
Glas Deffryn Ranch Upland Parcel LPS Ammendment

ACTIVITY #: PL20220046

DECISION DATE: Administrative Review - July 07, 2022

PETITIONER: Steven J Williams

PETITION: Subdivision - LPS Amendment to consolidate the three subject lots

LEGAL DESCRIPTION: LOT 1 BLUE VALLEY RANCH (CE#772381, 772442);
REMAINDER PARCEL 1 BLUE VALLEY
RANCH (CE#772381, 772442) TOTAL 52.03A;
LOT 1 GLAS DEFFRYN RANCH MDSE (CE#772381,
772442)

LOCATION: 23700 BLUE VALLEY LN, ROUTT, CO 80467
Approximately .5 miles east of the intersection of CR 14
and CR 16

ZONE DISTRICT: MULTIPLE ZONES

AREA: 121.10

STAFF CONTACT: Alan Goldich, agoldich@co.routt.co.us

ATTACHMENTS:

- Narrative
- Proposed plat

Site Description:

- Lot 1 Blue Valley Ranch is vacant and a majority of it is hayed.
- Remainder Parcel 1 of Blue Valley Ranch is split into two areas by Herold Way, which parallels an unnamed drainage. The northeast portion of the site contains a bench area which then slopes to the southwest down to the drainage. The northeast portion (on top of the bench) and the southwest portion of the remainder parcel are hayed.
- Lot 1 of Glas Deffryn MDSE is split by the same unnamed drainage. There is a residence in the western portion of the lot and a barn/shop in the northeastern portion.

History:

Lot 1 and Remainder Parcel 1 were both created with the recording of the Blue Valley Ranch plat in 1997. The plat for Glas Deffryn was recorded in 2005. Lot 1 of Glas Deffryn originally contained a building envelope, however this was removed by resolution in 2006. The barn/shop on Lot 1 of Glas Deffryn originally contained a dwelling unit. This was removed in order to be able to build the residence on the western portion of the lot. In 2016, all three lots were put under a conservation easement with the Yampa Valley Land Trust (now CO Cattlemans Ag Land Trust).

Project Description:

The applicants would like to consolidate the three lots in order to reinstate the dwelling unit in the barn/shop. It is farther than 300' from the primary unit. In order to allow for this, the parcel needs to be at least 70 acres, however Lot 1 Glas Deffryn is only 64.05 acres.

Staff Comments:

- Staff took into consideration the allowable densities allowed by the Blue Valley Ranch and Glas Deffryn approvals and plats. This application does not increase the allowable density that was approved through those subdivisions.
- Both of these subdivision went through the Minor Development Subdivision Exemption process, which was the precursor to the Land Preservation Subdivision process. The standards found in the current LPS regulations did not exist then. This application is being reviewed against the current LPS regulations.

Compliance with the Routt County Master Plan, Sub Area Plans and Zoning Resolution

The Routt County Master Plan, Sub Area plans and Zoning Resolution contain dozens of policies and regulations regarding land use. Section 5 of the regulations are designed to limit or eliminate conditions that could negatively impact the environment and/or use of surrounding properties, and shall apply in all Zone Districts and to all land uses unless otherwise noted. Section 6 Regulations apply to all Minor, Administrative, Conditional or Special uses allowed by permit only, PUD plans, Site plans, and Subdivisions.

The following checklist was developed by Planning Staff to highlight the policies and regulations most directly applicable to this petition. The checklist is divided into three (3) major categories:

1. Lot Line Adjustment Standards
2. Administrative Amendments to LPS Exemption Approvals Standards
3. Land Preservation Subdivision Exemption Design Standards

Interested parties are encouraged to review the Master Plan, Sub Area plans and Zoning Resolution to determine if there are other policies and regulations that may be applicable to the review of this petition.

