

Gene A. Meisner
Commissioner District One

Rocky L. Samber, Chairman
Commissioner District Two

David G. Donaldson
Commissioner District Three



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**OFFICE OF THE BOARD
LOGAN COUNTY COMMISSIONERS**

315 MAIN STREET SUITE 2
STERLING, COLORADO 80751

AGENDA

**Logan County Board of Commissioners
Logan County Courthouse, 315 Main Street, Sterling, Colorado
Tuesday, May 12, 2015 - 9:00 a.m.**

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

Approval of the Minutes of the April 28 and May 5, 2015 meetings.

Acknowledge the receipt of the Tourist Information Center Coordinator's report for the month of April, 2015.

Acknowledge the receipt of the Landfill Supervisor's report for the month of April, 2015.

**Unfinished Business
New Business**

The Board will open proposals for the lease of four shares of the Sterling Irrigation Company and the associated water delivery allocated by the Sterling Irrigation Company to those shares for the 2015 growing season.

Consideration of the approval of the following Logan County Lodging Tax Board projects:

- 2015 Partners in the Outdoors Conference/Colorado Scenic and Historic Byways Statewide meeting - \$205.92.
- High plains Adventures Travel Guide - \$1,960.00.

Consideration of the approval of Resolution 2015-13 and an application for Subdivision Exemption on behalf of Carol A. Sparks to create a 9.70-acre parcel from a 167-acre tract located in the SW1/4 of Section 10, Township 11 North, Range 52 West of the 6th PM, Logan County, Colorado also known at 34432 County Road 43, Peetz, CO 80747.

**Other Business
Miscellaneous Business/Announcements**

The next regular business meeting will be scheduled for Tuesday, May 19, 2015, at 9:00 a.m. at the Logan County Courthouse.

**Executive Session as Needed
Adjournment**

April 28, 2015

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

Rocky L. Samber	Chairman
David G. Donaldson	Commissioner
Gene A. Meisner	Commissioner
Alan Samber	Logan County Attorney
Pamela M. Bacon	Logan County Clerk
Marie Granillo	Logan County Clerk Deputy
Rob Quint	Logan County Planning & Zoning
Shay Fiegel	Tri-State Tactical LLC
Chris Fiegel	Tri-State Tactical LLC
Randy Pfeifer	Tri-State Tactical LLC
Daniel Bock	Commercial Dog Kennel/Dog Breeding
Kim Sellers	Chamber of Commerce
Callie Jones	Journal Advocate
Forrest Hershberger	South Platte Sentinel

Chairman Samber called the meeting to order at 9:16 a.m. The meeting opened with the Pledge of Allegiance.

Chairman Samber asked if there were any revisions or corrections to today's agenda. None were indicated.

The Board continued with the Consent Agenda items:

- Approval of the Minutes of the April 14, 2015 meeting.
- Acknowledge the receipt of the Clerk and Recorder's Report for the month of March, 2015.

Commissioner Meisner moved for the approval of the Consent Agenda for Tuesday April 28, 2015 Board meeting. Commissioner Donaldson seconded and motion carried 3-0.

Chairman Samber continued with Unfinished Business:

The unfinished business agenda item was the consideration of the approval of a bid submitted by Wild West Cattle Company for the production of the Bull Riding event at the Logan County Fair. Commissioner Donaldson made a motion to approve the bid subject to final approval of the written contract in the amount of \$42,000.00. Commissioner Meisner seconded and the motion carried 3-0.

Chairman Samber continued with New Business:

Chairman Samber opened a Public Hearing concerning a Special Events Liquor License on behalf of the Logan County Chamber of Commerce for the sale of 3.2% Beer on June 20, 2015 at the Logan County Fairgrounds.

- Kim Sellers – Chamber of Commerce addressed and answered questions of the Board. Commissioner Meisner made a motion to accept the Special Use License on behalf of the Logan County Chamber of Commerce for the sale of 3.2% Beer on June 20, 2015 at the Logan County Fairgrounds and authorize the Chairman to sign. Commissioner Donaldson seconded and motion carried 3-0.

The Board opened proposals for the purchase of a 6-ton Slip-in style Hot Box on behalf of the Road and Bridge Department.

