

January 5, 2016

**ARCHULETA COUNTY PROCEEDINGS
BOARD OF COUNTY COMMISSIONERS**

The Board of County Commissioners held a Regular Meeting on January 5, 2016 noting County Commissioners Michael Whiting, Clifford Lucero and Steve Wadley, County Administrator Bentley Henderson, County Attorney Todd Starr and June Madrid County Clerk & Recorder present.

Chairman Whiting called the meeting to order at 1:30 p.m.

The meeting began with the Pledge of Allegiance and a moment of silence.

Disclosures and/or Conflicts of Interest

There were none.

Approval or Adjustments to Agenda

Chairman Whiting stated that the Lease/Purchase “Items B & C” on the Consent Agenda should be moved to become New Business “Items B & C”. Chairman Whiting stated that “Item D” on the Consent Agenda would be withdrawn because that statute already authorized the Chairman and Vice-Chairman to sign warrants so the item was not necessary. **Commissioner Wadley moved to approve the agenda as adjusted. Commissioner Lucero seconded the motion and it carried unanimously.**

Public Comments

Chairman Whiting stated that he was opening the floor to public comments for those wanting to comment on items not on this agenda. Comments were asked to be held to 3 minutes for each person desiring to speak. No response from the Board would be given.

- Dave West of 55 Woodward Drive said several weeks ago he asked the Board to do something about the Forest Service claiming ownership of Turkey Springs Road. They are still claiming ownership and charging people to use it. What are you doing about that?
- Bill Hudson of 268 Hermosa Street thanked the Board for the agenda alteration so the public could hear the discussion on those items.

Chairman Whiting recessed the Regular Meeting and convened the Liquor Board at 1:36 p.m.

Liquor Board Authority

Chairman Whiting swore in Executive Assistant/Paralegal Tonya McCann for testimony.

A. Special Events Permit for Pagosa Lakes Property Owners Association, Inc.

Tonya McCann Paralegal submitted an application from Pagosa Lakes Property Owners Association for a Special Events Permit for January 15, 2016 allowing them to sell malt, vinous and spirituous liquor at the Pagosa Lakes Property Owners building located at 230 Port Avenue for a Local Vocals Even on January 15, 2016. The proper fees had been submitted, the Sheriff’s Office had been notified of the event and the premises was posted the 10 days prior to today’s Hearing.

Chairman Whiting asked for public comments “For the Permit”.

Comments “For the Permit”

There were none.

Chairman Whiting closed the comments “For the Permit” and opened the floor for comments “Against the Permit”.

Comments “Against the Permit”

There were none.

Chairman Whiting closed the comments “Against the Permit” and asked for Commissioner Comments.

Commissioner Comments.

There were none.

Commissioner Lucero moved to approve the Special Events Permit for Pagosa Lakes Property Owners Association, Inc. as presented. Commissioner Wadley seconded the motion and it carried unanimously.

Chairman Whiting closed the Liquor Authority Board and convened a Land Use Regulation Hearing at 1:38 .m.

Land Use Regulation Hearing

Chairman Whiting swore in John Shepard Planning Manager for testimony.

A. Pagosa Meadows Unit Four Amendment 2016-01 Plat

Planning Manager John Shepard submitted a plat for the Board’s consideration. The plat was on behalf of the Russell L & Priscilla S. Roberts Trust approving a lot line adjustment. The property regarded Lots 266X and 268X of Pagosa Meadows Unit Four. This plat changed the boundary lines of these lots.

Chairman Whiting asked for public comments “For the Plat Amendment”.

Comments “For the Plat Amendment”

There were none.

Chairman Whiting closed the comments “For the Plat Amendment” and opened the floor for comments “Against the Plat Amendment”.

Comments “Against the Plat Amendment”

There were none.

Chairman Whiting closed the comments “Against the Plat Amendment” and asked for Commissioner Comments.

Commissioner Comments.

Commissioner Wadley asked what the three conditions were and Planning Manager Shepard listed them. All conditions had been met.

Commissioner Wadley moved to approve the Pagosa Meadows Unit Four Amendment 2016-01 Plat. Commissioner Lucero seconded the motion and it carried unanimously.

B. Resolution 2016-01 Exempting Land from the Term “Subdivision” for Peter G. Prina and John H. Merrett

Planning Manager John Shepard submitted a resolution exempting specific land from the term “Subdivision” as required in the Archuleta County Building Regulations. The applicants were Peter G. Prina and John H. Merrett. They were attempting to make a determination that these two properties they own are legal lots of record. He explained that the land had been sold in 1970 but the deeds were not recorded until 1974. The applicants want to make sure these are not considered illegal lots.

Chairman Whiting asked for public comments “For the Exemption”.

Comments “For the Exemption”

There were none.

Chairman Whiting closed the comments “For the Exemption” and opened the floor for comments “Opposed to the Exemption”.

Comments “Opposed to the Exemption”

There were none.

Chairman Whiting closed the comments “Opposed to the Exemption” and asked for Commissioner Comments.

Commissioner Comments.

County Attorney Starr explained why this was a good thing for the County. It clears up a lot of old questions the owners had.

Commissioner Lucero moved to approve Resolution 2016-01 exempting from the definition of the term subdivision, a division of land located in Section 6, Township 34 N, Range 1W, NMPM as presented. Commissioner Wadley seconded the motion and it carried unanimously.

Chairman Whiting closed the Land Use Regulation Hearing and reconvened the Regular Meeting at 1:49 p.m.

Consent Agenda

A. Payroll & Payable Warrants for December 23, 2015 – January 5, 2016

General Fund Payable	211,414.71
Road and Bridge Fund Payable	219,614.04
Department of Human Services Fund Payable	48,342.56
All Combined Dispatch Fund Payable	9,729.20
Solid Waste Fund Payable	20,384.90
Airport Fund Payable	65,132.74
Fleet Fund Payable	81,795.73
Total	656,413.88

General Fund Payroll	139,248.31
Road and Bridge Fund Payroll	41,701.58
Department of Human Services Fund Payroll	28,812.11
All Combined Dispatch Fund Payroll	16,479.27
Solid Waste Fund Payroll	5,695.32
Airport Fund Payroll	3,992.17
Fleet Fund Payroll	10,801.04
Total	\$ 246,729.80

- B. First Amendment to Ground Lease with CoBiz Public Finance, Inc. (moved to New Business Item B)
- C. First Amendment to the Lease & Purchase Option Agreement with CoBiz Public Finance, Inc. (moved to New Business Item C)
- D. Authorizing the signing of County Warrants pursuant to C.R.S. 30-25-110 (withdrawn)
- E. Resolution 2016-02 Lot Consolidation of lots in Pagosa in the Pines Unit 2 owned by Curtis Arlo & Laurie Dawn Anderson
- F. Resolution 2016-03 Lot Consolidation of lots in Cloman Industrial Park for owner SJS Holding, LLC
- G. List of 2016 Tax Appeal Arbitrators: Reid Kelly, Mark Espoy and Deborah Schulte
- H. Appointment of County Administrator as Budget Officer for Archuleta County per C.R.S. 29-1-104 for 2016

County Administrator Henderson read the Consent Agenda. **Commissioner Wadley moved to approve the Consent Agenda as read. Commissioner Lucero seconded the motion and it carried unanimously.**

New Business

A. License Agreement between Archuleta County Board of County Commissioners and BYOB, LLC

Bentley Henderson County Administrator submitted a License Agreement for the Board’s consideration. It allowed the continuation of a non-conforming sign in the County’s right-of-way. It allowed BYOB, LLC, now owner of the sign to do anything to sign except replace it. Tony Simmons member of the BYOB, LLC was present to answer questions. **Commissioner Lucero moved to approve the License Agreement between Board of County Commissioners of Archuleta County and BYOB, LLC. Commissioner Wadley seconded the motion.** Chairman Whiting asked for public comment.