Staff Comments are included at the end of each section, highlighting items where the public, referral agencies, or planning staff have expressed questions and/or comments regarding the proposal. **Staff comments regarding compliance with regulations and policies are noted in bold below.**

Administrative Amendments to LPS Exemption Approvals Standards

Section 2.11.2 – Standards

An Administrative Amendment to a Land Preservation Subdivision Exemption approval must meet all of the following standards to be approved:

- 2.11.2.A The requested adjustment will have no significant negative impact on the health, safety, or general welfare of the surrounding property owners of the general public; and

- 2.11.2.B The requested adjustment is equivalent to or enhances the original approval, with regard to conformance to the Design Standards; and
- 2.11.2.C The requested adjustment is of a technical nature and is required to compensate for some unusual physical aspect of the site or of the proposed development
- 2.11.2.D The requested adjustment is of a technical nature and is due to an oversight of the developer and/or County during the planning review and approval process; or
- 2.11.2.E The requested adjustment is fifteen (15) percent or less of a change of a numerical requirement set forth by the Board of County Commissioners' approval.

Staff comments: The request meets all of the above criteria.

*****Is the application in compliance with the Policies and Regulations outlined above? Yes or No***

Land Preservation Subdivision Exemption Design Standards

The application shall demonstrate that the proposed development of the land meets all of the Objectives set forth below by use of the Design Guidelines and Standards (the "Design Standards") set forth opposite the Objectives. The Design Standards set forth opposite a particular Objective are intended to be alternative means of satisfying the Objective unless the Design Standards are followed by the word "and". The applicant may also propose other alternatives to satisfy the Objectives that may be accepted by the Planning Director if such alternatives satisfy the Objective that they address.

5.1.1 AGRICULTURAL LANDS

Objectives	Design Guidelines and Standards
A. Minimize the direct, indirect and cumulative impacts of residential development on agricultural lands and agricultural operations. Maintain open rural grazing areas.	<ol style="list-style-type: none"> 1. Reserve commercially viable enclaves of large scale agricultural operations. OR 2. Site and size lots and building sites to minimize impact on and from existing agricultural activities. OR 3. Consolidate, through leases or purchase, adjacent properties to combine into adequately sized parcels for a commercial operation. AND 4. The Remainder Parcel(s) must have physically feasible, legal access to public roads that is appropriate to the likely uses of the parcel.

B. Maintain the opportunity for agricultural production on the most productive and viable parcels of land.	<ol style="list-style-type: none"> 1. Protect areas of irrigated hay meadow especially those that connect with and/or are adjacent to other irrigated meadows. AND 2. Reserve adequate water supply to ensure irrigated meadows will remain irrigated with an adequate amount of water as identified by the State Division of Water Resources or the Routt County Extension Office or one cubic feet per second for every 35 acres, whichever is greater. Such decreed water rights shall not be severed from the land. There shall be no removal of adequate water supply to continue the historic application of water to the Remainder Parcel. AND 3. Protect upland grazing areas needed for agricultural uses. OR 4. Site and size lots and building envelopes to minimize impact on agricultural activities. AND 5. To the extent practicable, avoid crossing and dividing irrigated lands with roads, fences, development and utilities. 6. Provide adequately sized and appropriately placed culverts when crossing agricultural ditches.
C. Minimize residential disturbance on ranching and farming land.	<ol style="list-style-type: none"> 1. Ensure that the residential property owners have responsibility for fence construction and maintenance and weed control. If no complete and structurally sound fencing exists, then: 2. The applicant must agree in the Development Agreement to build a perimeter fence within one year after the approval. The applicant shall construct perimeter fencing at the property lines for the entire length where there exists actively used agricultural lands on any one side of the property line. Maintenance of perimeter fencing shall be completed on an ongoing annual basis by the development's Homeowners Association; a partnership of the development's lot owners who own the property along the perimeter of the subdivision, or other method and party identified within the Development Agreement. There shall be a separate fund set up equal to 2 years maintenance costs by the Applicant and administered by the Homeowners Association or other entity as established in the Development Agreement at time of signature of the Board on the final plat. If agricultural use on adjacent property ceases permanently (i.e., development occurs) then ongoing maintenance can cease upon notification to and inspection by the Planning Department and amendment of the Development Agreement. 3. Developers shall provide residential property owners within their development the County Extension Service's "Guide to Small Scale Agriculture and Rural Living" at time of real estate closing.
D. Create an open lands system that provides substantial interconnected acreage for commercially viable agricultural lands production.	<ol style="list-style-type: none"> 1. Locate Remainder Parcels so that they are nearby or are adjacent to (if possible) other agricultural lands, other Remainder Parcels, conservation easements, public open lands, and natural resource areas, and 2. To the extent practicable, Cluster Buildable Lots and Residential Building Envelopes.

