



**AGENDA**  
**Logan County Board of Commissioners**  
**Logan County Courthouse, 315 Main Street, Sterling, Colorado**  
**Tuesday, January 4, 2022 - 9:30 a.m.**

**Call to Order**  
**Pledge of Allegiance**  
**Revisions to Agenda**  
**Consent Agenda**

Approval of the Minutes of the December 21, 2021 meeting.

Acknowledge the receipt of the Veteran's Service Officer's Report and Certification of Pay form for the month of December, 2021.

Approval of an application for renewal of a Hotel and Restaurant Liquor License on behalf of Spurz Grill, Inc.

**Unfinished Business**  
**New Business**

The Board will open bids for the purchase of two Utility Tractors to operate rotary mowers for Road and Bridge Department mowing procedures.

The Board will open bids for the purchase of two extreme use single wing rotary mowers for Road and Bridge Department barrow pit mowing operations.

Consideration of the approval of an agreement between Logan County and Dave's Mowing and Maintenance for lawn mowing and lawn maintenance for the Courthouse Square, the Logan County Justice Center, the Logan County Heritage Center and Sunset Memorial Gardens Cemetery.

Consideration of the approval of Resolution 2022-1 granting the Renewal of a Conditional Use Permit to Pawnee Ridge Homeowner's Association for the continued operation of a de-watering pipeline in Logan County, Colorado operated by Pawnee Ridge Homeowner's Association.

Consideration of the approval of Resolution 2022-2 approving the Preliminary Subdivision Application to create Mission Hills Subdivision Fourth Filing which will include the potential platting of a 6 (six) lot subdivision, as shown on the Preliminary Plat in a portion of the Northeast Quarter (NE ¼) of Section 36, Township 8 North, Range 53 West of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado.

Consideration of the approval of Resolution 2022-3 approving the application of Travis and Keri McKay for the vacation of Lot 2 in the plat for the McKay Minor Subdivision recorded at Book 1028, Page 831 of the records of the Logan County Clerk and Recorder.

Consideration of the approval of Resolution 2022-4 approving the Re-subdivision and Replat of Lots 1 and 2, Country Club Hills Subdivision Second Filing, located in Section 36, Township 8 North, Range 53 West of the 6<sup>th</sup> PM, Logan County, Colorado.

Consideration of the approval of Resolution 2022-5 directing the allocation of Federal Mineral Leasing Funds received and held by the Logan County Treasurer.

**Other Business**

**Miscellaneous Business/Announcements**

County Offices will be closed on Monday, January 17, 2022 in honor of Martin Luther King Jr. Day.

The next meeting will be scheduled for Tuesday, January 18, 2022, at 9:30 a.m. at the Logan County Courthouse.

**Executive Session as Needed**

**Adjournment**

December 21, 2021

The Logan County Board of Commissioners met in regular session with the following members present constituting a quorum of the members thereof:

Byron H. Pelton  
Jane E. Bauder  
Joseph A. McBride

Chairman  
Commissioner  
Commissioner

Also present:

Alan Samber  
Pamela Bacon  
Rob Quint  
Jerry Casebolt  
Marilee Johnson

Logan County Attorney  
Logan County Clerk & Recorder  
Logan County Planning and Zoning  
Logan County Emergency Manager  
Tourist Information Center Director/County Public  
Information Officer

Debbie Unrein  
Patty Bartlett  
Jeff Reeves  
Patrick E. Steward  
Kevin Blankenship  
J.R Harsh

Logan County Finance  
Logan County Treasurer  
Logan County Road & Bridge  
Subdivision Exemption  
City of Sterling  
Wagner Equipment

Jeff Rice

Journal Advocate

Chairman Pelton called the meeting to order at 9:30 a.m. and opened the meeting with the Pledge of Allegiance.

Chairman Pelton asked if there were any revisions for the agenda. Hearing none, Chairman Pelton continued with consent agenda.

The Board continued with the Consent Agenda items:

- Approval of the Minutes of the December 14, 2021 meeting.
- Acknowledge receipt of the Clerk and Recorder's report for the month of November, 2021.
- Appointment of Guy McEndaffer to Logan County Fair Board Manager.

Commissioner Bauder moved to approve the Consent Agenda. Commissioner McBride seconded and the motion carried 3-0.

Chairman Pelton continued with Open Bids:

The Board opened proposals for the construction of a bridge crossing the South Platte River on Logan County Road 93 between SH 138 and I-76, east of Crook, Colorado. The construction will include the construction of a 250 ft precast concrete (BT45), installation of a precast concrete box culvert, unclassified excavation, embankment, aggregate base course placement, etc. and other required work.

- Lobo Structures LLC in the amount of \$3,855,887.90
- Myers & Sons Construction in the amount of \$3,646,944.10
- Lobato Construction LLC in the amount of \$4,987,654.32

Commissioner McBride moved to refer the bids to Jeff Reeves with Logan County Road and Bridge for recommendation back to the board. Commissioner Bauder seconded and the motion carried 3-0.

The Board opened proposals for the lease of seven new 2022 tandem drive motorgraders.

- Four Rivers 84 months, 1000 hours for \$3,049.29 a month or 84 months, 1500 hours a year in the amount of \$3,321.49 a month with a grand total of \$299,297.73
- Wagner Equipment 12 months unlimited hours parts and labor is the warranty, extended coverage 84 months or 10,000 hours year warranty coverage. Total price \$305,259.86 for 84 months with a monthly payment of \$3,254.89 at a rate of 3.49 with a buyout of \$80,400.00.
  - Jeff Reeves of Logan County Road and Bridge gave his recommendation to the board for Wagner Equipment due to ongoing issues with Four Rivers equipment.

Commissioner McBride moved to accept the bid proposals for the lease of seven new 2022 tandem drive motorgraders to Wagner Equipment in the amount of \$3,254.89 per month. Commissioner Bauder seconded and the motion carried 3-0.

The Board opened proposals for the purchase of one new tandem axle, heavy duty diesel conventional truck tractor chassis.

- McCandless Truck Center in the amount of \$144,032.70

Commissioner Bauder moved to refer the bid to Jeff Reeves with Logan County Road and Bridge for recommendation back to the board. Commissioner McBride seconded and the motion carried 3-0.

Commissioner McBride moved to postpone indefinitely the Certification of Levies for the Lower South Platte Water Conservancy District to the State for 2022. Commissioner Bauder seconded and the motion carried 3-0.

Commissioner Bauder moved to approve the remaining Certification of Levies and Revenue for 2022. Commissioner McBride seconded and the motion carried 3-0.

Commissioner McBride moved to approve an agreement between Logan County and Xcel Energy and the issuance of Right of Way Permit No. 2021-25 for the use of the County Right of way under County Road Avis Way for an electrical distribution. Commissioner Bauder seconded and the motion carried 3-0.

Commissioner Bauder moved to approve Resolution 2021-57 for Subdivision Exemption on behalf of Patrick E. and Ashley N. Steward to create a 4.31-acre parcel from a 6.28-acre parcel in an Agricultural (A) zone district in the Northwest Quarter of the Northwest Quarter Northwest Quarter (NW1/4NW1/4NW1/4) of Section 30, Township 8 North, Range 52 West of the Sixth Principal Meridian, Logan County, Colorado. Commissioner McBride seconded and the motion carried 3-0.

Commissioner McBride moved to add on to the agenda to open bids for a heavy diesel dump truck. Commissioner Bauder seconded and the motion carried 3-0.