Commissioner Lucero asked Planning Manager Shepard to speak. The Board wanted to make sure everything was being done properly. The Board wanted Mr. Simmons to know that he can’t do anything to the sign except upkeep. Tony Simmons member of the BYOB, LLC stated his goal was to reuse the sign in the right-of-way. They only want to clean it up and will go through the proper channels with the Planning & Building Department. Their goal was to use the same location for the sign. **The motion carried unanimously.**

B. First Amendment of Ground Lease with CoBiz Public Finance, Inc. with Archuleta County (Moved from Consent Agenda Item B)

County Administrator Henderson explained what was happening. The original ground lease was signed in March 22, 2012. The Division of Wildlife had made a decision to purchase the 88.285 acres on Hwy 84 owned by the County now known as the Pagosa Skyrocket Minor Subdivision

with a Tract A and Tract B. One condition of the sale was the 88.285 acres (Tract A) be transferred free and clear of encumbrances. In order to achieve that, staff had been working with CoBiz to release the 7.5 acres and leave the 88.285 acres.

Chairman Whiting asked for public comment.

- Bill Hudson of 268 Hermosa Street said he had heard two versions of this (Ground Lease), one it's a loan, one it's not a loan. You (the Board) haven't really cleared up with the public on how this affects the courthouse and the remodel or selling of such. The courthouse was secured in this note. County Attorney Starr stated this was not a loan. It's a Ground Lease. Mr. Hudson stated what was being released was a tracthoe and the 88.285 acres leaving the courthouse secured. The media and public want to hear what that does to revamping or selling of the courthouse. County Attorney Starr answered that from his vantage point, this action does not affect the courthouse. It was covered by this agreement yesterday and tomorrow. If the question was regarding the status of the courthouse, that question goes to Admin. County Administrator Henderson added that once we come to final resolution as of the sale of that property, staff will come to agreement with all the related issues. It's a very fluid situation and could change fairly soon, after the sale of that property. Staff would be looking at all the documents to have a better understanding for a longer range strategy.
- Dave West of 55 Woodward Drive said it may not be, but it sounds like you've run into a ground lease when you really borrowed money to run the day to day courthouse operations. Chairman Whiting said no that did not happen. County Attorney Starr said there were actually two things done with CoBiz, the other was the financing of the 95 Acres. The other was to purchase a tracthoe. This makes it two different issues. Mr. West said this did look like the County was borrowing money effectively. Chairman Whiting answered that the County was not borrowing money. Mr. West said if you put up something for collateral you are borrowing. County Attorney Starr explained that a Lease/Purchase Option to purchase the 95 acres was signed in 2012. The County received money to purchase the 95 acres on Hwy 84. What they are doing now is simply extracting the 88.285 acres from the 95 acres and the collateral used then would continue to be included. Mr. West still did not understand how the courthouse got included in the Lease/Purchase without anyone knowing. County Attorney Starr said it was not done in private; it was done in a public meeting and by resolution.

Commissioner Wadley moved to approve the First Amendment to the Ground Lease between Archuleta County & CoBiz Public Finance, Inc. Commissioner Lucero seconded the motion and it carried unanimously.

C. First Amendment to the Lease and Purchase Option Agreement between Archuleta County and CoBiz Public Finance, Inc. (Moved from Consent Agenda Item C)

County Administrator Henderson explained this item. The old equipment on the lease was replaced with a new one. **Commissioner Lucero moved to approve the First Amendment of the Purchase Option Agreement between Archuleta County and CoBiz Public Finance, Inc. Commissioner Wadley seconded the motion and it carried unanimously.**

D. Resolution 2016-04 Acknowledging the Release of Encumbrance on 88.285 Acres Known as Pagosa Skyrocket Minor Subdivision and Providing for the Sale

County Administrator Henderson submitted a resolution for the Board's consideration. It acknowledged there had been a release of encumbrance on the 88.285 acres owned by Archuleta County known as Pagosa Skyrocket Minor Subdivision. Staff had contacted CoBiz and amended the ground lease. Now staff was reassuring those involved, the County had taken the proper steps to release this parcel from encumbrances.

- Commissioner Lucero said when we purchased that property it was a good move for the County. It just did not go as planned. The Skyrocket plant came along and the County couldn't continue the way they wanted. The Wildlife Department will protect the plant. The County did keep about 7 acres.
- Commissioner Wadley agreed. They (the County) had had plans to enhance the property with GOCO grants by building ball fields, etc. but that just didn't work out. The Skyrocket plant was an unforeseeable issue.
- Chairman Whiting said the former Board had the vision to invest in parks & recreation but ran straight into politics outside their control. Regardless, the Skyrocket plant needs to be protected. This Board had done the best they could and did the project justice in the end.

Commissioner Lucero moved to approve Resolution 2016-4 acknowledging the release of encumbrance of 88.285 acres known as Tract A, Pagosa Skyrocket Minor Subdivision within Archuleta County and providing for the unencumbered sale of said property. Commissioner Lucero seconded the motion. The motion carried unanimously.

E. Resolution 2016-05 Authorizing the Sale of Subject Property & Execution of Necessary Documents to the State of Colorado, Department of Natural Resources, Division of Parks and Wildlife and Archuleta County for property located in the Pagosa Skyrocket Minor Subdivision

County Administrator Henderson submitted a resolution for the Board's consideration. It authorized the sale of County owned property to the State of Colorado, Department of Natural Resources, Division of Parks and Wildlife and Archuleta County. The property was located in the Pagosa Skyrocket Minor Subdivision, as Tract A. Staff was looking at closing the end of February.

Commissioner Lucero moved to approve Resolution 2016-5 authorizing the sale of subject property and the execution of necessary documents pursuant to the terms of the Sale & Purchase Agreement dated March 19, 2015 between the State of Colorado, Department of Natural Resources, Division of Parks & Wildlife and the Board of County Commissioners of Archuleta County, Colorado. Commissioner Wadley seconded the motion. The motion carried unanimously.

F. Resolution 2016-06 2016 Archuleta County Fee Schedule Amendments

County Administrator Henderson presented a resolution amending the Archuleta County Fee Schedule for 2016. The fees being changed are for Public Works and the Planning Department. **Commissioner Lucero moved to approve Resolution 2016-06 amending the Archuleta County Fee Schedule for 2016. Commissioner Wadley seconded the motion. The motion carried.**

G. 2016 Board Appointments for Committee and Boards

County Administrator Henderson explained the Board needed to appoint members to the various boards and committees for 2016.

The boards/committees are as follows:

Archuleta County Housing Authority	Clifford Lucero
Archuleta Seniors, Inc.	Clifford Lucero
Area Agency on Aging	Steve Wadley
Club 20	JR Ford &
	Mary Jo Coulehan
Colorado Workforce	Steve Wadley
Southwest Regional Council of Governments	Michael Whiting
Region 9 Economic Development	Todd Starr, Attorney
San Juan Basin Health Department	Michael Whiting
San Juan/Dolores/San Miguel River Basins Roundtable	Michael Whiting
Southwest Transportation Planning Region	Clifford Lucero
Town Tourism Committee	Steve Wadley

CCI Steering Committees:

Tourism, Resorts and Economic Development	All 3 Commissioners
General Government	All 3 Commissioners
Taxation and Finance	All 3 Commissioners
Transportation and Telecommunications	All 3 Commissioners
Public Lands	All 3 Commissioners
Agriculture, Wildlife and Rural Affairs	All 3 Commissioners
Land Use and Natural Resources	All 3 Commissioners
Health and Human Services	All 3 Commissioners
CCI Legislative	All 3 Commissioners
Underfunded Courthouse	All 3 Commissioners

Commissioner Wadley moved to appoint the list appointing the Commissioners to serve on the 2016 boards and committees as designated and presented on the list read into the record and attached to the minutes. Commissioner Lucero seconded the motion. The motion carried unanimously.

H. Reorganization of the Board of County Commissioners for 2016

County Administrator Henderson stated that per C.R.S. 30-10-307 the Board needed to choose a Chairman and Vice-Chairman for 2016. **Commissioner Wadley moved to appoint Michael Whiting as the Chairman of the Board of County Commissioners for the year 2016. Commissioner Lucero seconded the motion. The motion carried unanimously**

Commissioner Wadley moved to appoint Commissioner Lucero as the Vice-Chairman of the Board of County Commissioners for the year 2016. Commissioner Whiting seconded the motion. The motion carried unanimously

I. Resolution 2016-07 Posting Official County Notices, Setting Meeting Dates and Establishing Days and Office Hours for County Offices for 2016

County Administrator Henderson submitted a resolution for the Board's consideration. Per C.R.S. 24-6-402 there needs to be a resolution setting the public posting place(s) for the notice of agendas.