Staff comment: This amendment will not have any impact on activities/uses that take place on the remainder parcel.

5.1.2 Visual Resources	
Objectives	Design Guidelines and Standards
A. Minimize negative visual impact from public rights-of-way including roads, and public open spaces.	<ol style="list-style-type: none"> 1. Site and size building lots and building envelopes to minimize visual impacts. AND 2. All Buildable Lots within a Cluster should be between five (5) and seven (7) acres. AND 3. Limit the height, amount of fixtures and direction of lighting. Require opaquely shielded, downcast lighting fixtures to protect views and the night sky from light pollution. No general floodlighting of buildings shall be allowed. AND 4. To the extent practicable, use topographic breaks to shield building envelopes and roads from view. AND 5. To the extent practicable, utilize the landscape or landscaping treatments to minimize visual impacts. OR 6. For larger Clusters greater than 10 units and/or Clusters where houses are set apart by minimum setbacks, increase the distance so that both of the Clusters will have limited visibility from a point on Federal and State highways and County Roads at the same time.
B. Keep structures off of highly visible places and design them so they are not obtrusive and do not “loom out” over the landscape.	<ol style="list-style-type: none"> 1. For ridgelines which are “skylined” from public rights-of-way: 2. Where necessary, height of structures shall be limited so the structure will not project into the skyline when viewed from public roads.
C. Select sites that are appropriately scaled for the type of proposed development without major alterations to the natural landscape. Protect natural land forms.	<ol style="list-style-type: none"> 1. Replace topsoil and revegetate the landscape with native plant materials of adequate quantity and quality within one growing season after disturbance of the area. 2. Minimize the removal of existing trees. 3. Minimize the disturbance outside of Building Envelopes.
D. Maintain the rural character and scale of the area. Minimize the cumulative impact of development on adjacent rural properties.	<ol style="list-style-type: none"> 1. Generally presume that 10 or fewer lots per cluster are rural in character. If more than 10 lots are proposed to be in one cluster, the applicant shall demonstrate that the rural character of the area can be maintained (including the cumulative impact of development on adjacent properties) and visibility from federal and state highways, and county roads can be mitigated. AND 2. Avoid long, uninterrupted rows of houses lining major roadways.

Staff comment: Since this is to allow for the use of an existing structure as a secondary dwelling unit, there will be no impacts to visual resources.

5.1.3 Rivers, Lakes, Wetlands, and Riparian Areas	
Objectives	Design Guidelines and Standards
E. Provide adequate buffers between water bodies and development to protect water quality, enhance wildlife habitat and improve visual quality of rivers, lakes, wetlands and irrigation ditches.	<ol style="list-style-type: none"> 1. All structures shall meet with the requirements of the Routt County Water Body Setback Regulations, as described in the Routt County Zoning Regulations. AND 2. Place all roads and structures other than bridges, fences, ditches, flood control devices, and other water-related uses at least fifty (50) feet from all wetlands, unless the applicant can demonstrate that the critical riparian areas are not negatively impacted.
F. Avoid sedimentation and runoff impacts during and after development including those that impact irrigation ditches.	<ol style="list-style-type: none"> 1. Use appropriate Best Management Practices during construction, siting and development. Avoid sedimentation with acceptable water management techniques during and after development.
G. Protect the riparian environment with its diverse habitat.	<ol style="list-style-type: none"> 1. To the extent practicable, locate Remainder Parcels to protect the maximum amount of riparian and wetland areas.

Staff comments: No impacts to water resources are anticipated with this application.