The Board opened proposals for the purchase of a heavy diesel dump truck.

- McCandless Truck Center in the amount of \$179,466.63.

Commissioner Bauder moved to refer the bid to Jeff Reeves with Logan County Road and Bridge for recommendation back to the board. Commissioner McBride seconded and the motion carried 3-0.



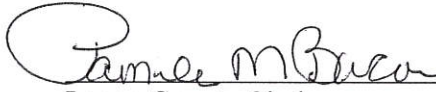
## Other Business

The next meeting will be scheduled for Tuesday, January 4, 2022, at 9:30 a.m. at the Logan County Courthouse.

County Offices will be closed the afternoon of Thursday, December 23, and all-day Friday, December 24 in observance of Christmas Day which falls on Saturday. County Offices will also be closed, Friday, December 31 in observance of New Year's Day, which falls on Saturday.

There being no further business to come before the Board, the meeting adjourned at 9:55 a.m.

Submitted by:

  
\_\_\_\_\_  
Logan County Clerk

Approved: January 4, 2022

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO

(seal)

By: \_\_\_\_\_  
Byron Pelton, Chairman

Attest:

\_\_\_\_\_  
Logan County Clerk & Recorder



Colorado Department of Military and Veterans Affairs  
County Veterans Service Officers Monthly Report and Certification of Pay

County of Logan Month of December 2021

Telephone Calls	from vets: 44 prof. 01 to vets: 44 about vets: 07	Total calls: 96*
Appointments	office: 15 home: 10	Total appts: 25*
Outreach	-01-	Total outreach: 01
Total Served	Emails to vets: 07 from vets: 11 about vets: 83	Total emails: 101
Surveys Submitted	-03-	Total Served: 121*

**Certification by County Veterans Service Officer**

I hereby certify that the above monthly report is true and accurate to the best of my knowledge and belief. I have been employed as a county veteran service officer at a rate of:

- ☒ 34 hours per week or fewer  
☐ 35 hours per week or more

For the month of December, 2021 from Logan county.

[Signature]  
Signature of County Veterans Service Officer

12/30/2021  
Date

**Certifications by County Commissioner or Designee**

- ☐ In accordance with CRS 28-5-802, I hereby certify the appointment of our county veterans service officer.  
☐ In accordance with CRS 28-5-707, I hereby certify the accuracy of the Report CVA-26 revised September 2021.

\_\_\_\_\_  
County Commissioner or Designee of

\_\_\_\_\_  
County

\_\_\_\_\_  
Date

This certification, submitted monthly, properly signed and executed is considered as application for the monetary benefits to the County General Fund in accordance with 28-5-804 (2002) Colorado Revised State Statute.

Submit this form no later than the 15<sup>th</sup> day the following month to:

Colorado Division of Veterans Affairs  
cdvainfo@dmva.state.co.us



**SPURZ GRILL INC**  
**4333 HIGHWAY 63**  
**Atwood CO 80722**

Fees Due		
Renewal Fee		500.00
Storage Permit	\$100 X _____	\$
Sidewalk Service Area	\$75.00	\$
Additional Optional Premise Hotel & Restaurant	\$100 X _____	\$
Related Facility - Campus Liquor Complex	\$160.00 per facility	\$
Amount Due/Paid		\$ 500.00

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

## Retail Liquor or Fermented Malt Beverage License Renewal Application

Please verify & update all information below

Return to city or county licensing authority by due date

Licensee Name <b>SPURZ GRILL INC</b>			Doing Business As Name (DBA) <b>SPURZ GRILL INC</b>	
Liquor License # <b>03-11080</b>	License Type <b>Hotel &amp; Restaurant</b>	Sales Tax License # <b>326974920001</b>	Expiration Date <b>02/25/2022</b>	Due Date <b>01/11/2022</b>
Business Address <b>4333 HIGHWAY 63 Atwood CO 80722</b>				Phone Number <b>9705227122</b>
Mailing Address <b>4333 HIGHWAY 63 Atwood CO 80722</b>			Email <b>management@spurzgrill.com</b>	
Operating Manager <b>Paul Githere</b>	Date of Birth <b>4/16/66</b>	Home Address <b>47059 Hwy 63 Atwood Co 80720</b>	Phone Number <b>3035657455</b>	
1. Do you have legal possession of the premises at the street address above? <b>(Yes)</b> No Are the premises owned or rented? <b>(Owned)</b> Rented* *If rented, expiration date of lease _____				
2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. Yes <b>(No)</b>				
3a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? Yes <b>(No)</b>				
3b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? Yes <b>(No)</b>				
4. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. Yes <b>(No)</b>				
5. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. Yes <b>(No)</b>				
6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. Yes <b>(No)</b>				
7. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. Yes <b>(No)</b>				

**Affirmation & Consent**

declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business	Title
Denise Githere	owner
Signature Denise Githere	Date 12-21-21

**Report & Approval of City or County Licensing Authority**

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

**Therefore this application is approved.**

Local Licensing Authority For	Date
Signature	Title
	Attest

Don sign also

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## REQUEST FOR PROPOSALS

The Logan County Board of Commissioners is accepting proposals for the Lease of seven (7) new 2022 Tandem Drive Motor Graders

Specifications follow.

Proposals must be submitted to the Commissioners Office, 315 Main Street, Sterling, CO 80751 in a sealed envelope appropriately labeled by 5:00 p.m., December 20, 2021. Said proposals will be opened at 9:30 a.m., December 21, 2021 at the Logan County Courthouse, 315 Main Street.

The Board of County Commissioners reserves the right to reject any proposal and to accept the proposal deemed to be in the best interest of Logan County.

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO



## REQUEST FOR PROPOSALS

The Logan County Board of Commissioners is accepting proposals for the purchase of (2) two Utility Tractors to operate rotary mowers for mowing procedures.

Specifications follow.

Proposals must be submitted to the Commissioner's Office, 315 Main Street, Sterling, CO 80751 in a sealed envelope appropriately labeled by 5:00 p.m., January 3, 2022. Said proposals will be opened at 9:00 a.m. January 4, 2022, at the Logan County Courthouse.

The Board of County Commissioners reserves the right to reject any proposal and to accept the proposal deemed to be in the best interest of Logan County.

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO



## REQUEST FOR PROPOSALS

The Logan County Board of Commissioners is accepting proposals for the purchase of (2) two extreme use single wing rotary mowers for barrow pit mowing operations.

Specifications follow.

Proposals must be submitted to the Commissioner's Office, 315 Main Street, Sterling, CO 80751 in a sealed envelope appropriately labeled by 5:00 p.m., January 3, 2022. Said proposals will be opened at 9:00 a.m. January 4, 2022, at the Logan County Courthouse.

The Board of County Commissioners reserves the right to reject any proposal and to accept the proposal deemed to be in the best interest of Logan County.

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO



## **AGREEMENT FOR LAWN MOWING AND LAWN MAINTENANCE**

THIS AGREEMENT is made this 4th day of January, 2022, by and between the Logan County Board of County Commissioners, whose address is Logan County Courthouse, 315 Main, Sterling, Colorado 80751, hereinafter the "County," and Dave's Mowing and Maintenance, whose address is 13701 Sunny Knolls Lane, Sterling, Colorado 80751, hereinafter the "Contractor."

