



**PUBLIC NOTICE
TOWN OF WINTER PARK
PLANNING COMMISSION & TOWN COUNCIL
ANNEXATION, INITIAL ZONING & MINOR PLAT**

Applicant: Cameron Bertron, Connor-Bertron Holdings, LLC

Property Owner: Connor-Bertron Holdings, LLC, Cameron Bertron, Manager

Case Number: PLN24-075 (Minor Plat) AND PLN24-076 (Annexation & Zoning)

Physical Address of Property for Which the Application Approval is Requested: 1010 to 1030 Vasquez Road, Winter Park, CO

Legal Description & Vicinity Map of Property for Which the Application Approval is Requested: See Exhibit A attached.

Description of Request: An application for annexation, zoning and a minor plat for a proposed three lot single-family residential development on approximately 3.79 acres.

Applicable Provision(s) of the Unified Development Code (UDC): § 5-C-4 Annexation, § 5-C-2 Rezoning and § 5-D-3 Minor Plat

Additional information is available at this link: <https://wpgov.com/current-development-projects/>

Public hearings at Winter Park Town Hall, 50 Vasquez Road, and online via Zoom are scheduled for the following meetings:

Annexation Hearing
Town Council, Tuesday, November 19, 2024, at 5:30 p.m.

Hearing to Assign Zoning to the Property
Planning Commission, Tuesday, November 12, 2024, at 8:00 a.m.; and
Town Council, Tuesday, December 3, 2024, at 5:30 p.m.

Minor Plat Hearing
Planning Commission, Tuesday, November 12, 2024, at 8:00 a.m.

Hearing start times are approximate and depend on other agenda items. Members of the public wishing to make comment regarding the application may do so at the scheduled hearings, or write to Shelia Booth, Contracted Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or send comments by email to sbooth@planstrategize.com. For comments to be included within the digital meeting packet, they must be submitted by 5:00 P.M. on the Wednesday before the hearing.

The Zoom link will be made available in the Planning Commission and Town Council full agendas, which will be published by end of day the Friday before each meeting at:

<https://wpgov.com/our-government/agendas-minutes/>

The meetings will be broadcast via Zoom, and public comment can be made during the hearings by those attending. However, if there are technical difficulties with Zoom, public comment via Zoom may not be available, and the hearings will continue in person.

Exhibit A – Legal Description and Location Map

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SIC) (SW1/4SE1/4) OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SIC) (SW1 / 4SE 1 / 4) OF SAID SECTION 32; THENCE NORTH 89°17'56" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 32 A DISTANCE OF 561.64 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF COUNTY ROAD NO. 107; THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF COUNTY ROAD NO 107, THE FOLLOWING FOUR (4) COURSES:

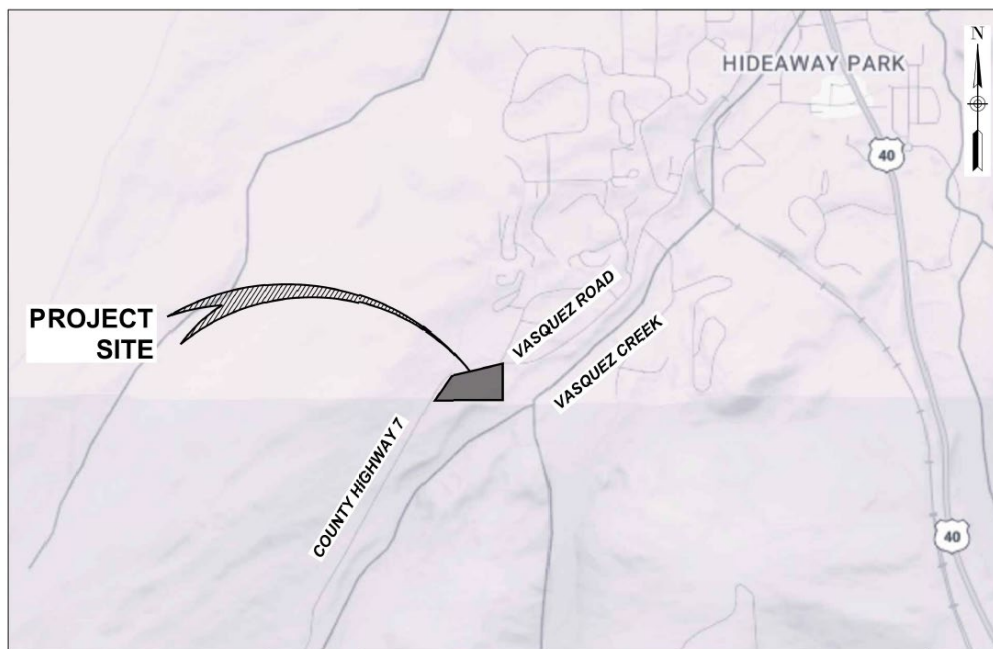
1. NORTH 30°53'17" EAST A DISTANCE OF 109.71 FEET TO A POINT;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 198.72 FEET, A DISTANCE OF 134.81 FEET, (THE CHORD OF WHICH BEARS NORTH 50°19'20" EAST, A DISTANCE OF 132.24 FEET) TO A POINT;
3. THENCE NORTH 69°45'23" EAST A DISTANCE OF 329.52 FEET TO A POINT;
4. THENCE SOUTH 81°05'13" EAST A DISTANCE OF 87.77 FEET TO A POINT, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4SE1/4), OF SAID SECTION 32;