- Step Manufacturing Company to the amount of \$36,542.00. Commissioner Donaldson made a motion to refer this bid to the Road and Bridge Department for their review and recommendation back to the Commissioners. Commissioner Meisner seconded and motion carried 3-0.

Commissioner Meisner moved to approve the agreement between Logan County Clerk and Recorder and Pertz Plateau School District RE-5 for administration of their respective duties concerning the conduct of the Coordinated Election to be held November 3, 2015 and authorize the Chairman to sign. Commissioner Donaldson seconded and the motion carried 3-0.

Chairman Samber opened a Public Hearing on Resolution 2015-10 for a Special Use Permit on behalf of F & H Enterprises LLC dba Tri-State Tactical LLC for an Airsoft Course Shooting Range with Associated Training Classes on property described as Lot 1, Littlefield Minor Subdivision in the North ½ of Section 24, Township 8 North, Range 53 West also known as 17282 County Road 32 Sterling, Colorado.

- Chris Fiegel addressed the Board and answered questions by the Board.
- Randy Pfeifer addressed the Board.

Chairman Samber closed the Public Hearing.

Commissioner Donaldson made a motion to approve Resolution 2015-10 for a Special Use Permit on behalf of F & H Enterprises LLC dba Tri-State Tactical LLC for an Airsoft Course Shooting Range with Associated Training Classes on property described as Lot 1, Littlefield Minor Subdivision in the North ½ of Section 24, Township 8 North, Range 53 West also known as 17282 County Road 32 Sterling, Colorado. Commissioner Meisner seconded and the motion carried 3-0.

Chairman Samber opened a Public Hearing on Resolution 2015-11 for a Conditional Use Permit on behalf of Daniel and Koni Bock for the operation of a Commercial Dog Kennel/Dog Breeding facility in an Agricultural District in the Southeast ¼ of the Northeast ¼ of Section 11 and in the

Northwest ¼ of Section 12, all in Township 8 North, Range 50 West of the 6th PM, Logan County, Colorado, also known as 34943 Highway 6, Fleming, Colorado.

- Daniel Bock addressed the Board and answered questions.

Chairman Samber closed the Public Hearing.

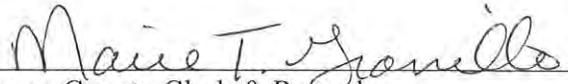
Commissioner Meisner moved to approve Resolution 2015-11 for a Conditional Use Permit on behalf of Daniel and Koni Bock for the operation of a Commercial Dog Kennel/Dog Breeding facility in an Agricultural District in the Southeast ¼ of the Northeast ¼ of Section 11 and in the Northwest ¼ of Section 12, all in Township 8 North, Range 50 West of the 6th PM, Logan County, Colorado, also known as 34943 Highway 6 Fleming, Colorado. Commissioner Donaldson seconded and the motion carried 3-0.

The Board moved on under Miscellaneous Business/Announcements:

The next regular business meeting of the Logan County Board of County Commissioner's is scheduled for Tuesday, May 5, 2015 at 9:00 a.m., here at the Commissioner's Hearing Room at the Logan County Courthouse.

There being no further business to come before the Board the meeting was adjourned at 9:50 a.m.

Submitted by:


Logan County Clerk & Recorder

Approved: May 12, 2015

BOARD OF COUNTY COMMISSIONERS
LOGAN COUNTY, COLORADO

(seal)

By: _____
Rocky L. Samber, Chairman

Attest:

Logan County Clerk & Recorder

May 5, 2015

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

Rocky L. Samber	Chairman
David G. Donaldson	Commissioner
Gene A. Meisner	Commissioner
Alan Samber	Logan County Attorney
Marie Granillo	Logan County Clerk Deputy
Rob Quint	Logan County Planning & Zoning
Jim Yahn	Irrigation District
Callie Jones	Journal Advocate
Forrest Hershberger	South Platte Sentinel

Chairman Samber called the meeting to order at 9:00 a.m. The meeting opened with the Pledge of Allegiance.

Chairman Samber asked if there were any revisions or corrections to today's agenda. None were indicated.