WHEREAS, the County has prepared a Request For Proposals for lawn mowing and lawn maintenance for the Courthouse Square, located at 315 Main St.; the Logan County Justice Center, located at 110 Riverview Road; the Logan County Heritage Center, located at 821 N. Division Avenue; and Sunset Memorial Gardens, located at 16399 County Road 41, all in Sterling, Colorado; and

WHEREAS, the Contractor has bid the sum of \$350.00 per week to perform the services described in the Request For Proposals, more particularly: Justice Center - \$50.00 per week; Courthouse Square - \$250.00 per week; and Logan County Heritage Center - \$50.00 per week; and

WHEREAS, the Contractor has bid the sum of \$4,000.00 per season to perform services described in the Request For Proposals, more particularly: Sunset Memorial Gardens - \$750.00 per month for May, June, July, August, and September and \$250.00 for the month for October; including a minimum of at least six (6) mows, as needed and depending on rainfall; and

WHEREAS, the Contractor has appropriate equipment, supplies and staff to perform the services described in the Request For Proposals; and

WHEREAS, the County desires to acquire the Contractor's services for the term of this Agreement, and the Contractor offers to provide such services upon the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the premises and mutual covenants and obligations set forth herein, the parties hereto mutually agree as follows:

1. **Form of Agreement.** The agreement, terms and conditions constituting the contract between the parties consists of this Agreement for Lawn Mowing and Lawn Maintenance, which is intended to become the complete agreement between the parties. No prior or other agreements or understandings shall be valid or enforceable, nor shall the written agreements be modified or altered, unless in a writing signed by both parties.

2. **Engagement and Duties.** During the term of this Agreement the County engages the Contractor to perform the services and specifications described below and the Contractor hereby agrees to serve the County in the performance of the services as an independent contractor. It is expressly understood that the Contractor and its officers, agents and employees are not employees of Logan County but are independent



contractor(s) and shall act in an independent capacity and not as an officer, agent, servant, employee, joint venturer, partner or associate of the County. Because of its status as an independent contractor, Contractor shall have absolutely no right to employment rights and benefits available to County employees. Contractor shall be solely liable and responsible for providing to, or on behalf of, its employees all legally required benefits. Contractor shall be solely responsible and save the County harmless from all matters relating to the payment of Contractor's employees, including compliance with Social Security, withholding, and all other regulations governing such matters. The Contractor shall provide all personnel, supplies and equipment required to perform complete mowing and maintenance of lawns located at:

The Courthouse Square, the Logan County Justice Center, and the Logan County Heritage Center, described as follows:

- a. **Mowing** - All lawn areas must be mowed every seven (7) days during the growing season (April-October). In the event that the mowing cannot be done on the scheduled day due to inclement weather, mowing will move to the following day. If mowing to coincide with special events is desired, the County shall provide the Contractor at least ten (10) days advance notice of the date of the special event and the Contractor shall be flexible to work around community events that may be scheduled for the Courthouse lawn. Grass shall be cut to a length as recommended by Colorado State University Cooperative Extension Service, but no shorter than 1½ inches nor longer than 3 inches. Mower blades shall be kept sharp to prevent shredded grass tips that turn brown. There are to be no visible clippings after mowing and all grass must be bagged and removed by the contractor. Sidewalks and hard surfaces shall be swept or blown clean as needed after each mowing, and all mowing debris and dead growth shall be removed from the site.
- b. **Trimming** – Trimming will occur as needed to preserve the health of the lawn areas.
- c. **Edging** – Edging is not included in the monthly services. At its option, the County may separately purchase edging. If requested, the Courthouse sidewalks will be edged three (3) times each season at a price of \$200.00 per edging. If requested, the curbing around the Courthouse block will be edged one (1) time each season at a price of \$100.00 per edging.

The Sunset Memorial Gardens cemetery, described as follows:

- a. **Mowing** – Mowing of the entry and occupied (Buffalo grass) areas of the cemetery, to be performed as needed and depending on rainfall from May through October but in any event to consist of at least six (6) separate mowings.

3. **Inspection.** All services must be performed to the personal satisfaction of the Logan County Board of County Commissioners, or its designee. Periodic inspections by the county commissioners or designee will occur to identify problem areas, if any, and determine remedial actions. The Contractor shall notify the County if problems with sprinklers or repair issues with the grounds are observed.

4. **Equipment and Supplies.** The Contractor shall provide all labor, equipment, and supplies required, including but not limited to mowers, trimmers, gasoline, waste disposal and transportation, at no cost to the County.

5. **Term.** The term of this Agreement shall be for the duration of the annual growing season, which may consist of a period of approximately seven (7) months (commencing April 1, 2022, or as soon thereafter as lawn growth begins, through the end of the growing season, which in any case will occur no later than October 31, 2022) and shall contain a two-year renewal option for the 2023 and 2024 growing seasons, which may be exercised by the parties upon mutual agreement prior to March 1, annually. This Agreement may be canceled or terminated at any time by the County without cause, upon providing at least 30 days written notice to the contractor. This Agreement may otherwise be terminated by the County for cause and without advance notice, including, without limitation, the failure of the Board of County Commissioners to appropriate funding for the contract for any subsequent fiscal year.

6. **Consideration.**

For the Courthouse Square, the Logan County Justice Center, and the Logan County Heritage Center, the County shall pay the Contractor the sum of \$350.00 per week for performance of all services required hereunder, allocated as follows:

Courthouse -	\$250.00 per weekly mowing
Justice Center -	50.00 per weekly mowing
Heritage Center -	50.00 per weekly mowing

For the Sunset Memorial Gardens, the County shall pay the Contractor the sum of \$4,000.00 per mowing season for performance of all services required hereunder, at a rate of \$750.00 per month for May, June, July, August, and September; and \$250.00 per month for October. This will include a minimum of six (6) mows, as needed and when required, depending on rainfall, and additional mows if needed due to rainfall levels.

7. **Payment Date and Right of Set-off.** Payment for services performed shall be made on or before the 10<sup>th</sup> day of the month for services performed in the prior month. Logan County reserves the right to set-off and deduct from the monthly payment otherwise due the following sums for any instances of the contractor's failure to timely perform the services described in this Agreement for services at the Courthouse Square, the Logan County Justice Center, and the Logan County Heritage Center:



- I. For any week where grass is not mowed or edges trimmed at any site, the sum of \$100 per site shall be deducted from the monthly payment otherwise due unless failure to perform was caused by inclement weather.
- II. For any week where sidewalks, concrete or other hard surface areas are not swept and cleaned of lawn debris after mowing/trimming at any site, the sum of \$50 per site shall be deducted from the monthly payment otherwise due unless failure to perform was caused by inclement weather.

8. **Insurance Requirements.** Contractor shall procure and maintain during the duration of the Agreement, at contractor's sole cost, insurance policies with minimum limits not less than: (1) Comprehensive General Liability of \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage; (2) Automobile Liability of \$500,000 combined single limit per accident for bodily injury and property damage; and (3) Workers Compensation coverage as required by the laws of the State of Colorado. Logan County must be listed as an additional insured on such policies and contractor shall provide an acceptable Certificate of Insurance prior to the commencement of any services.

The Contractor shall agree to hold harmless and indemnify Logan County against any and all claims, suits, damages, costs or legal expense as a result of bodily injury or property damage resulting from the negligence of the contractor. All policies of insurance carried by the contractor shall be written as primary policies, not contributing with and not in excess of insurance coverage which may be otherwise carried by Logan County.

9. **Non-Waiver.** The failure of the County to insist in any one or more instances upon strict performance of any portion of the contract, or to exercise any right or privilege contained in the contract or otherwise provided by law, shall not be construed as a waiver or relinquishment of the performance of such provision or right(s), or of the right to subsequently demand strict performance.