THENCE SOUTH 01°31'43" EAST, ALONG SAID EAST LINE. A DISTANCE OF 285.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. COUNTY OF GRAND, STATE OF COLORADO.

and that adjacent right of way described in Book 135 Page 110 described as follows:

That portion of a strip of land 66 feet in width situated within the southwest quarter of the southeast quarter (Sw¹/₄SE¹/₄) of Section 32, Township 1 South, Range 75 West of the sixth (6th) Principal Meridian, said strip being 33 feet on each side of the following described centerline:

Beginning at a point on the east line of the southwest quarter of the southeast quarter (SW¹/₄SE³/₄) of Section 32 bears south 72° 19' west, a distance of 1361.3 feet; thence south 70' 06' west a distance 470.0 feet; thence south 32" 28' west, a distance 264.4 feet more or less to a point on the south line of Section 32, whence the south quarter corner of said Section 32 bears north 89" 23' west, a distance of 717.6 feet. The above described right of way contains 1.11 acres more or less.



VICINITY MAP

SCALE 1" = 1000'

To: Town of Winter Park

From: Cameron Bertron, Connor-Bertron Holdings, LLC

Date: August 10, 2024

Re: Connor Bertron Addition, **Minor Plat Application Narrative**

5. Narrative:

a. Project Name: Subdivision Plat, and Zoning of “Connor Bertron Addition, Filing 1”

b. Street Address:

The County Assessor does not currently carry an address for the subject property known

as: GC Parcel Identification No: 158732400016

GC Schedule No: R312488

Proposed Future Addressing:

Lot 1 – 1010 Vasquez Road

Lot 2 – 1020 Vasquez Road

Lot 3 – 1030 Vasquez Road

c. Applicant Information:

i. **Owner:** Connor-Bertron Holdings, LLC
1145 Gaylord St.
Denver, CO 80206

Cameron Bertron, Manager / Owner
cameron@efgdenver.com
720-201-724

ii. **Surveyor:** Warren Ward, Azimuth Survey Company
PO Box 653
Fraser, CO 80442
970-531-1120
wward1224@comcast.net

iii. **Engineer:** Chris Strawn, Ware Malcomb Civil Engineering
900 S Broadway #320
Denver, CO 80209
303.689.1502
cstrawn@waremalcomb.com

d. Legal Description:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SIC) (SW1/4SE1/4) OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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e. Zoning District:

Subject Property is currently zoned Forestry / Open District (Grand County). Applicant is requesting R-1 (Low Density Residential) zoning and subdivision into three (3) single family residential lots of approximately 0.91-acres each. The surrounding unincorporated Grand County property (north, south, and east) is also zoned Forestry. The parcel immediately adjacent to the west is located within the Town of Winter Park and is zoned R-2. Applicant is open to rezoning to R-2 consistent with the adjoining Hideaway Village Filing 2. However, Applicant believes the proposed R-1 zoning furthers the objectives for the Property as set forth in the TWP Three Mile Area Plan.