The Board continued with the Consent Agenda items:

- Minutes of the April 28, 2015 meeting.

Commissioner Meisner moved to postpone definitely until May 12, 2015 the approval of the minutes of the April 28, 2015 meeting. Commissioner Donaldson seconded and motion carried 3-0.

Chairman Samber continued with Unfinished Business:

Commissioner Donaldson made a motion to award the proposal for the purchase of a 6-ton Slip-in style Hot Box on behalf of the Road and Bridge Department to Step Manufacturing Company in the amount of \$36,542.00. Commissioner Meisner seconded and the motion carried 3-0.

Chairman Samber continued with New Business:

Commissioner Meisner moved to approve Resolution 2015-12 and an application for Subdivision Exemption on behalf of Smart Brothers, Inc. to exempt a 2.50-acre parcel from a 266-acre tract in an "A" Agricultural Zone on property described as the Southwest ¼ of Section 2, Township 6 North, Range 53 West of the 6th PM in Logan County. Commissioner Donaldson seconded and the motion carried 3-0.

Other Business to come before the Board:

Jim Yahn approached the Board about the availability of the meeting room for a state wide premier of a water movie called "The Great Divide" on September 20, 2015. Chairman Samber requested Jim Yahn to get on the work session agenda to entertain his request.

The Board moved on under Miscellaneous Business/Announcements:

The next regular business meeting is scheduled for Tuesday, May 12, 2015 at 9:00 a.m., at the Logan County Courthouse.

There being no further business to come before the Board the meeting was adjourned at 9:09 a.m.

Submitted by:



Logan County Clerk & Recorder

Approved: May 12, 2015

BOARD OF COUNTY COMMISSIONERS
LOGAN COUNTY, COLORADO

(seal)

By: _____
Rocky L. Samber, Chairman

Attest:

Logan County Clerk & Recorder

Tourist Information Center

April 2015

- Changed visitor recording method to restroom door counters. For the month of April, the traffic count was 25,005.
- Major referrals into Sterling include: restaurants, gas, motels, antique stores, retail shopping, tree sculptures, museum.
- Added several new volunteers: Kat Christensen, BJ Langdon, Greg Dyson, Kathy Schwartz, Fred Crawford.
- In process of receiving spring and summer material.
- Coordinator assisting with Logan County Marketing Committee activities, Pedal the Plains, Sterling Trails Committee and other Sterling/Logan County promotions.
- Volunteer appreciation banquet was held April 19. In 2014, there were 34 volunteers who put in 3,587 hours helping more than 75,000 visitors. A special thank you to Peggy Swedlund for the gift bags for the volunteers.
- THANK YOU to the Lodging Tax Board from the 11 volunteers and staff for the incentive trip to History Colorado Center and White Fence Farm on April 24.

Marilee Johnson
Tourist Information Center Coordinator

STERLING TOURIST INFORMATION CENTER/REST AREA		TRAFFIC TOTALS	
	2015		
JANUARY			
FEBRUARY			
MARCH			
APRIL	25,005		
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
TOTAL	25,005		