10. **Default.** In case of default by the Contractor in providing any of the services required by the contract, the County may procure the services from another source and may recover the loss occasioned thereby from any unpaid balance due the Contractor, or by any other legal means available to the County.

11. **Performance Bond.** The parties agree that Contractor shall not be required to furnish a performance bond.

12. **Subcontracting.** No portion of the work covered by this Agreement shall be assigned or subcontracted without the prior written approval of the County.

13. **Short mowing.** At its option, the County may separately purchase short mowing services for the Courthouse Square, the Logan County Justice Center, and the Logan County Heritage Center to occur once annually in approximately March of each year, by providing reasonable advance written notice to the Contractor. Short mowing

consists of a sod treatment similar to power raking, leaving approximately ½ inch thatch for root protection. If requested and provided, the County shall pay the Contractor the following sums for these annual services:

Courthouse -	\$350.00
Justice Center -	60.00
Heritage Center -	85.00

**14. Sidewalk Edging:**

At its option, the County may separately purchase edging for the Courthouse Square, the Logan County Justice Center, and the Logan County Heritage Center to occur in the Spring as part of the Short Mowing option. If requested and provided, the County shall pay the Contractor, per edging, the follow sums for these annual services:

Courthouse -	\$200.00
Justice Center -	50.00
Heritage Center -	60.00

IN WITNESS WHEREOF the parties hereto have set their hands.

Date: \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO

\_\_\_\_\_  
Byron H. Pelton, Chairman

ATTEST:

\_\_\_\_\_  
Clerk to the Board

DAVE'S MOWING AND MAINTENANCE

By: \_\_\_\_\_  
David Hutt, President (Date)



## **RESOLUTION**

**NO. 2022-1**

### **BOARD OF COUNTY COMMISSIONERS COUNTY OF LOGAN, STATE OF COLORADO**

#### **CONDITIONAL USE PERMIT RENEWAL**

**A RESOLUTION GRANTING THE RENEWAL OF A CONDITIONAL USE PERMIT (CUP) FOR THE CONTINUED OPERATION OF A DE-WATERING PIPELINE, IN LOGAN COUNTY, COLORADO, OPERATED BY PAWNEE RIDGE HOMEOWNER'S ASSOCIATION.**

**WHEREAS**, Pawnee Ridge Homeowners Association has applied for the renewal of Conditional Use Permit (CUP) # 230 to allow continued operation of a De-watering Pipeline in the Northeast Quarter of the Southeast Quarter of Section 24, Township 8 North, Range 53 West of the 6<sup>th</sup> Principal Meridian and the Northwest Quarter of the Southwest Quarter of Section 19, Township 8 North, Range 52 West of the 6<sup>th</sup> Principal Meridian, all in Logan County, Colorado; and

**WHEREAS**, renewal of the permit will provide for the continued operation and maintenance of a de-watering pipeline to aid in managing groundwater levels in and near the Pawnee Ridge Subdivision, Logan County; and

**WHEREAS**, the pipeline consists of an installation of approximately 1,830 feet of 4-6 inch PVC pipe, commencing in the Northeast Quarter of the Southeast Quarter (NE4SE4) of Section 24, Township 8 North, Range 53 West of the 6<sup>th</sup> P.M., then proceeding in a northerly direction 660 feet in the County Road right-of-way, generally paralleling County Road 37, crossing under the intersection of County Road 37 and Greenway Drive from the west to the east in a northeasterly direction, and entering the Northwest Quarter of the Southwest Quarter (NW4SW4) of Section 19, Township 8 North, Range 52 West of the 6<sup>th</sup> P.M. for a distance of 120 feet, then proceeding north for a distance of 260 feet and then proceeding east, generally paralleling the north boundary of the Southwest Quarter (SW4) of Section 19, Township 8 North, Range 52 West of the 6<sup>th</sup> P.M. for a distance of 530 feet, then proceeding in a southeasterly direction for 260 feet where it surfaces in the Northeast Quarter of the Southwest Quarter (NE4SW4) of Section 19, Township 8 North, Range 52 West, 6<sup>th</sup> P.M.; and

**WHEREAS**, the affected areas are currently zoned Agricultural and Residential Suburban with a Conditional Use Permit required for "Underground utility lines for the transmission or collection of water, sewage, natural gas, or oil".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY, COLORADO:**

#### **I. APPROVAL:**

The application of Pawnee Ridge Homeowners Association for renewal of Conditional Use Permit (CUP) #230 for the continued operation and maintenance of the de-watering pipeline, in the form and locations described above, is hereby GRANTED, subject to the conditions set forth below.

#### **II. FINDINGS OF FACT:**

The continued use is compatible with existing land uses in the area, which is zoned Agricultural and Residential Suburban district.

### III. CONDITIONS FOR RENEWAL

1. The permit, as renewed, shall remain subject to the same conditions as are set forth in Resolution No. 2016-34.
2. The permit term shall be for ninety-five (95) years on the identified and approved pipeline corridor, subject to renewal for continuing permitted use on and after October 18, 2116. If any changes, such as alterations or enlargements, occur to the corridor identified and approved herein, the applicant shall be responsible for seeking and obtaining separate approval of a permit and term of approval for those proposed changes.
3. The Conditional Use Permit shall be monitored and subject to periodic review for ongoing compliance with the Logan County Zoning Resolution and any other applicable Federal, State and local rules and regulations.

**BE IT FURTHER RESOLVED**, that the Applicant shall remain responsible for complying with all of the foregoing conditions and all other applicable Logan County zoning or other land use and building regulations. The Board of County Commissioners of Logan County retains continuing jurisdiction over the permit to address future issues concerning the permit and to ensure compliance with the conditions of the permit. Noncompliance with any of the conditions may be cause for revocation of the permit.

DONE on Tuesday, this 4th day of January, 2022.

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO

\_\_\_\_\_  
(Aye)(Nay)  
Byron H. Pelton, Chairman

\_\_\_\_\_  
(Aye)(Nay)  
Jane E. Bauder, Vice Chairman

\_\_\_\_\_  
(Aye)(Nay)  
Joseph A. McBride, Commissioner

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of the County of Logan and State of Colorado, in regular session on this 4th day of January, 2022.

\_\_\_\_\_  
County Clerk and Recorder

**RESOLUTION**

**NO. 2022-1**

**BOARD OF COUNTY COMMISSIONERS  
COUNTY OF LOGAN, STATE OF COLORADO**

**CONDITIONAL USE PERMIT RENEWAL**

**A RESOLUTION GRANTING THE RENEWAL OF CONDITIONAL USE PERMIT (CUP) FOR THE CONTINUED OPERATION OF A DE-WATERING PIPELINE, IN LOGAN COUNTY, COLORADO, OPERATED BY PAWNEE RIDGE HOMEOWNER'S ASSOCIATION.**

**WHEREAS**, Resolution No. 2016-34 was approved on the 18<sup>th</sup> day of October, 2016 and eligible for renewal after a period of 5 years.

**WHEREAS**, Pawnee Ridge Homeowners Association has applied for the renewal of Conditional Use Permit (CUP) to allow continued operation of a De-watering Pipeline in the Northeast quarter of the Southeast quarter of Section 24, Township 8 North , Range 53 West of the 6<sup>th</sup> PM and the Northwest quarter of the Southwest quarter of Section 19, Township 8 North, Range 52 West of the 6<sup>th</sup> PM, Logan County, Colorado.