f. Lot Size: The Subject property is approximately 2.71-acres and is proposed to be subdivided into three (3) single family residential lots of approximately 0.91-acres each (see draft plat).

g. Proposed Uses: The Subject Property is proposed to be zoned R-1 and the uses allowed within the R-1 zone district pursuant to the Town Code.

h. Compliance with Comp Plan: The Subject Property is currently proposed for annexation into the Town of Winter Park and as such is not currently referenced in the Town Comprehensive Plan other than its inclusion within the growth area boundary. It is included in the August 2021 Town of Winter Park Three Mile Area Plan (TMAP) where it is referred to as the Mountain Parks Electric Parcel. Key considerations from the TMAP include:

- i. If the property is annexed into the Town, it is anticipated that a significant amount of the property would remain undeveloped as open space for wildlife migration, wetland preservation and a USFS buffer.
- ii. The property is not currently located within the Grand County Water and Sanitation District No. 1 district boundaries (the District). The Town will require the inclusion into the District and additional water be allocated to the property for any zoning entitlements.
- iii. If it were to be annexed into the Town, appropriate zoning for this parcel would be Planned Development to allow for a flexible design that could include a mix of residential and open space. The Town has expressed interest in obtaining this property for attainable/workforce housing and trailhead parking.

While the TMAP contemplates the option of a dense development utilizing Planned Development to concentrate development in one area of the site to allow for forest and wetland preservation in another, the location of the delineated wetland in the center of the property (not mapped at the time of the TMAP) would require such a development to be three stories or higher and include significant clear cutting. In addition to potentially being at odds with the preservation and buffering objectives of the TMAP, such a development would likely run counter to other UDC objectives such as ridgeline view protection.

The proposed R-1 zoning and subdivision into three large lots achieves the key objectives of forest and wetland preservation, setbacks from the USFS boundary, and wildlife migration. Additionally, the R-1 standards are well suited to protecting views from the adjoining open spaces and trails.

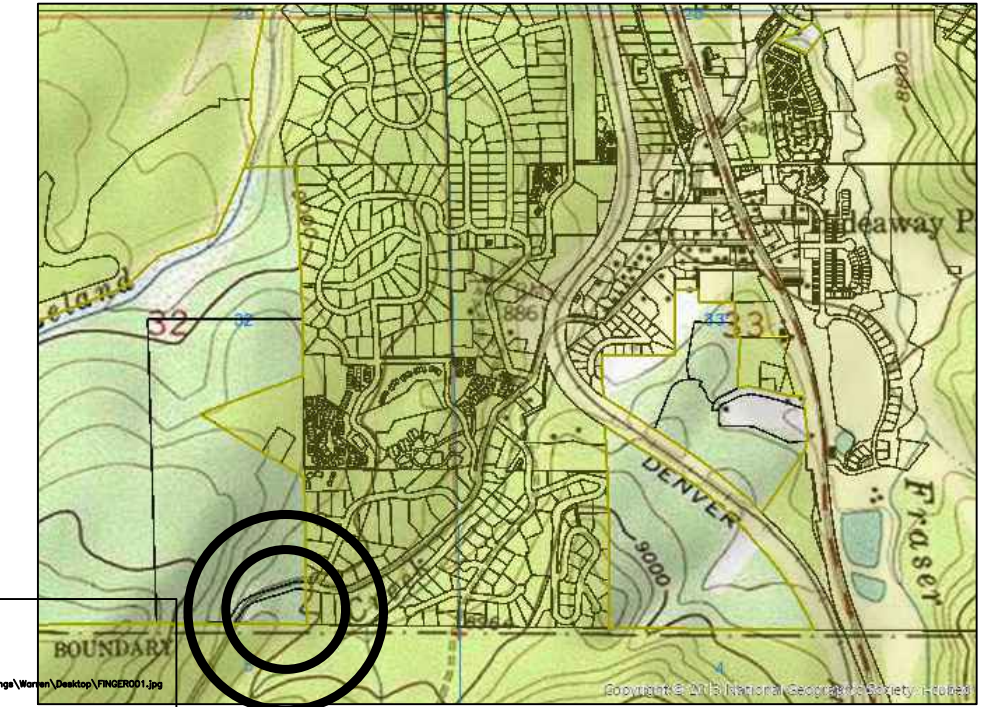
Applicant has met with the District and obtained a will-serve letter for up to three dwelling units and preliminarily discussed the extension of utilities in Vasquez Road to serve the subdivision.