The posting place designated will be located outside the Administrative building located at 398 Lewis Street. The document board (posting place) is located on the outside, front wall of the building. Office hours for all offices except the Sheriff's Office and the Administration Offices will be 8:00 a.m. to 4:00 p.m. The Administration Office hours will be from 8:00 a.m. to 5:00 p.m. The Sheriff's Office hours are set according to statute. The Board of Commissioner's meetings will be held the 1st and 3rd Tuesday of each month beginning at 1:30 p.m. They will be held in the County Administration building located at 398 Lewis Street in the Commissioner's Meeting Room. In months that have 5 Tuesdays the Board will endeavor to hold a Community Forum held in Arboles, Chromo and the Town of Pagosa Springs.

Commissioner Lucero moved to approve Resolution 2016-07 establishing a location of Notices per C.R.S. 26-6-402(2)(C) and setting meeting dates and times for Regular Board of County Commissioner meetings and establishing office hours for County offices to transact County business for 2016. Commissioner Wadley seconded the motion. The motion carried unanimously.

Media Questions

- Bill Hudson of the *Pagosa Daily Post* asked if he could get some dollar figures and time frame to go along with the amended ground lease. He hadn't heard anything. How much do we owe and how long. Staff will get that for him.

Public Comments

Chairman Whiting stated that he was opening the floor to public comments for those regarding items that were not on this agenda. Comments were asked to be held to 3 minutes for each person desiring to speak. No response from the Board would be given.

- Chip Monday General Manager of the Pagosa Lakes Property Owners Association (PLPOA) said something they started this last year, was to have a money making project each month which would require them to obtain a Special Events Permit. He also intended to be in the County Board meetings in the future. They (PLPOA) are going to begin strategic planning and would like to work with the County to see how they could work together.
- Dave West of 55 Woodward Drive said it was not fair to charge money for a concealed weapon carry. The Board explained it's in the fee schedule, approved by the Board but set by Sheriff. Mr. West didn't feel he should have to pay to carry a weapon, it was his right.

Commissioner Comments

- Commissioner Wadley stated he felt it was important when any Commissioner does anything that may be a conflict or of public interest they should make it public. He and his wife purchased the property adjacent to where they have their home. He just wanted to disclose this fact.

Chairman Whiting stated the Board would be going into Executive Session.

Executive Session

Commissioner Wadley moved to go into Executive Session per C.R.S. 24-6-402(4)(b) for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators. Commissioner Lucero seconded the motion and it carried unanimously.

January 5, 2016

Chairman Whiting stated those going into the Executive Session would be the 3 Commissioners, County Administrator Henderson, County Attorney Starr, Tonya McCann Executive Assistant/Paralegal and County Clerk & Recorder June Madrid. He recessed the meeting at 2:38 p.m. to go into Executive Session.

Chairman Whiting reconvened the Regular Meeting at 2:57 p.m.

Chairman Whiting stated no decisions were made in the Executive Session. The *Pagosa Springs Sun's* representative joined the Regular Meeting. Chairman Whiting stated that since a representative was present from the *Pagosa Springs Sun* the Board would call Bill Hudson of the *Pagosa Daily Post* to see if he wanted to be present for the rest of the meeting. Upon calling him, his desire was to be present by phone for the rest of the meeting.

Commissioner Lucero moved that Archuleta County would defend June Madrid in the action brought against her by Greg Giehl. Commissioner Wadley seconded the motion and it carried unanimously.

Commissioner Lucero moved that Rose, Walker & Starr represent Ms. Madrid in this action. Commissioner Wadley seconded the motion and it carried unanimously.

With no further business coming before the Board, the meeting was adjourned at 3:00 p.m.



June Madrid
County Clerk & Recorder

Approved this 2nd day of February, 2016.



Michael Whiting, Chairman



7

RESOLUTION 2016- 1

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO, EXEMPTING FROM THE DEFINITION OF THE TERM "SUBDIVISION" A DIVISION OF LAND LOCATED IN SECTION 6, T34N R1W, NMPM

WHEREAS, Colorado Revised Statutes § 30-28-101(10)(D) provides that the Board of County Commissioners may, pursuant to rules and regulations or resolution, exempt from the definition of the terms "Subdivision" And "Subdivided Land" any division of land if the Board of County Commissioners determines that such division is not within the purposes of the Statute; and

WHEREAS, pursuant to Colorado Revised Statutes, the Board of County Commissioners of Archuleta County, Colorado adopted subdivision regulations on or about October 2, 1973, and which have been updated and set forth in the current Archuleta County Land Use Regulations; and

WHEREAS, Burleson T. Collyer and Joyce E. Collyer conveyed two tracts of land to Frank Cohn, described in part as the Southerly 4.5 acres and the Northerly 3 acres of a tract of land being and comprising a portion of the Northwest Quarter of Section 6, T. 34N., R.1W., N.M.P.M. (more particularly described in Exhibit 1 attached), by Warranty Deeds dated 10th of June 1970, and recorded with the Archuleta County Clerk & Recorder on May 28, 1974 at Book 137 Pages 191-194 (Reception No. 80130 and No. 80131); and

WHEREAS, Frank Cohn conveyed to Peter G. Prina (undivided 4/5 interest) and John H. Merrett (undivided 1/5 interest) these same tracts of land by Warranty Deeds dated 29th of November 1985, and recorded with the Archuleta County Clerk & Recorder on February 18, 1986 (Reception No. 0137849 and No. 0137849); and

WHEREAS, The Archuleta County Land Use Regulations were adopted effective April 18, 2002, and this property was first zoned Rural Residential (RR) in 2006; as a result of application of the Regulations, the County has taken the position that property less than 35 acres, not recorded prior to 1973, is not a legal lot of record; and

WHEREAS, The Archuleta County Land Use Regulations provide standards for development and building, including access, utilities, water supply and sewage; and

WHEREAS, sufficient and compelling evidence has been provided that the property was properly divided prior to Archuleta County's adoption of subdivision regulations in 1973; and

WHEREAS, given the atypical nature of the property's chain of title, the County's approval of this exemption will not create an adverse precedent for the County; and

WHEREAS, the Board of County Commissioners of Archuleta County, Colorado, held a public meeting on the 5th day of January, 2016, and considered whether the subject property had been divided in evasion of County subdivision regulations; and

Rtn: June Madrid
Resolutions



21600118
2 of 7

1/7/2016 11:55 AM
RES R\$0.00 D\$0.00

June Madrid
Archuleta County

WHEREAS, at the public meeting, based upon the evidence and testimony presented therein, the Board of County Commissioners of Archuleta County, Colorado, made a finding that the division of the subject property was not made to avoid public review under Archuleta County's subdivision regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO, AS FOLLOWS:

1. That the two divisions of land currently owned by Peter G. Prina and John H. Merrett described in part as the Southerly 4.5 acres and the Northerly 3 acres of a tract of land in the Northwest ¼ Section 6, T. 34N., R.1W., N.M.P.M, is hereby found **not** to be an evasion of subdivision review under C.R.S. § 30-28-101 (10)(d).
2. Accordingly, the Board of County Commissioners hereby resolves that the division of land is approved as an exemption from the definition of Subdivision in the Archuleta County Land Use Regulations.
3. This approval shall not guarantee that these are buildable lots; recorded access and utility easements, and approval of water and sewage treatment, will be required prior to application for any building permit.