+

LOGAN COUNTY SOLID WASTE DEPARTMENT--MATT CHRISP, SUPERVISOR

315 Main Street Sterling, CO 80751

(970)522-8657 Fax---(970)522-1995

FOR APRIL 2015	TONS	PRICE	CHARGES
City of Sterling (Packers)CHG SF	470.08	@ \$1.07	\$502.99
City of Sterling (Dump Trucks)CHG CL	75.95	@ \$20.00	\$1,519.00
City of Sterling Cleanup CHG SFCC	424.94	@ \$1.07	\$454.69
Commercial (Packers & Roll Offs) C	1198.35	@ \$21.00	\$25,165.35
Out of County OC	5.02	@ \$42.00	\$210.84
General Public	504	@ \$21.00	\$10,584.00
Area Town Clean-ups CPC		@ \$1.00	\$0.00
Petroleum Contaminated Soil PCS	324.33	@ \$25.00	\$8,108.25
			\$0.00
>5 Tons on Free Certificate Days XTON		@ \$21.00	\$0.00
Rural Free Certificate Days NC	143.08	NC	
TOTAL TONS	3145.75		
\$10.00 MINIMUM DIFFERENTIAL			\$515.20
E-Waste Recycling	59 ITEMS		\$469.00
E-Waste Recycling NC		NC	
GEW (Government E-Waste) .77 tons	1540	lb \$0.08	\$123.20
Outgoing Recycled Tires/Metal/Wood	2.47		
Car Tires (CHG)	112	@ \$5.00	\$560.00
Truck Tires (CHG)	7	@ \$8.00	\$56.00
Car/Truck Tires (NC)		NC	
Tractor Tires (CHG)	4	@ \$12.00	\$48.00
Earth Moving Tires (CHG)		@ \$20.00	\$0.00
Tractor/Earth Moving Tires (NC)		NC	
R&B Illegally Disposed Tires & Matts (NC)		NC	
Mattresses/Box Spring (CHG)	282	@ \$3.00	\$846.00
Mattresses/Box Spring (NC)		NC	
Appliances (CHG)	4	@ \$5.00	\$20.00
Appliances (NC)		NC	
Analytical Reviews ARV		@	\$0.00
Unsecured/Unauthorized Loads (CHG)		@ \$10.00	\$0.00
CASH			\$3,973.52
CHARGE			\$45,208.99
TOTAL			\$49,182.51
GALLONS OF OIL RECEIVED	0		
TOTAL # OF VEHICLES	899		

Pam Jerdig
5/1/15

LOGAN COUNTY SOLID WASTE SUR-CHARGE REPORT

APRIL	TONS	CPC (CLOSURE)
CASH	296.66	421.41
CHARGE	1878.12	1897.85
CITY OF STERLING	970.97	NA
TOTAL	3145.75	\$2,319.26
E-WASTE	0	NA
GEW	0.77	NA
RECYCLED METAL		NA
RECYCLED TIRES	2.47	NA
RECYCLED WOOD	0	NA
GRAND TOTAL TNS	3148.99	

Pam Jerdig
5/01/15

WATER SHARES FOR LEASE

The Logan County Board of Commissioners is offering the lease of four shares of the Sterling Irrigation Company and the associated water delivery allocated by the Sterling Irrigation Company to those shares for the 2015 growing season. An option may be granted by Logan County to extend the lease for the 2016 growing season with the same price and payment terms. Logan County will pay the 2015 assessments to the Sterling Irrigation Company (and the 2016 assessments, if applicable). Prospective lessee must be an existing shareholder of the Sterling Irrigation Company. One-half due at signing of lease agreement, second half due July 1, 2015.

SEALED proposals must be submitted to the Commissioners Office, 315 Main Street, Sterling, CO 80751 in a sealed envelope labeled "Water Shares Proposal" by 5:00 p.m., Monday, May 11, 2015. Said proposals will be opened at 9:00 a.m. Tuesday, May 12, 2015 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

LOGAN COUNTY LODGING TAX BOARD

FUNDING REQUEST FORM

Date: 4/30/15 Project Title: 2015 Partners in the Outdoors Conference/Colorado Scenic and Historic Byways statewide meeting

Responsible Party: (Signature) Marilee Johnson, TIC Coordinator

Funds Payable to: (Organization) Key Bank VISA

Mailing Address: _____

By completing this form, the responsible party agrees to include the words "Funds provided by www.ExploreSterling.com" in all media announcements and/or printed material about the project. Changes in details for an event, such as location, length of event, etc. that were presented to the LTB at the time the request was submitted and accepted must be cleared with the board before any bills will be paid. Failure to do this will also affect funding for future projects. Fifty percent or more of the advertising funds used to promote the event should be spent to reach outside of Logan County.

Date(s) of Activity: May 7, 2015

Total cost of project: \$205.92

Amount requested: \$205.92

STATEWIDE MEETING OF BYWAYS on morning of May 7.
Describe briefly how funds will be used then attach detailed information to this form as requested in the guidelines on the back. This request is for an additional night stay for Marilee Johnson and Marlene Kiel in Keystone for the 2015 Partners in the Outdoor Conference (May 7-8) in order to attend a morning statewide meeting of the Colorado Scenic and Historic Byways on May 7.