- i. **Summary of Improvements:** Proposed improvements to support development into three (3) single family detached residential lots include:
 - i. Extension of the existing 8" sanitary sewer service from District manhole No. 1 – 100 in Vasquez Road to serve each residential lot.
 - ii. Annexation of the adjoining Ground County Rd. 7 (Vasquez Rd.) ROW into the Town (see attached legal description).
 - iii. Improving the adjoining section of Vasquez Rd. to meet Town standards for a low volume rural roadway, including stormwater drainage (+/- 769').
 - iv. Extension of dry utilities as necessary to serve each residential lot.

Engineering plans for roadway and utility improves are submitted to the Town concurrent with this application.

Connor-Bertron Addition ANNEXATION MAP

A PARCEL OF LAND SITUATED IN THE SW QUARTER OF THE SE QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM, COUNTY OF GRAND, STATE OF COLORADO



VICINITY MAP - SCALE: 1" = 2000.00'

DEDICATION:

Known all people by these presents: That Connor-Bertron Holdings, LLC, is the owner of that real property situate in the Town of Winter Park, Colorado, described in Book 353 Page 834 as follows:

RECORD DESCRIPTION (LEGAL DESCRIPTION)

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SIC) (SW1/4SE1/4) OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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and that right of way described in Book 135 Page 110 described as follows:

That portion of a strip of land 66 feet in width situated within the southwest quarter of the southeast quarter (SW1/4SE1/4) of Section 32, Township 1 South, Range 75 West of the sixth (6th) Principal Meridian, said strip being 33 feet on each side of the following described centerline:

Beginning at a point on the east line of the southwest quarter of the southeast quarter (SW1/4SE1/4) of Section 32 bears south 72° 19' west, a distance of 1361.3 feet; thence south 70° 06' west a distance 470.0 feet; thence south 32° 28' west, a distance 264.4 feet more or less to a point on the south line of Section 32, whence the south quarter corner of said Section 32 bears north 89° 23' west, a distance of 717.6 feet. The above described right of way contains 1.11 acres more or less.