5.1.5 Wildlife	
Objectives	Design Guidelines and Standards
A. To the extent practicable, avoid areas used by Threatened or Endangered Species if the areas are critical to survival or production.	<ol style="list-style-type: none"> 1. Limit development within known Critical Habitat of Threatened and/or Endangered species sites including nesting, roosting, mating, birthing, and feeding areas.
B. To the extent practicable, avoid Critical Winter Habitat of elk, deer, moose, bald eagles, golden eagles, sharptail grouse, and sage grouse.	<ol style="list-style-type: none"> 1. Restrict activities including construction, maintenance and special events to avoid seasonally critical habitat during sensitive seasons. AND 2. Limit development allowed within these areas to the greatest extent possible. OR 3. Submit a Wildlife Mitigation Plan and/or other legally enforceable agreement for development in Critical Habitat Areas.

C. Locate development to permit wildlife movement and migration of elk, deer and moose. Maintain wildlife corridors of such animals and avoid fragmentation of habitat.	<ol style="list-style-type: none"> 4. Restrict any fences that obstruct historical movement patterns of wildlife. Use fences which allow free wildlife movement, as specified by the Division of Wildlife. AND 5. No outdoor lighting adjacent to movement corridors other than what is necessary for security purposes. No general flood lighting in these areas.
D. To the extent practicable, avoid areas that are Critical Wildlife production areas.	<ol style="list-style-type: none"> 1. Limit development within Critical Wildlife Habitat production areas including mating, nesting, and rearing area, calving, fawning, leks, and staging areas to the greatest extent. OR 2. Submit a Wildlife Mitigation Plan and/or other legally enforceable agreement for development in Critical Habitat Areas.
E. Limit wildlife harassment by domestic predators.	<ol style="list-style-type: none"> 1. Limit the number of domestic predators on a case by case basis to fit habitat using Development Agreements to limit wildlife harassment. Provide effective enforcement in the Development Agreement. AND 2. Construct effective physical restraints for domestic predators such as fencing in areas near homes that are close to Critical Wildlife Habitat.

Staff comments: No impacts to wildlife resources are anticipated with this application.

5.1.6 Geologic, Fire, Flood and Slope Hazards	
Objectives	Design Guidelines and Standards
A. To the extent practicable, locate all development outside known and/or active hazard areas. These include: Ground subsidence, potential rock fall, fault or fault zone, unstable slopes, slope failure complex, landslide, mudflow, and earthflow.	<ol style="list-style-type: none"> 1. Locate all residential structures outside of hazard areas as necessary to eliminate impacts to hazard areas. AND 2. To the extent practicable, place all utilities and infrastructure outside of hazard areas.
B. Provide adequate and explicit notice for development in potentially hazardous areas including potentially unstable slopes.	<ol style="list-style-type: none"> 1. Put potential purchasers of property on notice through legal disclosures on the plat and in the Development Agreement. For building envelopes at the edge or fringe of the hazard boundary, special studies may be required at submittal to determine the most accurate boundary. AND 2. Mitigate with best engineering practices if possible and practical.

C. Limit the impact to people and structures, on and off site, from flood damage.	<ol style="list-style-type: none"> 1. Locate residential structures outside of the 100-year floodplain. AND 2. Other non-residential improvements shall meet with the requirements of the Routt County Floodplain Resolution 92-069 or any successive resolution.
D. Minimize the risk of wildfires in severe hazard areas. Minimize the cost of fire fighting in these areas.	<ol style="list-style-type: none"> 1. Place structures outside of severe hazard areas. OR 2. Comply with Colorado State Forester recommendations for mitigation including thinning of all nearby trees to their standards and establishing a 30' clear zone around structures. AND 3. Use non-flammable building materials, including treated roofing materials; AND 4. Provide on-site storage areas of at least 1000 gallon capacity (irrigation, springs, ponds, cisterns and/or underground storage tanks) for fire suppression purposes.

Staff comments: No impacts to the above hazards are anticipated with this application.

****Is the application in compliance with the Policies and Regulations outlined above? Yes or No**

Planning Director Options

1. **Approve the Administrative Amendment without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the requested amendment is equivalent to or enhances the original approval, with regard to conformance to the Design Standards.
2. **Deny the Administrative Amendment request** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed amendment is not equivalent to nor enhances the original approval.
3. **Table the Administrative Amendment request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
4. **Approve the Administrative Amendment with conditions and/or performance standards** if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Zoning Subdivision Regulations.