APPROVED AND ADOPTED this 5th day of January, 2016 in Pagosa Springs, Archuleta County, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF ARCHULETA COUNTY, COLORADO



Michael Whiting, Chairman



June Madrid by Cheryl Henderson Deputy County Clerk Recorder
June Madrid, Clerk and Recorder



21600118 1/7/2016 11:55 AM June Madrid
3 of 7 RES R\$0.00 D\$0.00 Archuleta County

Exhibit 1: Legal Description
As contained in the property deeds



21600118 1/7/2016 11:55 AM
4 of 7 RES R\$0.00 D\$0.00

June Madrid
Archuleta County

Recorded MAY 28 1974 At 9:34 AM
Recpt. No. 50130 Felina Gardner Recorder

No. 24. WARRANTY DEED - Short Form - Revised Printing, 1977-86 Short Street, Denver, Colorado - 1974

THIS DEED, Made this 10th day of June, 1970, between
BURLESON T. COLLYER and JOYCE E. COLLYER
New Mexico
of the said County of Bernalillo and State of Colorado of the first part, and
FRANK COHN
New Mexico
of the said County of Bernalillo and State of Colorado of the second part:

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of
TEN AND NO/100 DOLLARS,
to the said part es of the first part in hand paid by the said part y of the second part, the receipt
whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents
do es grant, bargain, sell, convey and confirm, unto the said part y of the second part,
heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being
in the said County of Archuleta and State of Colorado, to wit:

The Northerly 3 acres of a tract of land being and comprising a portion
of the Northwest Quarter of Section 6, T. 34N., R1W, N.M.P.M., within
Archuleta County, Colorado, and being more particularly described as
follows: BEGINNING at the Southwest Corner of the herein described
tract of land, from whence the West One Quarter Corner of the above said
Section 6, bears, S 30° 09' W - 617.30 feet distant, and running thence
from said point of beginning:

N 0° 22' E - 1096.86 feet to the Northwest Corner of the herein des-
cribed tract of land, and running thence:

S 89° 38' E - 315.94 feet to the Northeast Corner of the herein
described tract of land, and running thence:

S 0° 22' W - 971.24 feet to the Southeast Corner of the herein des-
cribed tract of land, and running thence:

S 68° 41' W - 340.00 feet to the Southwest Corner of the herein des-
cribed tract of land, and the point of beginning, together with ingress
and egress.

(over)

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in any wise
appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and
all the estate, right, interest, claim and demand whatsoever of the said part ies of the first part, 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 said part y of the second part, his heirs and assigns forever. And the said part ies
of the first part, for themselves their heirs, executors, and administrators, do covenant,
grant, bargain and agree to and with the said part y of the second part, his heirs and assigns,
that at the time of the enrolling and delivery of these presents well seized of the premises above
conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and ha-
ving 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, as-
sessments and encumbrances of whatever kind or nature soever.

STATE DOCUMENTARY FEE
Date MAY 28 1974
\$.35

and the above bargained premises in the quiet and peaceable possession of the said part y of the second part,
his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole
or any part thereof, the said part ies of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said part ies of the first part have hereunto set their
hand & seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of
Burlison T. Collyer [SEAL]
Joyce E. Collyer [SEAL]
[SEAL]

BOOK 37 PAGE 199



21600118 1/7/2016 11:55 AM
5 of 7 RES R\$0.00 D\$0.00

June Madrid
Archuleta County

STATE OF COLORADO,

New Mexico County of Bernalillo

I, FRANCES LEWIS

, a Notary Public in and for

said BERNALILLO County, in the State aforesaid, do hereby certify that BURLESON T AND JOYCE E. COLLYER

who personally known to me to be the

person whose name subscribed to the foregoing Deed, appeared before me this day in person and

acknowledged that signed, sealed and delivered the said instrument of writing as

free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal, this 24th day of August, 1977.

My commission expires 8-24-75



Frances Lewis
Notary Public

Subject to the easements and patents of record and in use and to any mineral reservation of records. All mineral rights owned by parties of the first part shall be conveyed without warrant to party of the second part.

80130 BOOK 137 PAGE 190

No. 80130

WARRANTY DEED

TO

STATE OF COLORADO,
County of Bernalillo

I hereby certify that this instrument was filed for record in my office this 28th day of May, 1974 at 9:34 a.m., and duly recorded in Book 137, Page 199-199.

Film No. Reception No.
Bernales (pandora)
By June Madrid

Fee, \$ 4.00 + 0.00 - .35 = 4.25

Frank Cohn
Box 757
Ogden, N.M. 87410

21600118
6 of 7

1/7/2016 11:55 AM
RES R\$0.00 D\$0.00

June Madrid
Archuleta County



Recorded MAY 28 1974 At 9:35 a.m.

No. 34. WARRANT DEED. Regpa. No. 80131 Felina GARDNER Recorder

THIS DEED, Made this 10th day of June, 1970 between
BURLESON T. COLLYER and JOYCE E. COLLYER, his wife
of the said County of Bernalillo and State of Colorado, of the first part, and
FRANK COHN
of the said County of Bernalillo and State of ~~Colorado~~ ^{New Mexico} of the second part:

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of
TEN AND NO/100 DOLLARS,
to the said part ies of the first part in hand paid by the said part y of the second part, the receipt
whereof is hereby confessed and acknowledged, ha ve granted, bargained, sold and conveyed, and by these presents
do grant, bargain, sell, convey and confirm, unto the said part y of the second part,
heirs and assigns forever, all the following described lot or parcel y of land, situate, lying and being
in the said County of Archuleta and State of Colorado, to wit:

The Southerly 4.5 acres of a tract of land being and comprising a portion
of the Northwest Quarter of Section 6, T. 34N., R. 1W., N.M.P.M., within
Archuleta County, Colorado, and being more particularly described as
follows: BEGINNING at the Southwest Corner of the herein described
tract of land, from whence the West One Quarter Corner of the above said
Section 6, bears, S 30° 09' W - 617.30 feet distant, and running thence
from said point of beginning:

- N 0° 22' E - 1096.86 feet to the Northwest Corner of the herein described tract of land, and running thence:
- S 89° 38' E - 315.94 feet to the Northeast Corner of the herein described tract of land, and running thence:
- S 0° 22' W - 971.24 feet to the Southeast Corner of the herein described tract of land, and running thence:
- S 68° 41' W - 340.00 feet to the Southwest Corner of the herein described tract of land, and the point of beginning, together with ingress and egress,

(over)

TOGETHER with all and singular the hereditaments and appurtenances therunto belonging, or in any wise
appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and
all the estate, right, interest, claim and demand whatsoever of the said part ies of the first part, 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 said part y of the second part, his heirs and assigns forever. And the said part ies
of the first part, for them selves their heirs, executors, and administrators, do assent
grant, bargain and agree to and with the said part y of the second part, his heirs and assigns,
that at the time of the enrolling and delivery of these presents well seized of the premises above,
conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and in
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, as-
sessments and encumbrances of whatever kind or nature soever.

STATE DOCUMENTARY FEE
Date MAY 28 1974
\$.35

and the above bargained premises in the quiet and peaceable possession of the said part y of the second part,
his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole
or any part thereof, the said part ies of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said part ies of the first part ha ve hereunto set their
hand s and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Burleson T. Collyer [REAL]
Joyce E. Collyer [REAL]
[REAL]

BOOK 137 PAGE 193



21600118 1/7/2016 11:55 AM
7 of 7 RES R\$0.00 D\$0.00

June Madrid
Archuleta County

STATE OF COLORADO,
San Juan County of Archuleta

I, FRANCES Lewis, a Notary Public in and for
said BERNALILLO County, in the State aforesaid, do hereby certify that BURLINSON T
and Joyce E. COLLYER who personally known to me to be the
person whose name subscribed to the foregoing Deed, appeared before me this day in person and
acknowledged that signed, sealed and delivered the said instrument of writing as

from the County, set and deed for the uses and purposes therein set forth.

Witness my hand and official seal, this 24th day of August, 1973.



Frances Lewis
Notary Public

Subject to the easements and patents of record and in use and to any mineral reservation of record. All mineral rights owned by parties of the first part shall be conveyed without warrant to party of the second part.