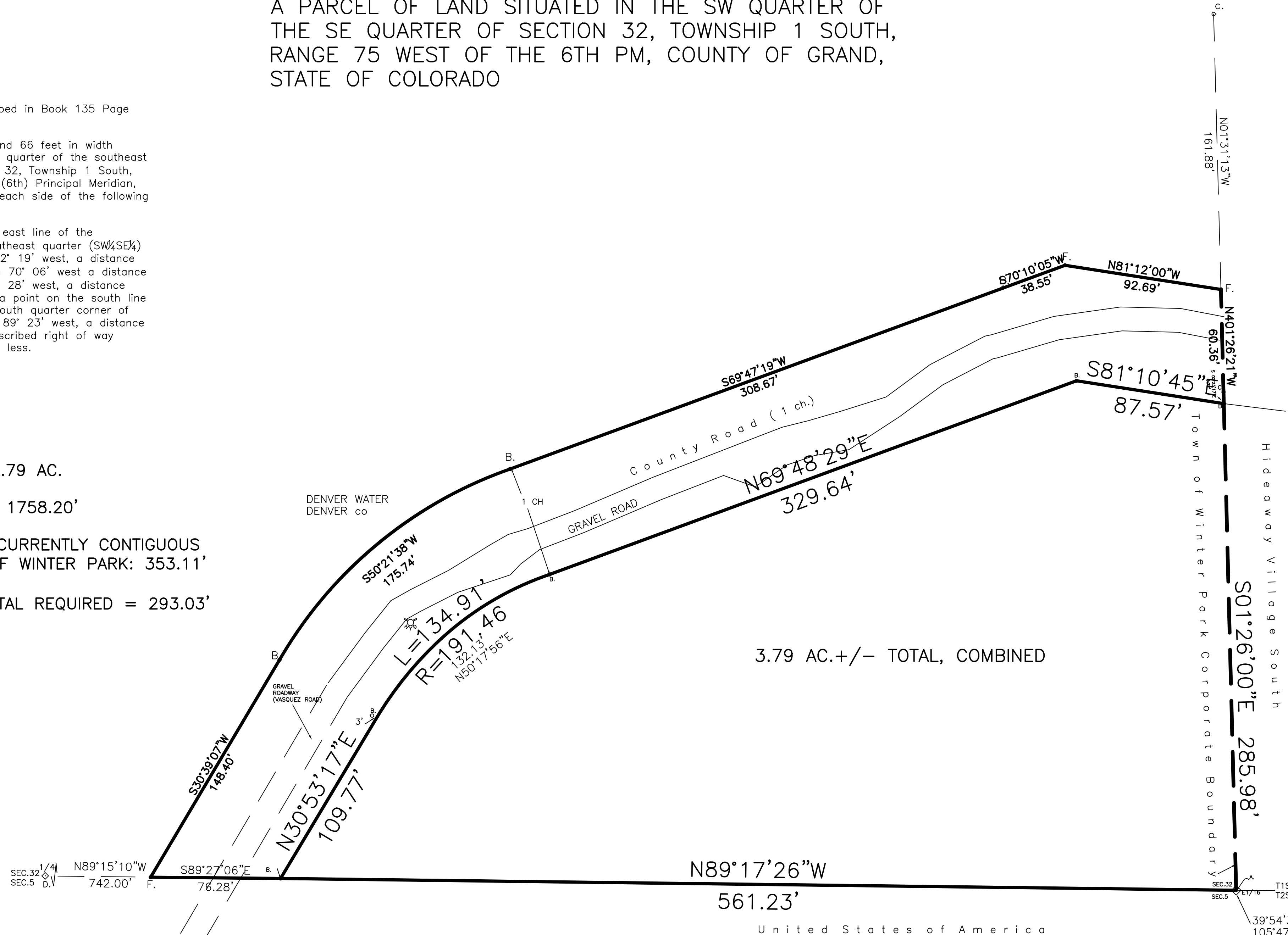
ANNEXATION DATA:

TOTAL ACREAGE: 3.79 AC.

TOTAL PERIMETER: 1758.20'

TOTAL PROPERTY CURRENTLY CONTIGUOUS WITH THE TOWN OF WINTER PARK: 353.11'

MINIMUM 1/8 OF TOTAL REQUIRED = 293.03'



BASIS OF BEARINGS: along the line between monuments shown, derived with GPS/RTK.

KEY:

- A. - EXTANT PLSS CORNER NOTED. FOUND 1" IRON PIPE, & WASHER STAMPED PLS 31942.
- B. - FOUND PLASTIC CAPPED REBAR STAMPED PLS 12428.
- C. - FOUND 1/2" REBAR
- D. - EXTANT PLSS CORNER NOTED. FOUND 1933 BUREAU OF LAND MANAGEMENT BRASS CAP
- F. - SET ALUMINUM CAPPED, 5/8" REBAR SCRIBED Is 25971.
- + - DENOTES "NATIONAL FOREST" SIGN

I, Warren Dale Ward, State of Colorado Registered Professional Land Surveyor Number 25971, hereby certify that this plat shows the results of a field survey done by me and under my responsible charge, based on facts known to me, complies with applicable statutes set forth by 38-51, CRS.

Warren Dale Ward
Colorado PLS 25971
Oklahoma PLS 1941

State of Colorado)
 ss
County of Grand)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by w ward.

My Commission Expires: _____

Notary Public

By Cameron Bertron
For: Connor-Bertron Holdings, LLC

In Witness Whereof, Connor-Bertron Holdings, LLC, has caused its name to be hereunto subscribed this ____ day of _____, 20____, by Cameron Bertron as authorized representative of Connor-Bertron Holdings, LLC.