FINDINGS OF FACT that may be appropriate if the Administrative Amendment is approved:

1. The proposal is in conformance with the Sections 2 and 5 of the Routt County Subdivision Regulations and Chapter 10 of The Routt County Master Plan.

CONDITIONS that may be appropriate include the following:

1. The plat shall be finalized and recorded within one (1) year unless such time is otherwise extended pursuant to Section 2.1.6, Routt County Subdivision Regulations. Extensions to up to one (1) year may be approved administratively.

2. Prior to recordation, the applicant shall submit an electronic copy of the approved plat to the County Planning Department in a .DWG format or other format acceptable to the GIS Department.
3. All property taxes must be paid prior to the recording of the plat.
4. All conditions of the Blue Valley Ranch and Glas Deffryn approval and requirements of the Blue Valley Ranch Development Agreement shall continue to apply.
5. A Large Lot Agreement shall be recorded prior to the Planning Department signing off on the building permit to convert the barn/shop back into a dwelling unit.
6. A 10' utility and drainage easement shall be shown on the inside of all lot lines.
7. The following plat notes shall be shown on the plat:
 - a. The owner shall prevent livestock from entering the area 25 feet on each side of the centerline of the drainage shown on the plat as such drainage appears on the ground, except that one area of 20 feet measured along the centerline of such drainage may be open to livestock for crossing and, or watering.
 - b. Since the density allowed in the Blue Valley Ranch MDSE is based on the acreage of existing Remainder Parcel 1, the following restrictions are placed on Lot 1 of Glas Deffryn MDSE F2.
 - i. Lot 1 of Glas Deffryn MDSE F2 may not be further subdivided, unless approved by Routt County based on the current regulations in effect at the time of application.
 - ii. No more than 2 dwelling units are allowed.

I hereby approve this Glas Deffryn MDSE F2 consolidation.

Kristy Winser

Kristy Winser, Planning Director

7/7/22

Date

Written narrative for the Glas Deffryn Ranch Upland Parcel LPS Amendment and plat.

The three parcels that are being consolidated under the new plat we're all originally in the Blue Valley Ranch LPS.

These parcels have been developed over the last 20+ years in a manner consistent with section 5 of the Routt County subdivision regulations and the request for this plat will not result in any change of the current usage of the land itself or the creation of any additional buildings or development.

It is solely being done to meet the requirements for allowing the reinstatement of the prior residence as a secondary dwelling unit for a caretaker.

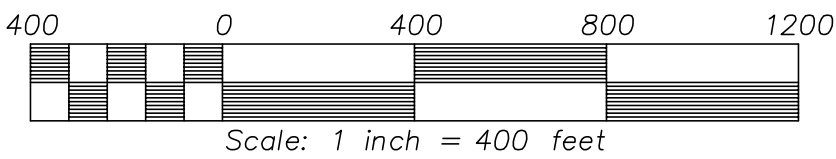
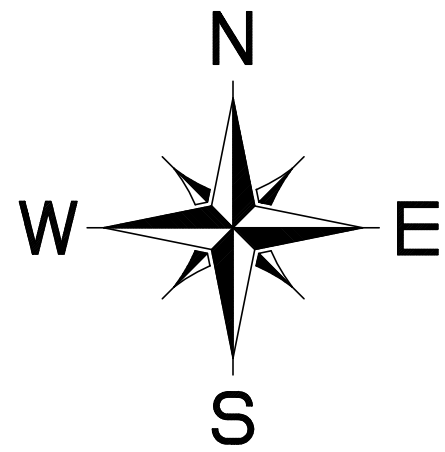
As a further indication of compliance - all of these parcels were placed under a conservation easement with the Yampa Valley Land Trust now the Colorado Cattlemen's Agricultural Land Trust in 2016 which further perpetuates the use of these lands for agricultural purposes and as wildlife habitat. The utilization of this building as a caretaker unit is allowed under the conservation easement.

There will be no changes to the existing infrastructure of roads, water supply and waste treatment.

Glas Deffryn Ranch was originally established in 1998 by acquiring these parcels in the Blue Valley Ranch LPS Subdivision. Over subsequent years it has acquired additional lands, created the Glas Deffryn MDSE and now totals 206 total acres under two conservation easements and all of that was consolidated for legal purposes into one indivisible unit. It was not required or necessary to create a unifying plat of all those parcels to achieve that purpose.