80131
BOOK 137 PAGE 199

No. 2003
30/31

WARRANTY DEED

TO

STATE OF COLORADO,
County of Archuleta

I hereby certify that this instrument was filed
for record in my office this 28th day of
May, 1974

at 9:35 o'clock A.M., and duly recorded
in Book 137, Page 197-198

Filed No. 157 Reception No. 157

By June Valdez
Notary Public

Term 100 & per. 30

Return:
Grant Cohn
Box 757
Ogden, Utah 84410



①

21600119 1/7/2016 11:55 AM June Madrid
1 of 1 RES R\$0.00 D\$0.00 Archuleta County

RESOLUTION NO. 2016-2

A RESOLUTION APPROVING THE CONSOLIDATION OF CERTAIN LOTS IN ARCHULETA COUNTY, COLORADO

WHEREAS, the Board of County Commissioners of Archuleta County, Colorado, has heretofore adopted regulations relating to the consolidation of lots in Archuleta County, Colorado, (Resolution No. 2006-25); and

WHEREAS, the Board has received an application from Curtis Arlo Anderson and Laurie Dawn Anderson, to consolidate certain lots in Archuleta County pursuant to the regulations heretofore adopted by the Board; and

WHEREAS, the Board has found that Curtis Arlo Anderson and Laurie Dawn Anderson, has met all the requirements contained in said regulations for Lot Consolidations and the Board may consolidate the hereafter mentioned lots.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Archuleta County as follows: The Chair does hereby sign on authority granted by the Board of County Commissioners and approves the consolidation of Lots 232 and 233, Pagosa in the Pines Unit 2, according to the plat thereof filed for record February 7, 1972, as Reception No. 75408, Archuleta County, Colorado, to become Lot 232X with the condition that if, at a future date, there is a request to split or re-subdivide the consolidated lots, the applicant must comply with the applicable Land Use Regulations in effect at the time the application is made.

APPROVED AND ADOPTED DURING A MEETING DULY AND REGULARLY CALLED, NOTICED, CONVENED AND HELD IN PAGOSA SPRINGS, ARCHULETA COUNTY, COLORADO, this 5th day of January, 2016.



June Madrid by June Madrid Deputy County Clerk
June Madrid, Clerk Recorder
Archuleta County Clerk and Recorder

The Board of County Commissioners
Archuleta County, Colorado

Chairman Michael Whiting

Return copy to Planning Dept.

Rtn: June Madrid
Resolutions



①

RESOLUTION NO. 2016-3

A RESOLUTION APPROVING THE CONSOLIDATION OF CERTAIN LOTS IN ARCHULETA COUNTY, COLORADO

WHEREAS, the Board of County Commissioners of Archuleta County, Colorado, has heretofore adopted regulations relating to the consolidation of lots in Archuleta County, Colorado, (Resolution No. 2006-25); and

WHEREAS, the Board has received an application from SJS Holdings, LLC, to consolidate certain lots in Archuleta County pursuant to the regulations heretofore adopted by the Board; and

WHEREAS, the Board has found that SJS Holdings, LLC, has met all the requirements contained in said regulations for Lot Consolidations and the Board may consolidate the hereafter mentioned lots.

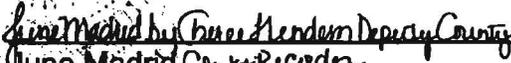
NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Archuleta County as follows: The Chair does hereby sign on authority granted by the Board of County Commissioners and approves the consolidation of Lots 16 and 17, Cloman Industrial Park, according to the plat thereof filed for record September 17, 1996, as Reception No. 97006938, Archuleta County, Colorado, to become Lot 16X with the condition that if, at a future date, there is a request to split or re-subdivide the consolidated lots, the applicant must comply with the applicable Land Use Regulations in effect at the time the application is made.

APPROVED AND ADOPTED DURING A MEETING DULY AND REGULARLY CALLED, NOTICED, CONVENED AND HELD IN PAGOSA SPRINGS, ARCHULETA COUNTY, COLORADO, this 5th day of January, 2016.

The Board of County Commissioners
Archuleta County, Colorado



Chairman Michael Whiting

ATTEST:

June Madrid, Clerk and Recorder
Archuleta County Clerk and Recorder

Return copy to Planning Dept.

Rtn: June Madrid
Resolutions



2

RESOLUTION 2016-4

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO, ACKNOWLEDGING THE RELEASE OF ENCUMBRANCE OF 88.265 ACRES KNOWN AS TRACT A, PAGOSA SKYROCKET MINOR SUBDIVISION WITHIN ARCHULETA COUNTY AND PROVIDING FOR THE UNENCUMBERED SALE OF SAID PROPERTY.

WHEREAS, Archuleta County, Colorado (the "County") a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organize and existing County pursuant to Title 30 of the Colorado Revised Statutes; and

WHEREAS, pursuant to applicable law, the County is authorized to acquire dispose of and encumber real and personal property, including without limitation rights and interest in property and leases necessary to the functions and operation of the County; and

WHEREAS, in 2010 Archuleta County purchased 95 acres along Highway 84 (the "Property") in anticipation of the development of recreational facilities for the benefit of the residents of the County, which was financed in part by a ground lease of the Property, approved by the Board of County Commissioners as set forth in Resolution 2010-71, recorded December 23, 2010 as Reception No. 21009209; and

WHEREAS, Archuleta County encumbered the Property in a lease agreement with CoBiz Bank, approved by the Board of County Commissioners as set forth in Resolution 2012-11 recorded February 29, 2012 as Reception No. 21201308 and amended in Resolution 2012-41 recorded June 7, 2012 as Reception No. 21203622; and

WHEREAS, the adoption and approval of Resolution 2012-11 terminated any prior leases in Resolution 2010-71; and

WHEREAS, upon environmental investigation it was determined that the Property was the habitat of the highest concentration of Pagosa Skyrocket plants in the world; and

WHEREAS, it was subsequently determined that the highest and best use of the Property would be to have Colorado Parks and Wildlife own and manage the Property to ensure protection of the plants; and

WHEREAS, it was determined that in order to best serve the interests of the County the Property should be subdivided and that the County should retain ownership of a small portion of the Property; and

WHEREAS, in order to facilitate the transfer of ownership of the larger portion of the Property, the County in concert with CoBiz bank has taken steps to ensure clean title to the Property through the release by CoBiz of any lease obligations, and the revision of Uniform Commercial Code filings that would encumber the Property.

Rfn: June Madrid
Resolutions



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2 of 2 RES R\$0.00 D\$0.00

June Madrid
Archuleta County

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO;

1. The Board of County Commissioners hereby declare that Resolutions No. 2010-71, No. 2012-11, and No. 2012-41 are terminated in full as to that portion of the Property, known as Tract A, Pagosa Skyrocket Minor Subdivision, according to the plat thereof filed August 27, 2015 as Reception No. 21506049, a total of 88.265 acres, and such portion of the Property is hereby free of any and all encumbrances related to said Resolutions and can be conveyed with clear title to the State of Colorado.

APPROVED AND ADOPTED this 5th day January, 2016 in Pagosa Springs, Archuleta County, Colorado.

BOARD OF COUNTY COMMISSIONERS
ARCHULETA COUNTY, COLORADO

Michael Whiting, Chairman



June Madrid by June Madrid Deputy County Clerk Recorder
June Madrid, Clerk and Recorder



21600122
1 of 3

1/7/2016 11:55 AM
RES R\$0.00 D\$0.00

June Madrid
Archuleta County

3

RESOLUTION 2016-5

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO, AUTHORIZING THE SALE OF SUBJECT PROPERTY AND THE EXECUTION OF NECESSARY DOCUMENTS PURSUANT TO THE TERMS OF THE SALE AND PURCHASE AGREEMENT DATED MARCH 19, 2015 BETWEEN STATE OF COLORADO, DEPARTMENT OF NATURAL RESOURCES, DIVISION OF PARKS AND WILDLIFE AND THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO.

WHEREAS, Archuleta County, Colorado (the "County") a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized and existing County pursuant to Title 30 of the Colorado Revised Statutes; and

WHEREAS, pursuant to applicable law, the County is authorized to acquire, dispose of and encumber real and personal property, including without limitation rights and interest in property and leases necessary to the functions and operation of the County; and

WHEREAS, in 2010 Archuleta County purchased 95 acres along Highway 84 in anticipation of the development of recreational facilities for the benefit of the residents of the County; and

WHEREAS, upon environmental investigation it was determined that the parcel was the habitat of the highest concentration of Pagosa Skyrocket plants in the world; and

WHEREAS, it was subsequently determined that the highest and best use of the parcel would be to have Colorado Parks and Wildlife own and manage the parcel to ensure protection of the plants; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners that it is necessary and for the best interests of this county that the real property legally described as follows:

See Exhibit A

which real property lies wholly within the boundaries of this county, be sold for the purposes of ensuring the protection of the Pagosa Skyrocket plant.