My Commission Expires: _____

Notary Public

TOWN OF WINTER PARK CERTIFICATE

This annexation map is to be known as "Connor-Bertron Annexation" to the Town of Winter Park and is approved and by Ordinance No. _____ Series 2024, passed and accepted at the regular meeting of the Council of Winter Park, held on _____

Approved and accepted by the Town of Winter Park, Colorado, this ____ day of _____, 20____

Mayor

ATTEST:

Town Clerk

NOTES:

1. For title, reference is hereby made to Land Title Guarantee Company Order Number OX60016446.24236544
2. The County Road right of way is first referenced by deed at Book 135 Page 110. This record right of way appears to be superceded by a Denver Water Department survey referenced in Book 353 Page 834. Since the Denver Water Department owned the property on both sides of the right of way at the time, the undersigned recognizes that Book 135 Page 110 has been "vacated" by the Denver Water Department.
3. The nomenclature of the Public Land Survey System is defined by the Bureau of Land Management. The legal term for this aliquot part of Section 32 is "SW1/4SE1/4". Aliquot parts, Arabic numerals, and fractions within the PLSS, when written out into fully spelled grammatical English words, are done so redundantly, unnecessarily and grammatically incorrect.
4. A "bearing" (NW/SE, NE/SW) is a mathematical angular value with identical opposite angular values, which do not "go" in any direction.

Connor Bertron Addition Filing 1

BOOK 353 PAGE 834
 Part of SW1/4SE1/4
 Sec. 32 T1S R75W 6TH PM
 Grand County Colorado
 1016 Vasquez Road



VICINITY MAP - NO SCALE

Dedication Certificate:

Know all men by these presents: That Connor-Bertron Holdings, LLC, is the owner of that real property situate in the Town of Winter Park, Grand County, Colorado, more fully described as follows: (see attached record description) that he has caused said real property to be laid out and surveyed as CONNOR BERTRON ADDITION FILING 1, and does hereby dedicate and set apart all the streets, alleys and other public ways and places shown on the accompanying plat for the use of the public forever, and does hereby grant to the Town of Winter Park use of those portions of said real property which are indicated as easements on the accompanying plat as permanent public easements. In witness whereof, Connor-Bertron Holdings, LLC has caused its name to be hereunto subscribed this ___ day of _____, 20__.

By: Cameron Bertron
 For: Connor-Bertron Holdings, LLC

State of _____)
 County of _____) SS

The foregoing instrument was acknowledged before me this ___ day of _____, 20__, by Cameron Bertron, as authorized representative of Connor-Bertron Holdings, LLC.

My Commission Expires: _____

Notary Public

Estoppel Certificate I, Connor-Bertron Holdings, LLC, the owner of the property included in Connor Bertron Addition Filing 1, certify that this final plat and the subdivision improvement agreement to be executed in connection with this final plat, if required, embody the entire agreement between the owner of said property and the Town with regard to the subdivision of said property, and that the owner is not relying upon any other representations, warranties, understandings, or agreements in connection with any matter encompassed by this plat or the subdivision improvement agreement if required, except as set forth on this plat or in said subdivision improvement agreement.

By: Cameron Bertron
 For: Connor-Bertron Holdings, LLC

RECORD DESCRIPTION:

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I, Warren Dale Ward, A duly licensed Colorado professional land surveyor, hereby certifies that the this survey and accompanying map shows the result of a field survey done by me or under my responsible charge, based on facts known to me, complies with applicable statutes set forth in 38-51, CRS and the Town of Winter Park Subdivision Regulations, and that the monuments required by said statute and by the Town of Winter Park Subdivision Regulations have been set in the ground.