The ranch maintains a fold of purebred Scottish Highland cattle for the sale of seedstock and meat and it puts up hay on its hayfields for winter feed. The ranch also leases additional grazing and hay lands in the area from other properties to maintain the cattle operations.

GLAS DEFFRYN RANCH MINOR DEVELOPMENT SUBDIVISION EXEMPTION FILING 2



BEARINGS ARE BASED UPON THE FILED PLAT OF BLUE VALLEY RANCH, FILING NO. 4, FILE # 13083

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: That Steven J. Williams, Pamela A. Williams, and Ann E. Murtha and Robert D. Murtha, Trustees under the Ann E. Murtha Living Trust dated April 23, 1997, being the owners of the land described as follows:

A Parcel of Land located in the E1/2 of Section 1, Township 3 North, Range 85 West, of the 6th. P. M., Routt County, Colorado, and more particularly described as follows:

LOT 1, GLAS DEFFRYN RANCH MINOR DEVELOPMENT SUBDIVISION EXEMPTION, and LOT 1 and REMAINDER PARCEL 1, BLUE VALLE RANCH MINOR DEVELOPMENT SUBDIVISION EXEMPTION

the above described tract containing 121.10 acres, more or less, in the County of Routt, Colorado, under the name and style of GLAS DEFFRYN RANCH MDSE Filing 2, have laid out, platted and subdivided same as shown on this plat. The utility and drainage easements as shown or noted hereon are hereby dedicated to Routt County for the benefit and use of the public.

In witness whereof, Steven J. Williams, Pamela A. Williams, Ann E. Murtha, and Robert D. Murtha, have caused their names to be hereunto subscribed this _____ day of _____, A.D. 2022.

by _____
Steven J. Williams

by _____
Pamela A. Williams

by _____
Ann E. Murtha, Trustee under the Ann E. Murtha Living Trust dated April 23, 1997

by _____
Robert D. Murtha, Trustee under the Ann E. Murtha Living Trust dated April 23, 1997

State of _____
County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, AD, 2005, by Steven J. Williams and Pamela A. Williams

My commission expires on _____
Witness my hand and official seal.

(Seal) _____
NOTARY PUBLIC

State of Colorado
County of Routt

The foregoing instrument was acknowledged before me this ____ day of _____, AD, 2005, by Ann E. Murtha and Robert D. Murtha, as Trustees of the Ann. E. Murtha Living Trust dated April 23, 1997.

My commission expires on _____
Witness my hand and official seal.