**WHEREAS**, Pawnee Ridge Homeowners Association applied for the renewal of a Conditional Use Permit (CUP) to design, construct, install, operate, and maintain a de-watering pipeline to aid in managing groundwater levels in and near the Pawnee Ridge Subdivision, Logan County; and

**WHEREAS**, the pipeline will consist of the installation of approximately 1,830 feet of 4-6 inch PVC pipe, commencing in the Northeast Quarter of the Southeast Quarter (NE4SE4) of Section 24, Township 8 North, Range 53 West of the 6<sup>th</sup> P.M., then proceeding in a northerly direction 660 feet in the County Road right-of-way, generally paralleling County Road 37, crossing under the intersection of County Road 37 and Greenway Drive from the west to the east in a northeasterly direction, and entering the Northwest Quarter of the Southwest Quarter (NW4SW4) of Section 19, Township 8 North, Range 52 West of the 6<sup>th</sup> P.M. for a distance of 120 feet, then proceeding north for a distance of 260 feet and then proceeding east, generally paralleling the north boundary of the Southwest Quarter (SW4) of Section 19, Township 8 North, Range 52 West of the 6<sup>th</sup> P.M. for a distance of 530 feet, then proceeding in a southeasterly direction for 260 feet where it will surface in the Northeast Quarter of the Southwest Quarter (NE4SW4) of Section 19, Township 8 North, Range 52 West, 6<sup>th</sup> P.M.; and

**WHEREAS**, the affected areas are currently zoned Agricultural and Residential Suburban with a Conditional Use Permit required for "Underground utility lines for the transmission or collection of water, sewage, natural gas, or oil"; and

**WHEREAS**, public hearings for the original application were held by the Logan County Board of County Commissioners at its regular meetings on October 11, 2016 and October 18, 2016.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY, COLORADO:**

**I. APPROVAL:**

The application for Pawnee Ridge Homeowners Association for renewal of Conditional Use Permit (CUP) to design, construct, install, operate and maintain a de-watering pipeline, in the form and locations described above, is hereby GRANTED, subject to the conditions set forth below.

**II. FINDINGS OF FACT:**

The use is compatible with existing land uses in the area, which is zoned Agricultural and Residential Suburban district.

### III. CONDITIONS FOR RENEWAL

1. The permit will require a definitive pipeline route to be specifically identified, mapped and approved in advance of construction by the Logan County Planning & Zoning Department and Road & Bridge Department, and will be conditional on all appropriate licenses or easements to cross or enter private land for that route being obtained and remaining in place at all relevant times. The project may commence where appropriate licenses and easements are in place.
2. The applicant shall apply for and obtain separate right-of-way use permits from Logan County, and comply with any conditions on those permits, prior to constructing the pipeline with any county road right-of-way.
3. The pipeline shall be buried at a minimum depth required by Logan County Zoning Regulations (generally 48 inches with some exceptions as provided in the regulations) or at a depth specified per licenses or easements, whichever is deeper. However, it shall be buried as required by Logan County (48 inches below the bottom of the borrow ditch) in any county road right-of-way.
4. The initial permit term shall be for ninety-five (95) years on the identified and approved pipeline corridor, subject to renewal for continuing permitted use on and after October 18, 2116. If any changes, such as alterations or enlargements, occur to the corridor identified and approved herein, the applicant shall be responsible for seeking and obtaining separate approval of a permit and term of approval for those proposed changes.
5. The Conditional Use Permit shall be monitored and subject to periodic review for ongoing compliance with the Logan County Zoning Resolution and any other applicable Federal, State and local rules and regulations.

**BE IT FURTHER RESOLVED**, that the Applicant shall remain responsible for complying with all of the foregoing conditions and all other applicable Logan County zoning or other land use and building regulations. The Board of County Commissioners of Logan County retains continuing jurisdiction over the permit to address future issues concerning the permit and to ensure compliance with the conditions of the permit. Noncompliance with any of the conditions may be cause for revocation of the permit.

DONE on Tuesday, this 4th day of January, 2022

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO

\_\_\_\_\_  
(Aye)(Nay)  
Byron H. Pelton, Chairman

\_\_\_\_\_  
(Aye)(Nay)  
Jane E. Bauder, Vice Chairman

\_\_\_\_\_  
(Aye)(Nay)  
Joseph A. McBride, Commissioner

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of the County of Logan and State of Colorado, in regular session on this 4th day of January, 2022.

\_\_\_\_\_  
County Clerk and Recorder



**RESOLUTION**

**NO. 2022-2**

**BOARD OF COUNTY COMMISSIONERS  
COUNTY OF LOGAN, STATE OF COLORADO**

**PRELIMINARY SUBDIVISION EXEMPTION FOR  
MISSION HILLS SUBDIVISION, FOURTH FILING**

A Resolution approving the Preliminary Subdivision Application to create Mission Hills Subdivision, Fourth Filing, which will include the potential platting of a 6 (six) lot subdivision, as shown on the Preliminary Plat in a portion of the Northeast Quarter (NE1/4) of Section 36, Township 8 North, Range 53 West of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado.

**WHEREAS**, Scott Schaefer, has petitioned the Board of County Commissioners of Logan County, Colorado to formally approve the creation of a 6 (six) lot subdivision on 2.5 acres, to be created on a parcel of land described as follows:

A parcel of land in the Northeast Quarter (NE1/4) of Section 36, Township 8 North, Range 53 West of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado, said parcel being more particularly described as follow:

Beginning at the Northwest corner of Lot 1 of Mission Hills Subdivision, Third Filing, Logan County Colorado; thence North 36°20'25" East a distance of 19.88 feet to the Southwest corner of Lot 11, Highland Park Addition, Fourth Filing in the NE1/4 of Section 36, T.8N., R.53W. Of the 6<sup>th</sup> Principal Meridian, County of Logan, State of Colorado; thence South 43°36'10" East along the South line of Highland Park Addition, Fourth Filing a distance of 26.66 feet; thence South 48°38'15" East along the South line of said Highland Park Addition, Fourth Filing a distance of 101.47 feet; thence South 44°47'00" East along the South line of said Highland Park Addition, Fourth Filing a distance of 170.70 feet; thence South 39°57'20" East along the South line of said Highland Park Addition, Fourth Filing a distance of 156.49 feet to the Northeast corner of a parcel of land described in book 942 at page 51 of the Logan County Records; thence South 61°35'20" West along the North line of said parcel of land described in book 942 at page 51 a distance of 359.12 feet to the Northwest corner of said parcel of land described in book 942 at page 51; thence North 28°24'00" West along the East line of Mission Hills Subdivision, Logan County, Colorado a distance of 142.96 feet to a point on the South line of lot 3 of said Mission Hills Subdivision, third filing; thence South 68°05'00" East along the East line of said lot 3 a distance of 19.82 feet to the Southeast corner of said lot 3; thence North 24°31'20" East along the East line of Mission Hills Subdivision, third filing a distance of 300.86 feet to the Northeast corner of lot 1 of Mission Hills Subdivision, third filing; thence North 43°46'20" West along the North line of said lot 1 a distance of 124.98 feet to the point of beginning and containing 1.82 acres, more or less.