Rtn: June Madrid
Resolutions



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2 of 3 RES R\$0.00 D\$0.00

June Madrid
Archuleta County

BE IT FURTHER RESOLVED that the Chairman of the Board of County Commissioners is authorized and directed to execute any and all documents necessary to give effect to this Resolution and for the Board of County Commissioners of Archuleta County, Colorado to release title to the property described in Exhibit A.

APPROVED AND ADOPTED this 22nd day of December, 2015.

ATTEST:

June Madrid by Chace Hendon Deputy
June Madrid County Clerk/Recorder
Archuleta County Clerk and Recorder

**BOARD OF COUNTY COMMISSIONERS
ARCHULETA COUNTY, COLORADO**



Michael Whiting, Chair



21600122 1/7/2016 11:55 AM
3 of 3 RES R\$0.00 D\$0.00

June Madrid
Archuleta County

EXHIBIT A

TRACT A LEGAL DESCRIPTION

A TRACT OF LAND LOCATED WITHIN THE NORTH 1/2 OF SECTION 19 T35N R1W NMPM, ARCHULETA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THIS TRACT, A 1/2" REBAR SET WITH A CAP STAMPED "LS 28274" ON THE EASTERLY RIGHT OF WAY OF US HIGHWAY 84 FROM WHENCE THE NORTH 1/4 CORNER OF SAID SECTION 19, A 3" BRASS CAP MONUMENT FOUND STAMPED "LS 9009" BEARS N88°22'22"W, 151.47 FT. DISTANT, THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 19 AND AROUND THE TRACT HEREIN DESCRIBED;

S88°22'22"E, 1150.33 FT. TO A 5/8" REBAR FOUND WITH A CAP STAMPED "LS 26228" AT THE EAST 1/4 CORNER COMMON TO SECTIONS 18 AND 19, THENCE LEAVING SAID NORTHERLY SECTION BOUNDARY;

S01°04'30"E, 1326.47 FT. TO A 1/2" REBAR FOUND WITH A CAP STAMPED "LS 26228", THENCE;

S01°05'14"E, 1182.39 FT. TO A 1/2" REBAR SET, THENCE;

S77°33'22"E, 253.34 FT. TO A 1/2" REBAR FOUND WITH A CAP STAMPED "LS 26223", THENCE;

S78°01'54"W, 1165.16 FT. TO A 5/8" REBAR FOUND WITH A CAP STAMPED "LS 26223", THENCE;

S89°36'04"W, 671.39 FT. TO A 1/2" REBAR FOUND WITH A CAP STAMPED "LS 26223" ON THE EASTERLY RIGHT OF WAY OF US HWY 84, THENCE ALONG SAID RIGHT OF WAY;

ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 442.88 FT. THROUGH A CENTRAL ANGLE OF 16°05'26", SAID CURVE HAVING A RADIUS OF 1577.00 THE CHORD OF WHICH BEARS N16°05'26"E, 441.43 FT. TO A 1/2" REBAR FOUND WITH A CAP STAMPED "LS 26223", THENCE;

N20°39'04"E, 430.39 FT. TO A 1/2" REBAR SET, THENCE LEAVING SAID RIGHT OF WAY;

N87°24'57"E, 375.00 FT. TO A 1/2" REBAR SET, THENCE;

N14°26'34"E, 1256.39 FT. TO A 1/2" REBAR SET, THENCE;

N66°42'17"W, 149.75 FT. TO A 1/2" REBAR FOUND WITH A CAP STAMPED "LS 26223" ON THE EASTERLY RIGHT OF WAY OF US HIGHWAY 84, THENCE ALONG SAID RIGHT OF WAY;

ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 415.48 FT. THROUGH A CENTRAL ANGLE OF 12°05'02", SAID CURVE HAVING A RADIUS OF 1970.00 FT., THE CHORD OF WHICH BEARS N13°00'48"E, 414.72 FT. TO A 1/2" REBAR FOUND WITH A CAP STAMPED "LS 26228", THENCE;

N04°02'02"E, 195.31 FT. TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 88.285 ACRES, MORE OR LESS, ALL AS SHOWN ON SPOTTED EAGLE SURVEYING PLAT# 1412 DATED 04/01/15 PREPARED BY THOMAS F. JOHNSTON PLS# 28274.



8

RESOLUTION 2016 - 6

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ARCHULETA COUNTY, COLORADO,
ADOPTING FEES FOR COUNTY SERVICES AND INFORMATION**

WHEREAS, pursuant to C.R.S. §30-11-107, the Board of County Commissioners of Archuleta County, Colorado ("Board") is authorized to establish a reasonable schedule of fees for providing certain services and information to the public; and

WHEREAS, the Board is of the opinion that such fees should have a direct relationship to actual costs associated with providing such services and information to the public; and

WHEREAS, the Board hereby finds and declares that the fees attached hereto are necessary and reasonable to cover the expected costs of providing the described services or information to the public;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO, AS FOLLOWS:

1. That the attached fee schedules (Exhibit A) for services, copies, information, etc. are hereby adopted and the respective offices and elected officials are authorized to collect such fees. Such fees may be amended by proper Board action taken at a regular or special meeting of the Board.
2. All fees collected according to the fee schedules shall be delivered to the Archuleta County Treasurer for deposit to the Archuleta County General Fund.
3. The new fees shall be effective immediately upon adoption of the Resolution.

APPROVED AND ADOPTED THIS 5th day of January, 2016.

**Board of County Commissioners
Archuleta County, Colorado**


Michael Whiting, Chair



June Madrid by June Madrid Deputy County Clerk
June Madrid
Archuleta County Clerk and Recorder

Rtn: June Madrid
Resolutions



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 2 of 8 RES R\$0.00 D\$0.00

June Madrid
 Archuleta County

**EXHIBIT A
 2016 ARCHULETA COUNTY FEE SCHEDULE**

Airport

Gate Access Card	10.00 /ea
Fuel flow fees	0.070 /gal
Parking fees	
Annual	190.00 /yr
Monthly	22.00 /m
Daily	1.25 /day
Aircraft parking fees - Nightly	
Single engine	7.00 /day
Twin engine	9.00 /day
Turbo prop	21.00 /day
Jet aircraft under 16,000 lbs	32.00 /day
Jet aircraft over 16,000 lbs	45.00 /day
Helicopters	17.00 /day
Aircraft parking fees - Monthly	
Single engine	55.00 /mo
Twin engine	75.00 /mo
Turbo prop	130.00 /mo
Jet aircraft under 16,000 lbs	250.00 /mo
Jet aircraft over 16,000 lbs	425.00 /mo
Helicopters	130.00 /mo
Landing Fees - aircraft gross weight >=12,500<=20,000 lbs*	2.00 /1,000 lbs.
Landing Fees - aircraft gross weight > 20,000	3.00 / 1,000 lbs.
Aircraft Ramp Handling Fee w/0 fuel purchase - Aircraft > 12,500 lbs	110.00 #135&91
After hours FBO call out for service	85.00 / hr

Administration

Liquor (fees are County only, State fees are additional and not listed)	
License Type and Fees	
Application Fee for New license	1,000.00
Application fee Transfer of Ownership	750.00
Art License	41.25
Beer & Wine License County	63.75
Brew-Pub License	75.00
Club License	41.25
Hotel & Restaurant	75.00
Liquor licensed Drugstore	37.50
Optional Premises License	75.00
Resort Complex License	75.00
Retail Gaming Tavern License	75.00
Retail Liquor Store License	37.50
Tavern License	75.00
Vintner's Restaurant	75.00
Related Fees and Permits	
Annual Renewal application Fee	100.00
Addition of related facility Permits to existing Resort Complex License (each)	100.00
Art Gallery Application	100.00
Art Gallery Permit	3.75
Art Gallery Renewal Application fee	100.00
Bed & Breakfast Permits	25.00
Change of Location	750.00