(Seal) _____
NOTARY PUBLIC

APPROVAL and NOTICE

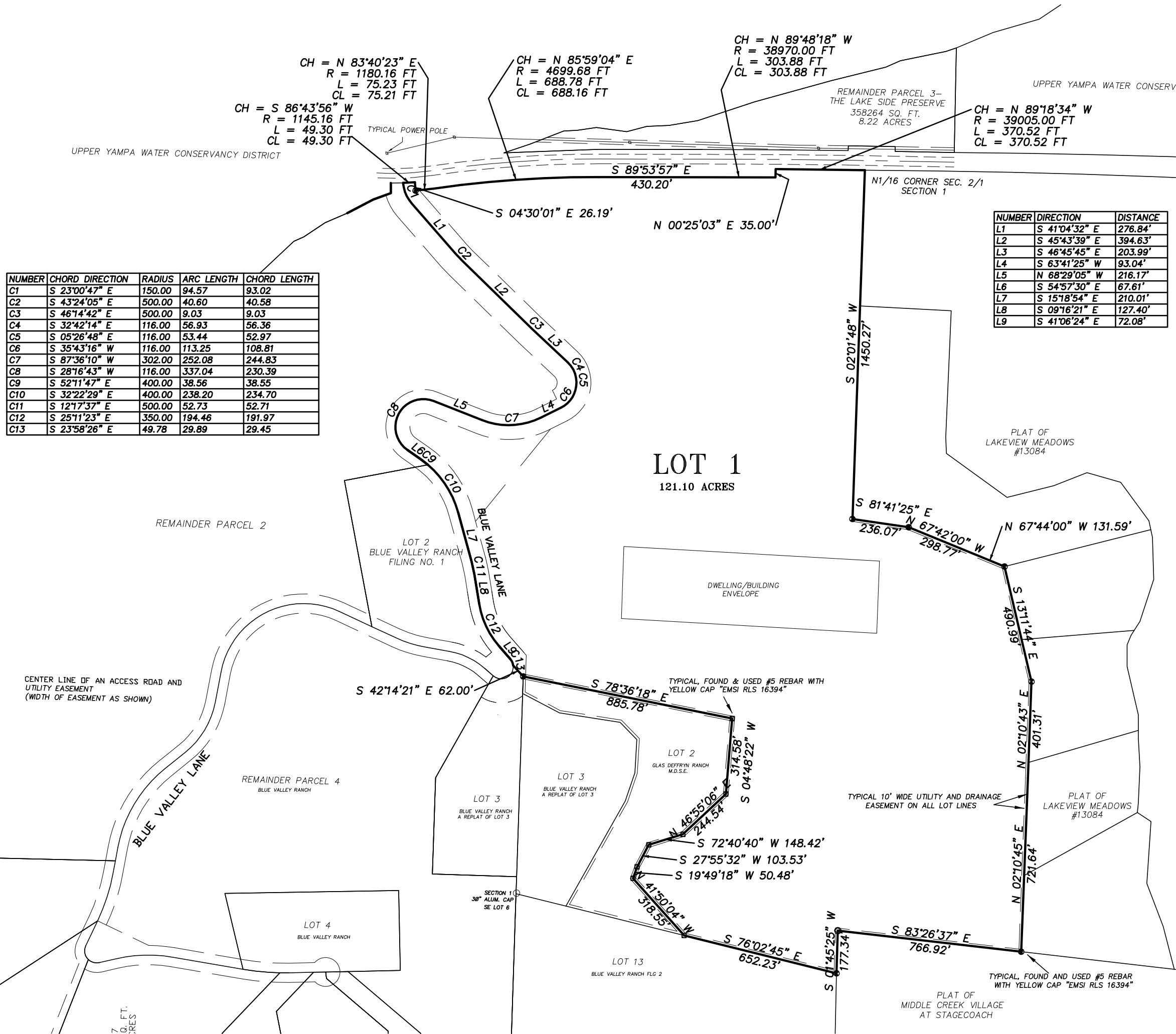
This Plat is approved for recording by the Board of County Commissioners pursuant to Section 11.2.1.A of the Routt County Subdivision Regulations and has not been reviewed under any other provision of the Routt County Zoning or Subdivision regulations. The availability of water and permits for wells for the lots or parcels hereon shown has not been established.

Dated and effective this _____ day of _____, 2022

BOARD of ROUTT COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

Chairman _____

Attested _____
Jenny L. Thomas, County Clerk and Recorder



LAND SURVEYOR'S CERTIFICATE

I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat of GLAS DEFFRYN RANCH MINOR DEVELOPMENT SUBDIVISION EXEMPTION Filing 2 was made by me and under my supervision and that it is accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set at all boundary corners per C.R.S. 38-51-105 et seq.

Dated this ____ day of _____, AD, 2022.

JAMES B. ACKERMAN R. L. S. #16394

ROUTT COUNTY SURVEYOR'S and CLERK'S CERTIFICATE

This plat was indexed as File SP_____in the index Land Survey Plats maintained in the office of the Routt County Clerk & Recorder on _____, AD 2022 at ____.