THIS PART OF FORM TO BE COMPLETED BY LODGING TAX BOARD

The Logan County Lodging Tax Board Requests approval from the County Commissioners in the amount of \$ 205.92 for the activity outlined in this request with the understanding that the funds will be used as described.

LCLTB Endorsement: [Signature] Date: 5/4/15

LCLTB Treasurer's Endorsement: [Signature] Date: 5/4/15

Logan County Commissioners approve the amount of \$ _____

Commissioners Endorsement _____ Date: _____

Reimbursement forms must be obtained from the finance department at the Logan County Courthouse. For reimbursement, return completed forms and receipts within 90 days of completion of the event

See Reverse Side REVISED SEPT 2013

LOGAN COUNTY LODGING TAX BOARD
FUNDING REQUEST FORM

Date: 5/4/15 Project Title: "High Plains Adventures" Trail Guide
Responsible Party: (Signature) Robert L. Fayll
Funds Payable to: (Organization) The Sidney Sun-Telegraph
Mailing Address: P.O. Box 193, 817 12th Ave., Sidney, NE 69162
www.explores

By completing this form, the responsible party agrees to include the words "Funds provided by ~~the Logan County Lodging Tax~~" and the ~~Lodging Tax~~ logo, when appropriate, in all media announcements and/or printed material about the project. Changes in details for an event, such as location, length of event, etc. that were presented to the LTB at the time the request was submitted and accepted must be cleared with the board before any bills will be paid. Failure to do this will also affect funding for future projects.

Fifty percent or more of the advertising funds used to promote the event should be spent outside of Logan County.

Date(s) of Activity: Year-long distribution (May 2015 - June 2016)
Total cost of project: \$1960⁰⁰
Amount requested: \$1960⁰⁰

Describe briefly how funds will be used then attach detailed information to this form as requested in the guidelines on the back.

Full-page ad on inside back cover (\$900), half-page horizontal ad (\$510), and two quarter-page square ads (\$275 each). Total is \$1,960.

THIS PART OF FORM TO BE COMPLETED BY LODGING TAX BOARD

The Logan County Lodging Tax Board Requests approval from the County Commissioners in the amount of \$ 1960⁰⁰ for the activity outlined in this request with the understanding that the funds will be used as described.

LCLTB Endorsement: [Signature] Date: 5/4/15

LCLTB Treasurer's Endorsement [Signature] Date: 5/4/15

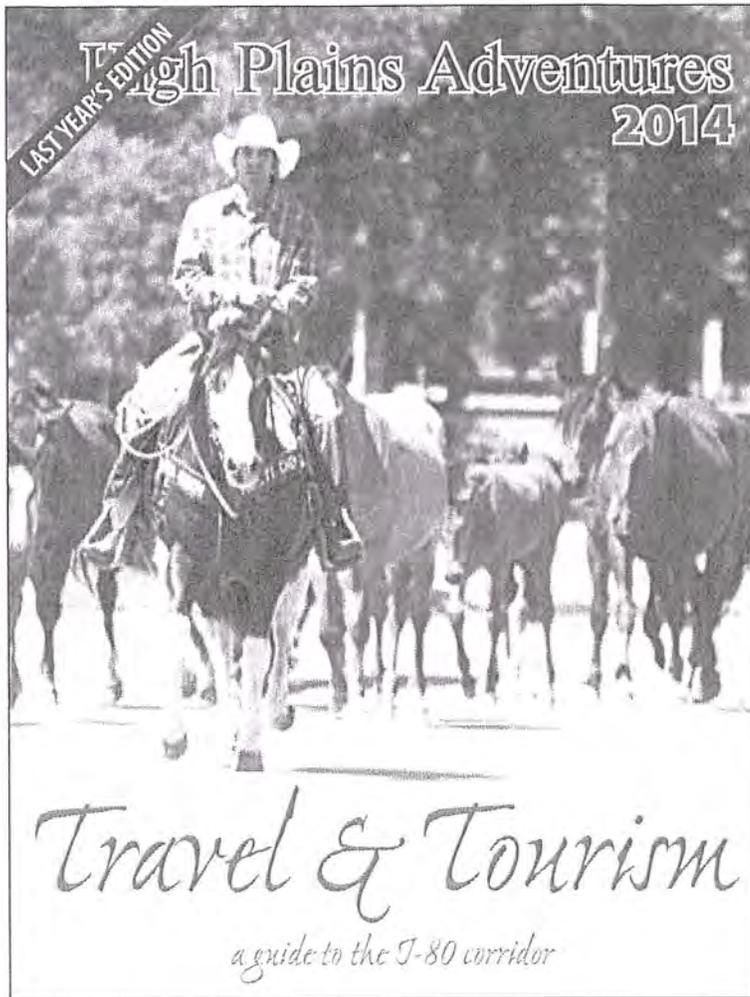
Logan County Commissioners approve the amount of \$ _____

