

RESOLUTION NO. _____, SERIES OF 2023

RESOLUTION GRANTING AN EXEMPTION FROM THE SUBDIVISION REGULATIONS FOR A TRACT OF LAND IN FREMONT COUNTY

WHEREAS, the Fremont County Board of County Commissioners has received a request from the Arkansas Valley Ambulance District for an exemption from the county subdivision requirements regarding a 1.33 acre parcel of property described as:

PARCEL "B"

A tract of land located in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and of Section 29, Township 48 North, Range 11 East of the New Mexico Principal Meridian, Fremont County, Colorado, being described as follows:

Beginning at the center $\frac{1}{4}$ corner of said Section 29; thence S89°37'27" E, a distance of 96.38 feet to a point on the Westerly Right-of-Way line of Fremont County Road 45; Thence S15°23'15" E along said County Road, a distance of 368.71 feet to a point on the Northerly Right-of-Way line of Hamilton Creek Road; Thence S72°51'57" W along said Hamilton Road, a distance of 204.85 feet to a point on the North-South centerline of said Section; Thence N00°12'47"E, a distance of 416.48 feet to the point of beginning.

Site Address: 11998 County Road 45, Coaldale, CO 81222

WHEREAS, pursuant to §30-28-101 (10)(d), C.R.S., the Board possesses the authority to grant a subdivision exemption if it determines that the division of land is not within the purposes of the subdivision requirements and the exemption is not intended to evade the subdivision requirements; and

WHEREAS, the Board has considered the request and all attendant circumstances regarding the ownership history of the property and the facts surrounding the transfer of the parcel, which is to be exclusively used for an ambulance substation to serve the surrounding community with EMS and ambulance services; and

WHEREAS, the Board is persuaded that the request for the subdivision exemption is meritorious and that a grant of the request would not evade or defeat the purpose of the subdivision statutes and regulations.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Fremont County hereby grants the request for an exemption from the requirements of county subdivision regulations with respect to the following property:

PARCEL "B"

A tract of land located in the Northwest ¼ of the Southeast ¼ and of Section 29, Township 48 North, Range 11 East of the New Mexico Principal Meridian, Fremont County, Colorado, being described as follows:

Beginning at the center ¼ corner of said Section 29; thence S89°37'27" E, a distance of 96.38 feet to a point on the Westerly Right-of-Way line of Fremont County Road 45; Thence S15°23'15" E along said County Road, a distance of 368.71 feet to a point on the Northerly Right-of-Way line of Hamilton Creek Road; Thence S72°51'57" W along said Hamilton Road, a distance of 204.85 feet to a point on the North-South centerline of said Section; Thence N00°12'47"E, a distance of 416.48 feet to the point of beginning.

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BE IT FURTHER RESOLVED, that the Board specifically finds that the equities of the circumstances regarding the transfer of the property, combined with the historic implied "exemptions" granted by the County for other similar parcels in the vicinity of this parcel, warrant granting an exemption in this case. The parcel is hereby deemed by the Board to be a legally-created 1.33-acre parcel. Any future division of the property shall fully comply in all respects to all applicable subdivision laws and regulations.

Commissioner _____ moved adoption of the foregoing Resolution, seconded by Commissioner _____ and approved by roll call vote as follows:

Debbie Bell	Aye	Nay	Absent	Abstain
Kevin J. Grantham	Aye	Nay	Absent	Abstain
Dwayne McFall	Aye	Nay	Absent	Abstain

Date: _____

BOARD OF COUNTY COMMISSIONERS
OF FREMONT COUNTY

ATTEST:

By: _____
Chairman

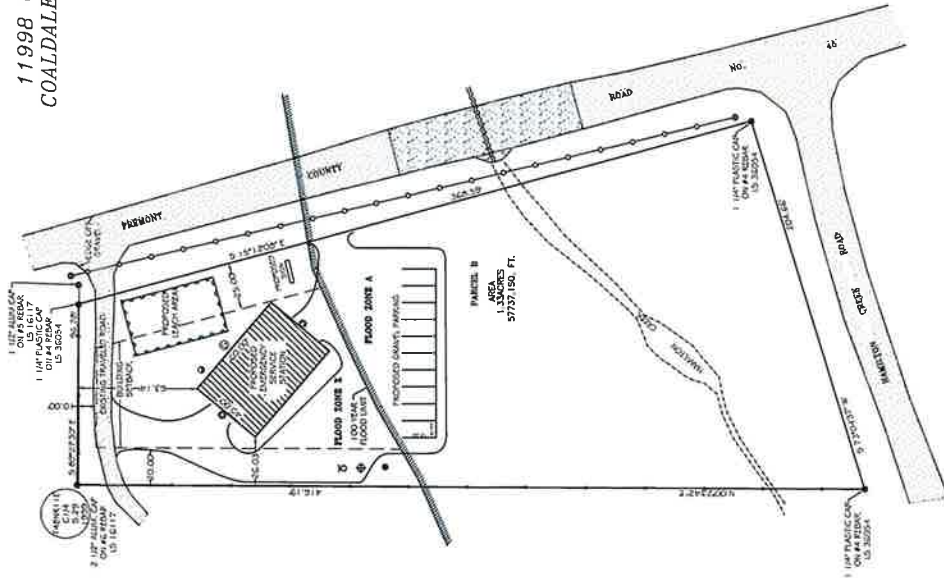
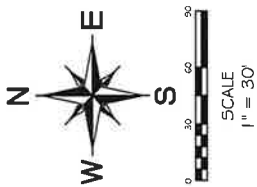
By: _____
Clerk to the Board