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June Madrid
 Archuleta County

Corp/LLC Change (per person)	100.00
Hotel/Tavern Manager's Registration	75.00
Late Renewal Application Fee	500.00
Mini Bar Permit (No OAP contribution) <i>with Hotel/Restaurant license</i>	325.00
Special Events Permit (Liquor) per event	100.00
Special Events Permit (3.2%) per event	100.00
Temporary Permit	100.00
3.2% Beer Licensee Fees	
Retail 3.2% Beer On Premises	7.50
Retail 3.2% Beer Off Premises	7.50
Retail 3.2% Beer On/Off Premises	7.50
Marijuana Center Fees: for each individual type of license	
Operating Fee - Required for all new applications	3,000.00
Medical Store License Fee	3,000.00
Medical Store and Cultivation License Fee	5,000.00
Medical Infused Product License Fee	3,000.00
Retail Store License Fee	3,000.00
Retail Cultivation License Fee	3,000.00
Retail Store and Cultivation License Fee	5,000.00
Retail Infused Product License Fee	3,000.00
Renewal Without Changes	2,000.00
Renewal With Changes	3,000.00
Transfer	3,000.00
Location Change	2,000.00
Business Name Change	500.00
Corporate Structure Change	500.00
Modification of Premises	500.00

Assessor

Copies	
Assessor's Records	
Black/White	0.25 /page
Color	0.35 /page
Maps	
8.5 X 11	
Black/White	0.25 /ea
Color	0.50 /ea
Color (Aerial Image)	1.00 /ea
11 x 17	
Black/White	0.50 /ea
Color	1.00 /ea
Color (Aerial Image)	2.00 /ea
Historic Assessor Maps	
E-File	5.00 /ea
Hard Copy	5.00 /ea
Radius Map/ Labels Ownership List	50.00 /job
Ownership List/Sales Search	35.00 /ea



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June Madrid
 Archuleta County

County Clerk

Copies	
Budget	35.00 /ea
Audit	35.00 /ea
Copies - one page or more per page:	0.25 /ea
Copies made from older, big books	1.25 /ea
Returned check fee (anything Not Motor Vehicle)	20.00 /ea
Handling fee	10.00
Setup fee for election or reception data on CD-ROM or e-mail	25.00 /ea
Reception data by the month	150.00 /mo
Internet database search (subscription)	300.00 /mo
Internet database printing	0.25 /page
Internet upload for recording images	300.00 /mo
Plat Images on CD	3.00 /plat
Copy of Minutes on CD	25.00 /ea
E-mail Fee (in addition to copy fees)	2.00 /ea

Building Department

IBC/IRC 2006 Permit fee structure w/ 1.00 multiplier (initial permit)	Minimum Permit Fee of 75.00
-After Citation for "Building Without a Permit"	200% of Original Permit Fee
Violation - Construction Without a Valid Building Permit (all types)	100 /day or 500-1,000 if Court Imposed
Temporary Certificate of Occupancy	200.00
-Expired Temporary Certificate of Occupancy	1,500.00
-After Citation for "Occupancy Without a Certificate"	200% of Original Permit Fee
Commercial Occupancy Permit Tenant Finish (Change of Use or occupancy)	150.00
-After Citation "Occupancy Without a Certificate"	1,000.00
Violation "Occupancy Without a Certificate"	100 /day or 500-1,000 if Court Imposed
Violation - Failure to Correct for Citation of ICC Codes	100 /day or 500-1,000 if Court Imposed
Commercial Plan Review Fee	250.00
Extension of Current Permit after one year for each successive year	200.00 /each
Inspections Outside Normal Business Hours (2 Hour Minimum)	100.00 /hr
Re-Inspection	50.00 /hr
Inspection Which No Fee Specifically Indicated (1/2 hr Minimum)	50.00 /hr
Additional Plan Review Required by Changes, Additions or Revisions to Plans	50.00 /hr
Use of Outside Consultants for Plan Review, Inspection or Both	Actual Costs
Agricultural Building Permit and Final Use Inspection	125.00
Expedited Permit (Uncovered Deck)	250.00
Expedited Permit (Covered Deck)	250.00
Expedited Permit (Accessory Structure 750 sq. ft. Max.) 3 working day review	250.00
Foundation Permit Fines (exceeding work allowed by permit)	Up to but not to exceed 3,000.00 and all remedies available by law
Fence (Over 6' High)	\$1 X 30% of Linear Feet
Deck (Uncovered)	\$1 X 30% of Total Square Footage
Manufactured Mobile Home Permit	250.00
Manufactured Mobile Home (Double Wide) and Modular Home Permit	350.00
Sign Permit (Per Sign)	75.00
Appeal to the Board of Appeals	100.00
Copy of the Amended Building and Safety Code	25.00
Copies (per page)	0.25 /each
Copies (Text or Transcripts)	0.25 /page



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June Madrid
 Archuleta County

Building Dept. Cont.

Copies (Maps, Charts, Plans or Transcripts)		
8.5 X 11		2.00
11 X 17		4.00
County Nuisance Ordinance / ICC Property Maintenance Code Violation		
Initial Inspection (If Citation Given)	Mileage Based on Round Trip For	50.00 /hr Plus 0.55 per mile
Re-Inspection	Mileage Based on Round Trip For	50.00 /hr Plus 0.55 per mile
Fine - If Paid Prior to Court		500.00 /Violation
Fine - If Court Appearance is Required	Up to a Maximim of 1,000.00 /Violation and applicable Court Costs	

Information Technology

Digital files:	
Aerial photos 2005	
per photo tile	10.00
per mosaic	750.00
Aerial photos 1999	
per photo tile	5.00
of Archuleta County	500.00
Pre-Made Maps:	
General County Base Map - (36" x 72")	35.00 /ea
General County Base Map - (20" x 33")	13.00 /ea
General County Base Map - (22" x 44")	20.00 /ea
Map/Other Prints	
8.5 x 11	2.00 /ea
11 x 17	4.00 /ea
14.5 x 24	7.00 /ea
17 x 22	8.00 /ea
20 x 33	13.00 /ea
20 x 24	10.00 /ea
22 x 34	16.00 /ea
22 x 44	20.00 /ea
28 x 40	23.00 /ea
34 x 44	31.00 /ea
36 x 72	54.00 /ea
Custom Mapping, data conversion, servicing	60.00 /hr
Miscellaneous:	
CD	2.00 /ea
DVD	3.00 /ea
Mailing and Packaging	cost



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June Madrid
Archuleta County

Planning

Subdivision, Exemptions, Amendments		
Sketch Plan - Minor (up to 3 lots):		500.00
Sketch Plan - Major (4 or more lots):		1,000.00
Preliminary Plan:	1700.00 plus 30.00/lot	
Final Plat (minor, major, exemption)		850.00
Plat Amendments	400.00 up to 3 lots; \$75 each add'l lot	
Use Permits		
Use by Right - Agricultural, Residential		50.00
Use by Right - Commercial or Industrial		500.00
Home Occupation		25.00
Land use compliance review - Change of Use tenant or ownership		50.00
Conditional Use Permit - new site development or expansion		1,100.00
Conditional Use Permit - in existing development, building, site, etc.		700.00
Temporary Use Permit - Residential		50.00
Temporary Use Permit - Commercial		150.00
Temporary Use Permit - Extension/modification	Half of original permit fee	
Flood Plain Development Permit Review		100.00
Major Oil / Gas Facility		3,500.00
Minor Oil / Gas Facility or Pipeline		1,500.00
Major Sand/Gravel		3,500.00
Minor Sand/Gravel		1,500.00
Geothermal Activity Notice		1,500.00
Commercial Use of Geothermal Resources		3,500.00
Sign Permits:		
Seasonal Sales, grand openings, special events		25.00
All other signs	55.00 for the first sign	
Additional signs for business or project		25.00
Miscellaneous Application Fees:		
Lot Consolidations:	300.00 1-3 lots plus \$75 each add'l lot	
Lot De-consolidation - up to 3 resulting lots		1,000.00
Vacating - Subdivision, Right of Way, Road		315.00
Rezoning		1,500.00
Appeals		100.00
Pre-application Conference - up to 1 hr. (minors and plats):		50.00
Pre-application Conference - up to 1 hr. (all others):		75.00
Development Agreement Review, development conf.	Planning 75.00/hr; Attorney 150.00/hr	
Variance (planning or engineering)		250.00/each
Administrative Variance		125.00
Extensions of Approved Applications, Permits, Developments	Half of original permit fee	
Continuances - applicant requested		250.00
Copies (Text or transcript)		0.25
Copies (Maps, charts, plans or transcripts):		
8.5 x 11		2.00
11 x 17		4.00
Public Notice Signs:		25.00
Sale of Land Use Regulations:		75.00
New Subdivision Impact Fees - Road (paid at either subdivision or building permit time)		
Residential		
Single-Family - per unit		818.00
Multi-Family - per unit		574.00
Non-Residential per 1,000 square feet		
Lodging		1,604.00



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Planning Cont.