**WHEREAS**, Scott Schaefer, owner of the combined parcel consisting of 2.5 acres has, as shown on the Final Subdivision Plat, attached hereto and fully incorporated herein by reference, laid out, platted and proposed the creation of a subdivision under the name and style of Mission Hills Subdivision, Fourth Filing, Northeast Quarter (NE1/4) of Section 36, Township 8 North, Range 53 West of the 6<sup>th</sup> Principal Meridian, in Logan County, Colorado; and

**WHEREAS**, the applicant has demonstrated that an acceptable water source is available for each of the lots to be created; and

**WHEREAS**, all notices and posting requirements for hearing on the Preliminary and Final Minor Subdivision plat application were properly given, and the statements of interested persons were received; and

**WHEREAS**, the Logan County Planning Commission recommended approval of the Preliminary and Final Plat applications submitted by Scott Schaefer, after reviewing the application, studying the staff review, and taking testimony of any interested persons at its regular meeting on December 21, 2021.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Logan County, Colorado, that the application of Scott Schaefer for the proposed 6 (six) lot subdivision of the original 2.5 acre parcel, as legally described above and as laid out and platted on the Final Plat, attached hereto, is hereby GRANTED, subject to the following condition:

- a. The applicant shall be responsible for maintaining ongoing compliance with all conditions or requirements set forth in the Logan County Zoning Resolution and Logan County Subdivision Regulations.

**DONE** on Tuesday, this 4th day of January, 2022.

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO

\_\_\_\_\_  
(Aye)(Nay)  
Byron H. Pelton, Chairman

\_\_\_\_\_  
(Aye)(Nay)  
Jane E. Bauder, Vice Chairman

\_\_\_\_\_  
(Aye)(Nay)  
Joseph A. McBride, Commissioner

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of the County of Logan and State of Colorado, in regular session on this 4th day of January, 2022.

\_\_\_\_\_  
County Clerk and Recorder

LOGAN COUNTY PRELIMINARY SUBDIVISION OR  
PLANNED UNIT DEVELOPMENT APPLICATION

BOARD OF COUNTY COMMISSIONERS  
DEPARTMENT OF PLANNING & ZONING  
315 MAIN STREET STERLING, COLORADO 80751

Subdivider: SCOTT Schaefer Phone: 970-466-6969

Address: 101 SPRUCE RD STERLING CO 80751

Landowner: OLD VINE PROPERTY LLC Phone: 970-466-6969

Address: 101 SPRUCE RD STERLING CO 80751

Proposed Subdivision Name: SCHAEFER

Current Zoning: RGS Current Land Use: VACANT

Proposed Zoning: RGS Proposed Land Use: RESIDENTIAL

Description of Property:

Legal: 1/4 Section NE Section 36 Township T8N, R53W of 6th P.M. Range

Address: — Access off CR or Hwy: 37

Filing  Lot  Block  Tract  Lot Size

Total Acreage  Floodplain Designation and Elevation

Number of Lots: 4 Minimum Lot Size  Lineal Feet of New Streets: 200'

Average sale price of each dwelling: Between \$ 85K and \$ 85K lots to build an

Certified Surveyor: Leibert McAttee Surveying Phone: 522-1960

Address: 615 S. 10th AVE STERLING CO 80751

Registered Engineer:  Phone:

Address:

List of Adjacent Landowners & Address:

ERIC WINDOM 125 CLUB ROAD

GILBERT KRIER 127 CLUB ROAD

RODNEY TSEU 129 CLUB ROAD



**FOR COUNTY USE**

Application Fee: One Hundred Dollars (\$100.00)

Date of Planning Commission: \_\_\_\_\_

Recommendation of Planning Commission: ☒ Approval ☐ Denial

Recommended Conditions of Subdivision or Planned Unit Development:

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\_\_\_\_\_  
Chairperson, Planning Commission

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**COUNTY COMMISSIONERS ACTION:**

Conditions of Subdivision or Planned Unit Development: \_\_\_\_\_

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Date Granted: \_\_\_\_\_

Date Denied: \_\_\_\_\_

\_\_\_\_\_  
Byron H. Pelton (Aye) (Nay)

\_\_\_\_\_  
Joseph A. McBride (Aye) (Nay)

\_\_\_\_\_  
Jane E. Bauder (Aye) (Nay)



**FOR COUNTY USE**

Application Fee: One Hundred Dollars (\$100.00)

Date of Planning Commission: \_\_\_\_\_

Recommendation of Planning Commission: ✓ Approval \_\_\_\_\_ Denial

Recommended Conditions of Subdivision or Planned Unit Development:

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\_\_\_\_\_  
Chairperson, Planning Commission

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**COUNTY COMMISSIONERS ACTION:**

Conditions of Subdivision or Planned Unit Development: \_\_\_\_\_

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Date Granted: \_\_\_\_\_

Date Denied: \_\_\_\_\_

\_\_\_\_\_  
Byron H. Pelton (Aye) (Nay)

\_\_\_\_\_  
Joseph A. McBride (Aye) (Nay)

\_\_\_\_\_  
Jane E. Bauder (Aye) (Nay)

## APPENDIX D

### SIGN REGULATIONS

A sign must be posted when applying for any Land Use Application which involves a public hearing. The purpose of this requirement is to notify the Public of the date, time and place of the Public Hearing and to inform the Public of the Type of Land Use Application.

The sign regulations are as follows:

- The sign must be posted at least **15 days** before the Public Hearing date.
- The sign must be posted on a board such as plywood. The board must be **at least 3'x4'** and must be sturdy.
- The sign must be **4feet above the natural grade** of the ground.
- The lettering must be at least **2 inches** in size.
- The sign must be posted in a conspicuous location on the property in question. **The sign must be visible from the public road.**
- The Applicant must provide the Planning Department with a **photograph of the sign** at the location where it is displayed.

### SAMPLE OF THE SIGN

PUBLIC HEARING  
LOGAN COUNTY PLANNING COMMISSION

DATE:

TIME:

PLACE: LOGAN COUNTY COURT HOUSE  
315 MAIN STREET  
STERLING, CO 80751

REQUEST: (IE. CONDITIONAL USE PERMIT or a SPECIAL USE PERMIT or a  
SUBDIVISION EXEMPTION or a PRELIMINARY SUBDIVISION  
APPLICATION FOR A.....)

Your Name



**RESOLUTION**

**NO. 2022-3**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY, COLORADO, APPROVING THE APPLICATION OF TRAVIS AND KERI MCKAY FOR THE VACATION OF LOT 2 IN THE PLAT FOR THE MCKAY MINOR SUBDIVISION, RECORDED AT BOOK 1028, PAGE 831 OF THE RECORDS OF THE LOGAN COUNTY CLERK AND RECORDER.**

WHEREAS, the applicants, Travis and Keri McKay, current property owners, request to vacate Lot 2, consisting of 28.69 acres, in the McKay Minor Subdivision, which was originally approved by resolution and plat recorded at Book 1028, Pages 830-831 of the records of the Logan County Clerk and Recorder and is located in portions of Lots 2 and 3 of Section 4, Township 8 North, Range 52 West of the Sixth Principal Meridian, Logan County, Colorado; and

**WHEREAS**, the vacation of Lot 2 of the McKay Minor Subdivision is requested so that the applicants may combine the land area currently described as Lot 2 with contiguous unsubdivided land also owned by the applicants which will result in a combined parcel of at least 35 acres;

**WHEREAS**, Section 6.2.1 of the Logan County Subdivision Regulations provides that the owners of lots in any approved subdivision may petition the Planning Commission to vacate the plat with respect to their properties; and

**WHEREAS**, the Logan County Planning Commission approved the application for vacation of Lot 2 of the McKay Minor Subdivision on December 21, 2021.