Commissioners Endorsement _____ Date: _____

Reimbursement forms must be obtained from the finance department at the Logan County Courthouse. For reimbursement, return completed forms and receipts within 90 days of completion of the event

See Reverse Side

REVISED MAY 2012



Our annual travel and tourism publication, **High Plains Adventures**, is the perfect way to reach the residents of Western Nebraska, Northeastern Colorado and Eastern Wyoming and the more than 3 million tourists traveling through the area each year.

Your message will be targeted in print to the people living in or visiting the I-80 corridor from North Platte, Neb., to Cheyenne, Wyo.

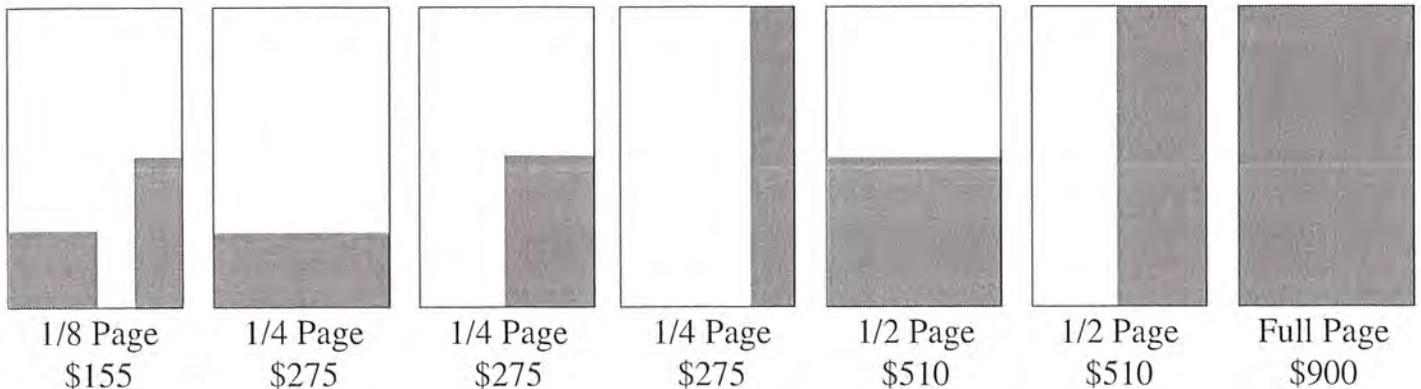
With the power of more than 10,000 glossy copies of the **High Plains Adventures** magazine, your ad will be surrounded by beautiful photography, inspiring editorial and cutting-edge design and be available to travelers all year long.

The publication spotlights the best of the high plains and is a must-read throughout Cheyenne, Kimball and Laramie counties, as well as the surrounding areas.

High Plains Adventures is distributed through *The Sidney Sun-Telegraph*, *Western Nebraska Observer*, *Pine Bluffs Post* and the Telegraph's weekly free shopper. *The Pandhandle Prospector*, prior to Memorial Day 2015. Additional copies will be placed in motels, restaurants and "Welcome Centers" along I-80 from North Platte to Cheyenne. Copies also distributed in Julesburg, Sterling and Fort Morgan, Colo., as well as Scottsbluff, Gering and Bayard, Neb.

