parcel No. R0047546

Legal Description: T07 R72 S11 NE4 PT OF E2 11-7-72; PT OF W2 12-7-71; PT OF NW4 13-7-72 AS DESC IN SURVEY R623959 OF FORMER TANGLEWOOD SUB. PARCEL D

Park County GIS is working with the Fire Districts, Emergency Services, Dispatch 911, and the Master Street Addressing Guide (MSAG) Coordinator to resolve any duplicate road names, sequential and parity physical address issues, and to synchronize this data across Dispatch 911, Park County GIS, and MSAG databases. Addresses need to be sequential and logical for better response times in emergencies.

This letter is to assign the following address to this parcel located in Bailey (80421). This address is based off the distance along Silver Springs Rd and may be updated based on driveway location:

TO:

270 SILVER SPRINGS RD

BAILEY, CO 80421

In addition, if the owner posts the address according to Land Use Regulations it becomes easier for emergency service (and delivery service) personnel to identify the addresses, especially at night. Our Land Use Regulations can be found at Park County website under Development Services > Planning and Zoning: <http://www.parkco.us/189/Land-Use-Regulations>.

Development Services (Building, Code Enforcement, Environmental Health, GIS/Mapping, and Planning and Zoning) information is located at <http://www.parkco.us/85/Development-Services>.

Please contact us with any questions or concerns.

Sincerely,

Samuel Hasselbusch

Park County GIS Department

719.836.4294

Office closed on Fridays