**FINDINGS:** The Board finds that the applicants are the legal owners of Lot 2 of the McKay Minor Subdivision and further finds that vacation of Lot 2 will not materially injure the rights of any non-consenting property owner or any rights in public improvements.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Logan County, Colorado, that the application is GRANTED. The Plat for McKay Minor Subdivision, which is recorded at Book 1028, Page 831 of the records of the Logan County Clerk and Recorder is hereby vacated to the extent of Lot 2, only.

Adopted and signed this 4th day of January, 2022.

BOARD OF COUNTY COMMISSIONERS  
OF LOGAN COUNTY, COLORADO

\_\_\_\_\_  
(Aye)(Nay)  
Byron H. Pelton, Chairman

\_\_\_\_\_  
(Aye)(Nay)  
Jane E. Bauder, Commissioner

\_\_\_\_\_  
(Aye)(Nay)  
Joseph A. McBride, Commissioner

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, hereby certify that the foregoing Resolution was duly adopted by the Board of County Commissioners of the Logan and State of Colorado, in regular session on the 4th day of January, 2022.

\_\_\_\_\_  
County Clerk and Recorder

**LOGAN COUNTY VACATION APPLICATION**  
**BOARD OF COUNTY COMMISSIONERS**  
**DEPARTMENT OF PLANNING & ZONING**  
**315 MAIN STREET, STERLING, CO 80751**  
**(970) 522-7879**

**Type of Vacation:**

- ☐ Alley
- ☐ Platted Street
- ☐ County Road
- ☐ Subdivision Exemption
- ☐ Subdivision

**Location of Vacation:**

Legal: Quarter \_\_\_\_\_ Section 4 Township 8 Range 52

Lot 2 Block \_\_\_\_\_ Address \_\_\_\_\_

Lots 2, 3 of 4-8-52 McKay minor Subdivision

**Description of Vacation:**

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**Reason for Vacation:**

Vacate subdivision exemption to modify legal description.  
Resulting parcel will be greater than 35 acres.

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PETITION FOR VACATION

TO: THE BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO

Applicant: Travis and Ker: McKay Phone: 970 571 3734 Form 3

Address: 18385 CR 22 Sterling Co 80751

Applicant's Signature:  Date: 10-7-21

Landowner: SAME Phone: 970 571 3734

Address: \_\_\_\_\_

Landowner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landowner: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Landowner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landowner: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Landowner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landowner: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Landowner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landowner: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Landowner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landowner: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Landowner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landowner: \_\_\_\_\_ Phone: \_\_\_\_\_



FOR COUNTY USE:

Application Fee: One hundred dollars (\$100.00) Thirteen Dollar (\$13.00) one page OR  
Twenty-three Dollar (\$23.00) two pages – Separate check for Recording fee

Date of Planning Commission: \_\_\_\_\_

Recommendation of Planning Commission: ~~Denial~~ <sup>Den.</sup> Approval \_\_\_\_\_ Denial

Recommended Conditions of Vacation: \_\_\_\_\_

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*Tabled because applicant was not present.*

  
Chairman, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of Vacation: \_\_\_\_\_

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Byron H. Pelton (Aye) (Nay)

Joseph A. McBride (Aye) (Nay)

Jane E. Bauder (Aye) (Nay)

FOR COUNTY USE:

Application Fee: One hundred dollars (\$100.00) Thirteen Dollar (\$13.00) one page OR  
Twenty-three Dollar (\$23.00) two pages – Separate check for Recording fee

Date of Planning Commission: \_\_\_\_\_

Recommendation of Planning Commission: ☒ Approval \_\_\_\_\_ Denial \_\_\_\_\_

Recommended Conditions of Vacation: \_\_\_\_\_  
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\_\_\_\_\_  
Chairman, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of Vacation: \_\_\_\_\_  
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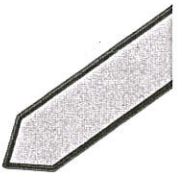
Date Granted: \_\_\_\_\_

Date Denied: \_\_\_\_\_

\_\_\_\_\_  
Byron H. Pelton (Aye) (Nay)

\_\_\_\_\_  
Joseph A. McBride (Aye) (Nay)

\_\_\_\_\_  
Jane E. Bauder (Aye) (Nay)



**RESOLUTION**

**NO. 2022-4**

**BOARD OF COUNTY COMMISSIONERS  
COUNTY OF LOGAN, STATE OF COLORADO**

**RE-SUBDIVISION FOR  
SCOTT AND MELISSA SCHAEFER & LARRY C. AND JODENE M. BOERNER**

A Resolution approving the Re-subdivision and Replat of Lots 1 and 2, Country Club Hills Subdivision, Second filing, located in Section 36, Township 8 North, Range 53 West of the 6<sup>th</sup> P.M., Logan County, Colorado.

**WHEREAS**, Scott and Melissa Schaefer and Larry C. and Jodene M. Boerner, have petitioned the Board of County Commissioners of Logan County, Colorado, to re-subdivide and replat the following legally described property: Lots 1 and 2, Country Club Hills Subdivision, Second Filing, located in Section 36, Township 8 North, Range 53 West of the 6<sup>th</sup> P.M., Logan County, Colorado.

**WHEREAS**, the Logan County Planning Commission, after reviewing all materials, taking testimony of the applicant and surrounding property owners, and finding no issues that would limit or deny this application, recommended the approval of this application for the requested Re-Subdivision, at its regular meeting on December 21, 2021; and

**WHEREAS**, the proposed re-subdivision will adjust the lot line between Lots 1 and 2, Country Club Hills, Second Filing, all as more fully described in the Official subdivision Plat No. 2022-4, attached hereto and fully incorporated herein; and, the Logan County Planning Commission, after reviewing the application and conducting a public hearing on the application, recommended the approval of the proposed re-subdivision and replat of Lots 1 and 2, Country Club Hills Subdivision, Second Filing at its regular meeting on December 21, 2021.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Logan County, Colorado, that the application of Scott and Melissa Schaefer and Larry C. and Jodene M. Boerner for re-subdivision and replat of Lots 1, 2, and 3 Country Club Hills Subdivision, Second Filing, into Lots 1 and 2, Country Club Hills Subdivision, Second Filing, as shown on Official Subdivision Plat No. 2022-4, is hereby GRANTED, subject to the following conditions:

A. The applicants shall be responsible for complying with all conditions or requirements set forth in the Logan County Zoning Resolution and Subdivision Regulations.

B. The applicants shall be responsible for complying with all conditions or requirements of any applicable homeowner's association covenants. All supporting information submitted by the applicants for consideration of the application forms part of the basis of the approval of the application.

**DONE** on Tuesday, this 4th day of January, 2022.

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO

\_\_\_\_\_  
(Aye)(Nay)  
Byron H. Pelton, Chairman

\_\_\_\_\_  
(Aye)(Nay)  
Jane E. Bauder, Vice Chairman

\_\_\_\_\_  
(Aye)(Nay)  
Joseph A. McBride, Commissioner



I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of the County of Logan and State of Colorado, in regular session on this 4th day of January 2022.