For more information on advertising in **High Plains Adventures**:
 call (308) 254-2818, e-mail account executive Charlotte Walker at adrep@suntelegraph.com,
 or email publisher Rob Langrell at publisher@suntelegraph.com

SAME PRICES AS LAST YEAR Choose the level of your investment:



Inside front cover - \$1,010 • Center two pages - \$1,450 • Inside back cover - \$900 • Back cover - \$960
FREE process color included with all ad sizes.

High Plains Adventures style sheet

1/2 page vertical
3.5417 wide by 9.6138 deep

1/2 page horizontal
7.25 wide by 4.7235 deep

Full page
7.25 wide by 9.75 deep

1/8 page horizontal
3.5417 wide by 2.2784 deep

1/8 page vertical
1.6875 wide by 4.7235 deep

1/4 page
3.5417 wide by 4.7235 deep

1/4 page vertical
1.6875 wide by 9.6138 deep

1/8 page horizontal
7.25 wide by 2.2784 deep

RESOLUTION

NO. 2015 - 13

Carol A. Sparks Subdivision Exemption

WHEREAS, Carol A. Sparks has petitioned the Board of County Commissioners, Logan County, Colorado, to exempt the following legally described property:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 52 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LOGAN COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SW1/4 OF SECTION 10; THENCE NORTH 88°42'45" EAST ALONG THE NORTH LINE OF SAID SW1/4 OF SECTION 10 A DISTANCE OF 838.00 FEET; THENCE SOUTH 4°36'10" WEST A DISTANCE OF 259.00 FEET; THENCE SOUTH 43°18'55" WEST A DISTANCE OF 542.00 FEET; THENCE NORTH 71°11'55" WEST A DISTANCE OF 477.00 FEET TO A POINT ON THE WEST LINE OF SAID SW1/4 OF SECTION 10; THENCE NORTH 0°45'35" EAST ALONG THE WEST LINE OF SAID SW1/4 OF SECTION 10 A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.70 ACRES, MORE OR LESS, SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THE WEST LINE OF SAID SW1/4 OF SECTION 10 AND TO A 30 FOOT ACCESS AND UTILITY EASEMENT ALONG THE WEST LINE OF THE ABOVE DESCRIBED PARCEL.

Also Known as 34432 County Road 43, Peetz, Colorado 80747

(As represented on official Subdivision Exemption Plat # 2015 - 13)

from the definitions of "Subdivision" or "Subdivision Land" and for a determination that the above premises are not within the purposes of C.R.S. § 30-28-101, and Senate Bill 35, adopted by the Colorado General Assembly in 1972; and

WHEREAS, this 9.70 acre tract is subdivided from an 167 acre Agricultural parcel, in an "A" Agricultural District; and

WHEREAS, the Chairman of the Logan County Planning Commission recommended approval of this application after reviewing the application, studying the staff review, and reviewing the plat on May 8, 2015; and

WHEREAS, The Board of County Commissioners approved the recommendation on May 12th, 2015.

NOW THEREFORE, BE IT RESOLVED pursuant to the authority set forth in C.R.S. § 30-28-101(10)(d), the above described property is exempt from the definition of "Subdivision" or "Subdivided Land" as set forth in C.R.S. § 30-28-101, provided that no further subdividing on the above described premises shall be made without the approval of the Board of County Commissioners.

DONE on Tuesday, this 12th day of May, 2015.

LOGAN COUNTY BOARD OF COMMISSIONERS
LOGAN COUNTY, COLORADO

Rocky L. Samber (Aye)(Nay)

Gene A. Meisner (Aye)(Nay)

David G. Donaldson (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 adopted by the Board of County Commissioners of the County of Logan and State of Colorado, in regular session on the this 12th day of May, 2015.