ARKANSAS VALLEY AMBULANCE DISTRICT COALDALE SUBSTATION SITE PLAN

11998 COUNTY ROAD 45
COALDALE, COLORADO 81222



VICINITY MAP
NOT TO SCALE



LEGEND

- FOUND AS NOTED
- FOUND AS NOTED
- PROPOSED SEPTIC TANK
- PROPOSED WELLS
- PROPOSED WATER TANK
- PROPOSED 500 GAL. PAUL. TANK WITH SECONDARY CONTAINMENT
- PROPOSED PROPANE TANK
- PROPOSED EXTERIOR LIGHTING
- FENCE
- HYDROGRAPH UNIT

GENERAL SURVEY NOTES

- 1) BASIS OF SURVEY FOR THIS SURVEY IS GROUND FROM COORDINATE STATE PLANE COORDINATE SYSTEM ZONE 10. BASED ON I.P.S. OBSERVATIONS ALONG THE WEST LINE OF SUBJECT SECTION 23, BEING MARKED BY A 1/2" ALUMINUM CAP STAMPED S 16117 HAVING A BURNING OF NORTH QUARTER CORNER.
- 2) CORNER OF THE SECTION BEING SURVEYED WAS FOUND TO BE IN THE CORNER OF THE SECTION 23, BEING MARKED BY A 1/2" ALUMINUM CAP STAMPED S 16117 HAVING A BURNING OF NORTH QUARTER CORNER.
- 3) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. FOR ALL INFORMATION REGARDING SIZE OF RECORDS, LANDMARKS, ELEVATIONS AND MARKS REFER TO RECORDS MAINTAINED BY THE CLIENT.
- 4) 100 YEAR FLOOD LIMIT AND FLOOD ZONES SHOWN HEREON PER FEMA FLOOD INSURANCE RATE MAP NO. 0804500222E, DATED SEPTEMBER 19, 2007.
- 5) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. FOR ALL INFORMATION REGARDING SIZE OF RECORDS, LANDMARKS, ELEVATIONS AND MARKS REFER TO RECORDS MAINTAINED BY THE CLIENT.
- 6) SURVEY DATED MARCH 21, 2008. NO SUBSEQUENT PLAT OR DEED WAS PROVIDED FOR THIS SURVEY.
- 7) SUBJECT PROPERTY ZONE AND ALL ADJOINING PROPERTY ZONE AGRICULTURAL LIVING.

SITE PLAN NOTES

- 1) ALL PROPOSED DESIGN WORK, INCLUDING PROPOSED IMPROVEMENTS AND FINISHING TABLE PROVIDED BY:
- 2) FLOOR FINISHES:
- 3) BUILDING SETBACKS SHOW PER CLIENT'S DESCRIPTION.

PARKING TABLE

USE	REQUIRED SPACES	PROPOSED SPACES	DEFINITION
EMERGENCY SERVICE STATION (24X24 SQ. FT.)	10	10	INCLUDES AMBULANCE AND OTHER SPACES

LAND SURVEYOR'S CERTIFICATE
I, SYLVIA A. SCHILDREN, LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAN REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sylvia A. Schildren
PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. 37237



ARKANSAS VALLEY
AMBULANCE DISTRICT
COALDALE SUBSTATION
SITE PLAN

11998 COUNTY ROAD 45
COALDALE, COLORADO 81222

LANDMARK
SURVEYING & MAPPING

JOB # 3791
DATE AUGUST 10, 2007
SHEET 1 OF 1

NOTE: ACCORDING TO COLORADO LAW, THIS CERTIFICATE MAY ONLY BE USED FOR THE PROJECT AND SITE SPECIFIC TO THE SURVEY AND NOT FOR ANY OTHER PROJECT OR SITE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROJECT AND SITE SPECIFIC TO THE SURVEY AND NOT FOR ANY OTHER PROJECT OR SITE.