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County Clerk and Recorder

LOGAN COUNTY RESUBDIVISION APPLICATION  
BOARD OF COUNTY COMMISSIONERS  
DEPARTMENT OF PLANNING & ZONING  
315 MAIN STREET, STERLING, CO 80751

Applicant: SCOTT SCHAEFER Phone: 970-466-6969

Address: 101 SPRUCE ROAD STERLING CO 80751

Landowner: SCOTT SCHAEFER Phone: 970-466-6969

Address: 101 SPRUCE ROAD STERLING CO 80751

Legal Description of total Parcel: LOT 1 BLK 3 COUNTRY CLUB HILLS 36-08-53

Legal Description of Parcel to be re-subdivided: 1" 1" TACUS LOT 2 AND 3

Total Acreage of parcel to be divided: APPROX. 1 ACRE

Number of Parcels that would be created: 0 REPOSITION LOT LINE

Acreage of proposed parcels: 0 REPOSITION LOT LINE

Date that parcel was acquired by owners: 10/29/02

If Deed is recorded in Torrens System: Number 38052736404028

If Deed is recorded in General System: Book — Page —

Existing zoning classification: RESIDENTIAL

Proposed use of each parcel: RESIDENTIAL

Proposed water and sewer facilities: —

Existing water and sewer facilities: CITY H2O /

Proposed access to each new lot: SAME

Existing access to each new lot: SAME

Reason for request: REPOSITION LOT LINE BETWEEN LOT 1 and LOT 2.

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Date of certificate stating that all property taxes have been paid: \_\_\_\_\_

INFORMATION ON WATER WELLS

Is there an existing well on the proposed parcel?

Existing well on parcel to be created

Well Permit No: \_\_\_\_\_

Permitted Use: \_\_\_\_\_

Depth: \_\_\_\_\_

or

~~★~~ CITY WATER TO  
BOTH PROPERTIES  
EXIST.

WATER SUPPLY PLAN

The Division of Water Resources requires the following information. The information will assist the Division of Water Resources in their review and recommendation of this request for a Resubdivision Application.

- ✓ 1. Enclose a plat and description of the affected property.
2. Has a subdivision exemption on this parcel of land been granted since 1972? \_\_\_\_\_
3. Well Permit numbers on entire parcel: \_\_\_\_\_
4. If well permit numbers are not available, please provide the following for all wells:

Names of previous owners: \_\_\_\_\_

Dates wells were constructed: \_\_\_\_\_

Depths of wells: \_\_\_\_\_

5. Indicate existing use of water:

a. Number of wells: \_\_\_\_\_

b. Existing Use: Domestic: \_\_\_\_\_

Livestock: \_\_\_\_\_

Garden/Lawn: \_\_\_\_\_

Irrigation: \_\_\_\_\_

Other Uses: \_\_\_\_\_

c. Location of wells.

(Show on Plat.)

d. Location of dwellings.

(Show on Plat.)

6. Proposed water supply: EXISTING CITY H2O TO BOTH PROPERTIES

7. Explain how existing wells will be used after land is divided: \_\_\_\_\_

8. Intended use of new well(s): \_\_\_\_\_

9. Will new well be used by the applicant only or shared? \_\_\_\_\_

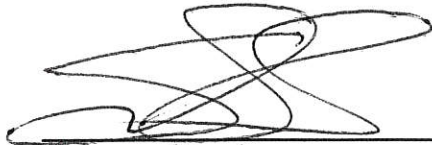
10. What aquifer will be used? \_\_\_\_\_

Depth of well: \_\_\_\_\_ Estimated cost: \_\_\_\_\_



11. How much water will you need? \_\_\_\_\_
12. Water requirements for each of the proposed lots: \_\_\_\_\_
13. Will more than one dwelling be allowed? ~~Y~~ or ~~N~~
14. Proposed area for lawn and garden for each lot: Square Feet \_\_\_\_\_
15. Will horses or other livestock be allowed on new parcel? ~~Y~~ or ~~N~~

DATED AT STERLING, COLORADO, this 7<sup>th</sup> day of APRIL, 2021



Signature of Landowner



Signature of Applicant

**LOGAN COUNTY RE-SUBDIVISION APPLICATION  
COUNTY USE ONLY**

Application Fee: (\$100.00) Date: \_\_\_\_\_ Receipt #: \_\_\_\_\_

Recording Fee: \$13.00 (1 Page) **OR** \$23.00 (2 Pages) - (Separate Check) Date / Receipt #: \_\_\_\_\_

Date of Planning Commission: \_\_\_\_\_

Recommendation of Planning Commission: ☒ Approval ☐ Denial

**Recommended Conditions of the Re-Subdivision:**

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\_\_\_\_\_  
Chairperson, Planning Commission

**COUNTY COMMISSIONERS ACTION:**

**Conditions of the Re-Subdivision:**

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Date Granted: \_\_\_\_\_

Date Denied: \_\_\_\_\_

\_\_\_\_\_  
Byron H. Pelton (Aye) (Nay)

\_\_\_\_\_  
Joseph A. McBride (Aye) (Nay)

\_\_\_\_\_  
Jane E. Bauder (Aye) (Nay)

**RESOLUTION**

**No. 2022 - 5**

**A RESOLUTION DIRECTING THE ALLOCATION OF FEDERAL MINERAL LEASING FUNDS RECEIVED AND HELD BY THE LOGAN COUNTY TREASURER.**

**WHEREAS**, C.R.S. §34-63-101, as amended, provides for distribution of Federal Mineral Leasing Funds to political subdivisions; and

**WHEREAS**, the Logan County Treasurer received and holds a distribution for the account of U.S. Mineral Leases in the amount of \$19,818.96; and

**WHEREAS**, said monies are to be allocated by the political subdivisions in such manner as the Board of County Commissioners deems appropriate; and

**WHEREAS**, the Board of County Commissioners has determined that the funds received should be allocated to and invested in the Logan County General Fund by the Logan County Treasurer.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Logan County, Colorado, that the Logan County Treasurer is directed to deposit into the Logan County General Fund the sum of \$19,818.96.

Adopted this 4<sup>th</sup> day of January, 2022.

**BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO**

\_\_\_\_\_  
Byron H. Pelton, Chairman (Aye) (Nay)

\_\_\_\_\_  
Joseph A. McBride (Aye) (Nay)

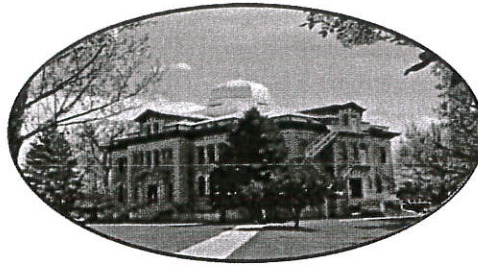
\_\_\_\_\_  
Jane E. Bauder (Aye) (Nay)

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was duly adopted by the Board of County Commissioners of the County of Logan, State of Colorado, in its regular session assembled this 4<sup>th</sup> day of January, 2022.

\_\_\_\_\_  
County Clerk and Recorder



**PATRICIA BARTLETT**  
Logan County  
Colorado  
Treasurer and  
Public Trustee



315 Main St., Ste. 4  
Sterling, CO 80751  
Phone (970) 522-2462  
bartletp@logancountyco.gov  
<http://logancounty.colorado.gov/>

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TO: Board of County Commissioners

FROM: Patricia Bartlett, Logan County Treasurer

*Patty*

DATE: December 27, 2021

RE: Federal Mineral Leasing

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Please be advised that I am currently holding \$19,818.96 for the account of U. S. Mineral Leases. In accordance with Section 34-63-101, C.R.S., et seq., would you please direct by Resolution as to the allocation of these funds.

If you should have any questions, please do not hesitate to contact me.