COUNTY SURVEYOR for ROUTT COUNTY

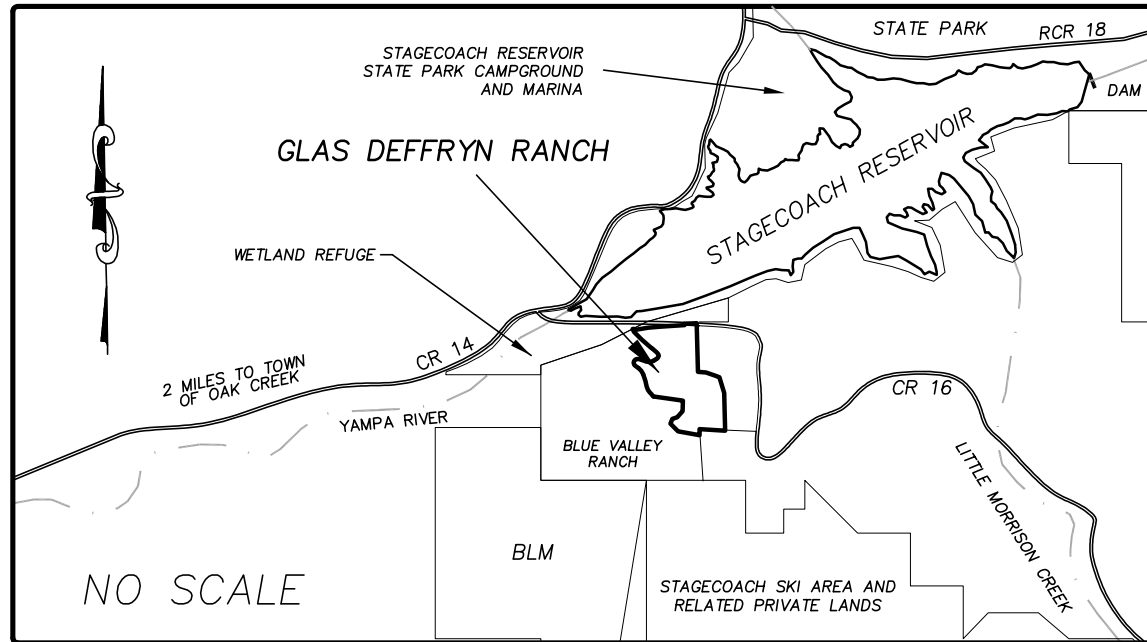
Thomas H. Effinger pls 17651

ROUTT COUNTY CLERK and RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado, on this ____ day of _____, AD, 2022.

Reception No. _____, Time _____
File Number _____

Signed: _____
Jenny L. Thomas, Routt County Clerk and Recorder



PLAT NOTES:

- Easements dedicated hereon for Lot 1 : Ten-foot (10') wide utility and drainage easements along all lot lines.
- All trash containers shall be bear-proof and rodent-resistant.
- The availability of water and permits for wells on these parcels has not been established.
- All buildings shall be located within the designated building envelopes.
- No secondary dwelling unit shall be allowed on Lot 2. A detached secondary dwelling unit will be allowed on Lot 1 as long as it complies with the Routt County Zoning Resolution and Subdivision Regulations.
- Unless approved by Routt County, based on the current County regulations in effect at the time of application, Lot 1 of this Minor Development Subdivision Exemption Filing 2 shall not be further subdivided.
- Routt County (County) and the Oak Creek Fire Protection District (District) shall be held harmless from any injury, damage, or claim that may be made against the County or District by reason of the County's or the District's failure to provide ambulance, fire, rescue, or police protection to the property described on this plat, provided that the failure to provide such services is due to inaccessibility of the property by reason of internal roads being impassable. This condition shall not relieve the County or the District of their responsibility to make a bona fide effort to provide emergency services, should the need arise.

NOTICE: "According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

		CALC'D	JBA
		DRAWN	JBA
		SURVEYED BY:	JBA

NO. _____ REVISION _____ DATE _____

TITLE: GLAS DEFFRYN RANCH
MINOR DEVELOPMENT SUBDIVISION EXEMPTION, Filing 2

REPLAT OF LOT 1, GLAS DEFFRYN RANCH MINOR DEVELOPMENT SUBDIVISION EXEMPTION, and LOT 1 and REMAINDER PARCEL 1, BLUE VALLE RANCH MINOR DEVELOPMENT SUBDIVISION EXEMPTION

PREPARED BY:
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www.emeraldmtn.net

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PREPARED FOR: PAM & STEVE WILLIAMS
29655 HEROLD WAY
OAK CREEK
COLORADO
80467

SCALE: 1" = 400'	DATE: 4-24-2022
PROJECT NO. 2162-22	SHEET NO. 1 of 1