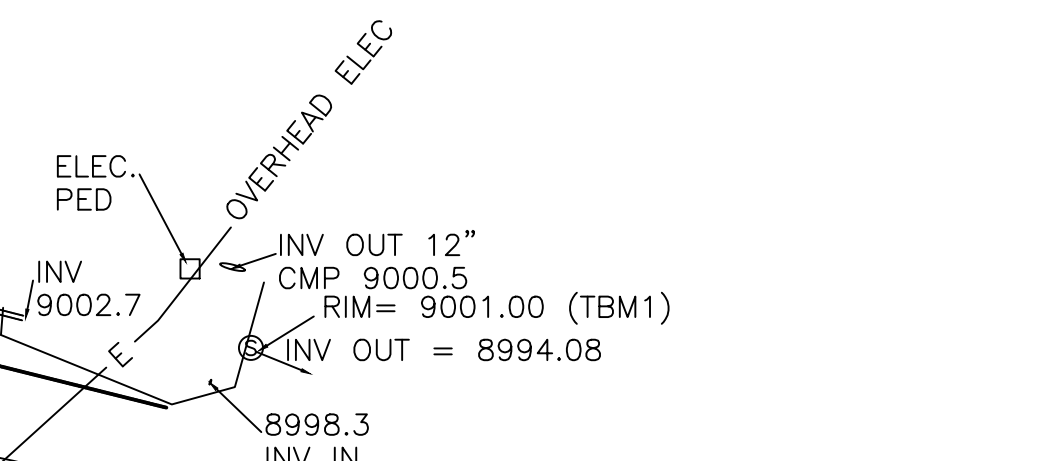
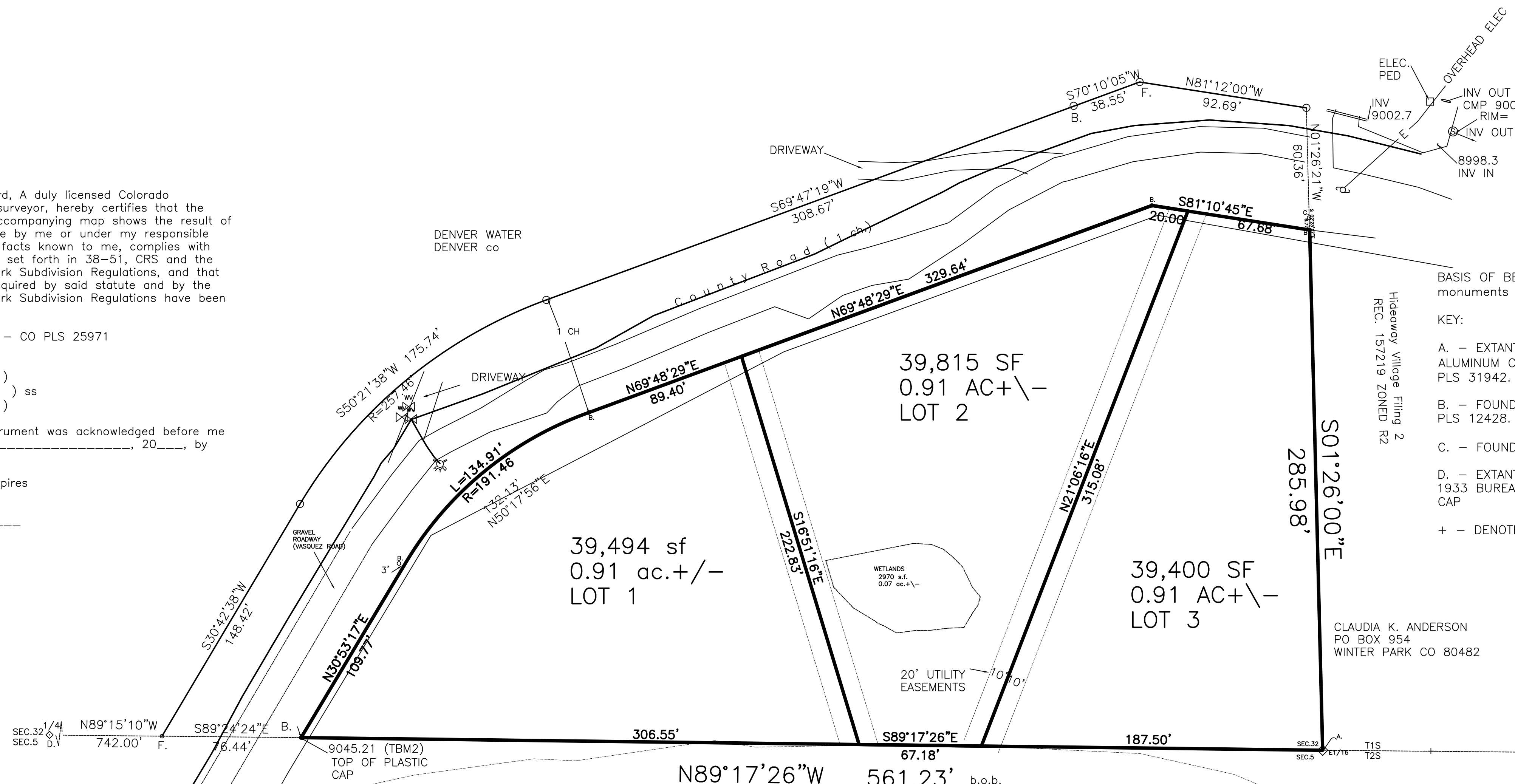
Warren Dale Ward - CO PLS 25971