Retail	3,669.00
Office/Industrial/Flex Space	1,421.00
Violations	
Failure to obtain, maintain or comply with a permit	100/day or 500-1,000 if court imposed
Failure to obtain zoning approval/zoning violations	100/day or 500-1,000 if court imposed
Failure to submit required application per AC LUC	100/day or 500-1,000 if court imposed

Road & Bridge

Permit to work in the right-of-way	0.75% of required Bond or 115.00 minimum
Re-inspect Fee:	25.00 /ea
Sale of County Road Specifications copy	7.50 /ea
Mag-Chloride per gallon (not delivered nor applied)	0.70 /gal
Administrative fees	25.00 /hr
Labor	35.00 /hr
Scale Use Fees	
Commercial vehicle/trailers	10.00 /ea
All others	5.00 /ea
Equipment Cost per Hour (Excluding Operator)	
Pickup Truck	35.00 /hr
11 yd Dump Truck	105.00 /hr
Water Truck	105.00 /hr
Semi Tractor Bottom & Belly Dump	110.00 /hr
Motor Grader	165.00 /hr
Backhoe	95.00 /hr
Loader	130.00 /hr
Skid Steer	60.00 /hr
Dozer D-6	165.00 /hr
Semi-Tractor Lowboy	130.00 /hr
Broce Sweeper	70.00 /hr
Roller	115.00 /hr
Farm Tractor with Mower	75.00 /hr
Fire Truck	105.00 /hr
Labor	35.00 /hr
Administrative fees	25.00 /hr

Sheriff

Bond Fee - 1st	10.00 ea
Additional Bonds over 1	2.50 ea
Booking fee (per CRS 30-1-204)	30.00 ea
Concealed Weapons Permits	100.00 ea
Concealed Weapons Permits - Renewal	50.00 ea
Copies	0.25 page
Dispatch Tape	10.25 ea
Fingerprints	
Civilian	5.00 ea
Court Ordered	10.00 ea
Liquor License	25.00 ea
Marijuana License	25.00 ea
Intoxilizer fee	5.00 ea
Reports up to and including 5 pages	0.25 page
Reports after 1st 5 pages	0.25 page
Sex Offender First Time Registration	25.00 ea
Sheriff's Sales	350.00 ea
Court Ordered BAC	5.00 ea
Vehicle identification number inspection fee	10.00 ea



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Solid Waste

Landfill	
compacted waste	15.50 /cy
non-compacted waste	14.00 /cy
up to seven bags 33 gallon maximum	2.00 /ea
Pagosa Springs Transfer Station	16.25 /cy
up to seven bags 33 gallon maximum	3.00 /ea
Arboles Transfer Station	16.25 /cy
up to seven bags 33 gallon maximum	3.00 /ea
recycle fee for residential customers	2.00 /ea
recycle fee for comercial customers	6.00 /yd
Appliances with certification of freon removal	15.00 /ea
Other Appliances	15.00 /ea
Construction, yd waste, commercial, demolition, dirt, PAWS	
compacted waste	15.50 /cy
non-compacted waste	14.00 /cy

Surveyor

Plat Reviews	
Any project containing up to three divisions	75.00 /ea
Any project containing more than three divisions	75 for first 3 divisions plus 15.00 per each additional division

Transportation

Private non-Trip A (subject to certain rules)		
Locally per trip	Mountain Express	1.00 trip

Weed and Pest

Trip Charge	20.00 /trip
Hourly Labor Charge	50.00 /hour
Chemical Charge	cost

Open Records

ALL FEES MUST BE PAID PRIOR TO RECORDS BEING RELEASED	
Research and Retrieval Fees	\$30 per hour (first hour free)
Copies	0.25 /page
Copies of Photographs	cost to replicate
Audio and/or Video copies	25.00 each copy
Postage Fees	shipping costs

** Custodian of Record shall not impose a charge for the first hour of time expended in connection with the research and retrieval of public records. After the first hour of time has been expended the Custodian of Record will charge a fee for the research and retrieval of public records in the amount stated above.

D&N and PRNP Cases:
 *GAL's are exempt from charges associated with record copies
 * Attorneys of record or parents representing themselves, 1 free copy per party
 * Intervenors in D&N or PRNP cases are exempt from charges



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RESOLUTION NO. 2016- 7

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO ESTABLISHING A LOCATION FOR THE POSTING OF OFFICIAL COUNTY NOTICES, SETTING MEETING DATES FOR THE CALENDAR YEAR 2016 AND ESTABLISHING DAYS AND OFFICE HOURS FOR COUNTY OFFICES TO TRANSACT COUNTY BUSINESS FOR FISCAL CALENDAR YEAR 2016

WHEREAS, the Board of County Commissioners of Archuleta County pursuant to C.R.S. §24-6-402 are required to, at their first meeting of the calendar year, designate a posting place for official notices of the County; and

WHEREAS, pursuant to C.R.S. §30-10-109, the Board of County Commissioners are required to establish the days and office hours of the County or Archuleta, State of Colorado, for 2016, whereupon all County offices shall be kept open for the transaction of County business; and

WHEREAS, pursuant to C.R.S. §30-10-303 The Board of County Commissioners shall publish and schedule, as determined by resolution of the Board, the time and location for public meetings of the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO;

1. The official posting place for public notice purposes pursuant to and to the extent required by Colorado Revised Statutes §24-6-402(2)(C), shall be 398 Lewis Street, Pagosa Springs, Colorado.

2. The Board may hold such special or emergency meeting as adopted by Resolution No. 2012-52, therefore as the public interest may, in the opinion of the Board, require.

3. The Archuleta County Board of County Commissioners hereby designate the meetings of the Board of County Commissioners shall be held on the first (1st), and third (3rd) Tuesday of each month, at 1:30 pm. Unless otherwise noticed, those meetings will be held at 398 Lewis Street, Pagosa Springs, Colorado.

4. In those months with five (5) Tuesdays, the Board shall endeavor to hold community meetings in Arboles, Chromo, and the Town of Pagosa Springs.

5. Except for legal holidays, all County offices located in Archuleta County, except for the County Administration offices, shall be kept open for the transaction of County business during the hours of 8:00 a.m. through 4:00 p.m. on Monday through Friday of each respective week in 2016. The Archuleta County Administration offices shall be kept open for business during the hours of 8:00 a.m. through 5:00 p.m. on Monday through Friday of each respective week in 2016.

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6. The Chair of the Board or the County Administrator is hereby delegated the authority to close all or part of the offices of the County due to storm or other emergency. The Chair or County Administrator shall use his best efforts to notify the media of such closure.

7. Notwithstanding the foregoing, the Sheriff shall be subject, at all times, to the command of the people, and each thereof shall at all hours, night and day, be prepared to attend such duties as may reasonably be required of them.

APPROVED AND ADOPTED, this 5th day of January, 2016.

BOARD OF COUNTY COMMISSIONERS
ARCHULETA COUNTY, COLORADO



Michael Whiting, Chair



June Madrid by Cheryl Hurdem Deputy County Clerk and Recorder
June Madrid, County Clerk and Recorder