State of Colorado)
 County of Grand) ss

The foregoing instrument was acknowledged before me this ___ day of _____, 20__, by Warren Dale Ward.

My Commission Expires _____

Notary Public



BASIS OF BEARINGS: along the line between monuments shown, derived with GPS/RTK.
KEY:
 A. - EXTANT PLSS CORNER NOTED. FOUND 2" ALUMINUM CAPPED, 1" IRON PIPE, STAMPED PLS 31942.
 B. - FOUND PLASTIC CAPPED REBAR STAMPED PLS 12428.
 C. - FOUND 1/2" REBAR
 D. - EXTANT PLSS CORNER NOTED. FOUND 1933 BUREAU OF LAND MANAGEMENT BRASS CAP
 + - DENOTES "NATIONAL FOREST" SIGN

CLAUDIA K. ANDERSON
 PO BOX 954
 WINTER PARK CO 80482

PLANNING COMMISSION CERTIFICATE:

Approved this ___ day of _____, 20__ by the Town of Winter Park Planning Commission, Winter Park, Colorado.

Brad Holzworth - Chairman
 Planning Commission

TOWN OF WINTER PARK'S CERTIFICATE:

Approved this ___ day of _____, 20__, by the Town of Winter Park, Grand County, Colorado

Mayor

ATTEST:

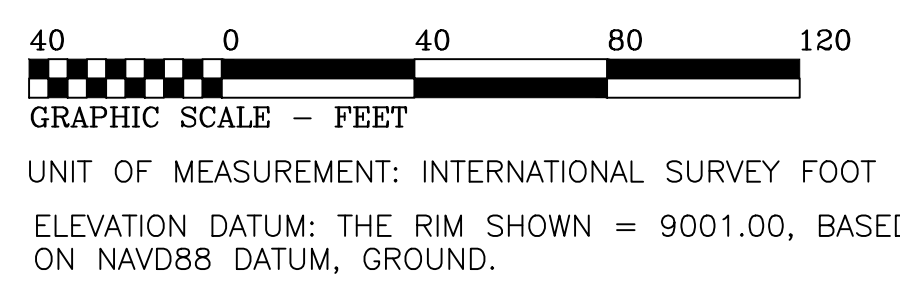
Town Clerk

PLAT NOTES:

- For title, reference is hereby made to Land Title Guarantee Company Order Number OX60016446.24236544
- (omitted)
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- A "bearing" (NW/SE, NE/SW) is a mathematical angular value with identical opposite angular values, which do not "go" in any direction.
- Applicant: Connor-Bertron Holdings, LLC, 1145 Gaylord Street, Denver CO 80216
- The subdivided property is currently zoned Forestry/Open/F
- This property does not lie in any recorded Flood Zone.

COVERAGE TABLE

LOT	ZONING	AREA	% OF TOTAL	ADDRESS
1	R1	0.91 AC	33.3	1010 VASQUEZ RD
2	R1	0.91 AC	33.3	1020 VASQUEZ RD
3	R1	0.91 AC	33.3	1030 VASQUEZ RD
TOTAL		2.73 AC	100	



12-10-23 AZIMUTH SURVEY COMPANY 970-531-1120 PO BOX 653 FRASER CO 80442 JOB A17-13