County Clerk and Recorder

Date Received in the Office of the Director of Planning or his/her designee to the Planning Commission:

Application (is) (is not) complete as submitted.
Named individual reviewing the submitted application: _____

FORM 7. APPLICATION FOR SUBDIVISION EXEMPTION PLAT APPROVAL
(To be filed in duplicate)
(Incomplete Applications will not be accepted)

Date April __, 2015

1. Name of Subdivision Exemption Sparks Subdivision
2. Name of Applicant Carol A. Sparks Phone 970-334-2462
Address 34432 County Road 43 PO Box 157 Peetz, CO 80747
(Street No. and Name) (Post Office) (State) (Zip Code)
3. Name of Local Agent Troy Vogel Phone 970-522-7770
Address 535 E Chestnut, PO Box 407 Sterling, CO 80751
(Street No. and Name) (Post Office) (State) (Zip Code)
4. Owner of Record Carol A. Sparks Phone 970-334-2462
Address 34432 County Road 43 PO Box 157 Peetz, CO 80747
(Street No. and Name) (Post Office) (State) (Zip Code)
5. Prospective Buyer William D. & Marilyn K. Fehringer Phone 970-520-9229
Address 610 W Lark Lane Sterling, CO 80751
(Street No. and Name) (Post Office) (State) (Zip Code)
6. Land Surveyor Leibert-McAtee & Associates Phone 970-522-1960
Address 912 S Division Ave, PO Box 442 Sterling, CO 80751
(Street No. and Name) (Post Office) (State) (Zip Code)
7. Attorney n/a Phone _____
Address _____
(Street No. and Name) (Post Office) (State) (Zip Code)
8. Subdivision Exemption Location: on the _____ side of _____
_____ Feet _____ of Section 10, Township 11 North, Range 52 West of the 6th P.M.
(Direction) (Street)
9. Postal Delivery Area Peetz, CO School District Peetz
10. Total Acreage 9.7 Acres Zone Ag Number of Lots 2
11. Tax Map Designation: Section/Township/Range Section 10, Township 11 North, Range 52 West of the 6th P.M.

SPARKS, Carol
Subdiv. EX. 9.70 acres
SW4 10-11-52 May 2015
34432 CR 43, Peetz

FOR COUNTY USE

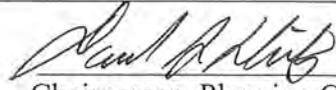
Application Fee: One Hundred Dollars (\$100.00)

paid 4.7.2015 cash Receipt 176677

Date of Planning Commission: 5/8/2015

Recommendation of Planning Commission: Approval Denial

Recommended Conditions of Subdivision Exemption:



Chairperson, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of Subdivision Exemption:

Date Granted: _____

Date Denied: _____

SPARKS, Carol
Subdiv. EX. 9.70 acres
SW4 10-11-52 May 2015
34432 CR 43, Peetz

David G Donaldson (Aye) (Nay)

Gene A. Meisner (Aye) (Nay)

Rocky L. Samber (Aye) (Nay)

LOGAN COUNTY
OFFICE OF THE COUNTY TREASURER
PATRICIA BARTLETT

CERTIFICATE OF TAXES DUE
315 MAIN ST. COURTHOUSE
P.O BOX 1151
STERLING, CO 80751

PAGE 1 OF 1
PHONE (970) 522-2452
FAX (970) 521-4179
WWW.LOGANCOUNTYCO.ORG

TAX CLASS R	9419500	ALTERNATE ID 33023110300019	I, the undersigned County Treasurer, do hereby certify that the entire amount of taxes due upon the following described parcel of real or personal property and all outstanding tax liens for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption if any, are as noted herein.
(If the MAILING address shown below is incorrect, please contact the Assessment Office at (970) 522-4757)			
CURRENT BILLING ADDRESS	SPARKS CAROL A PO BOX 187 PEETZ CO 80747-0157		

PROPERTY ADDRESS & LEGAL DESCRIPTION
Property Location: 34432 CR 43 PEETZ
Total Acres: 167.0000
Legal Description: SW4 10-11-52

0101 LOGAN COUNTY	28.853	352.38	504	LAND	14,450	4,150
0305 RE-5 PLATEAU SCHOOL DI	26.295	309.26		IMP OR FEES	92,270	10,520
0604 PEETZ RURAL FIRE DIST	1.488	41.02		TOTAL	106,720	14,810
0704 LOGAN COUNTY WATER	1.000	0.114				
0902 LOGAN COUNTY PEETZ	1.169	13.76				
504 TOTAL LEVY	61.801					
TOTAL TAX		726.84				
TOTAL DUE		726.84				

FIRST HALF	Feb-28-2015	363.42
SECOND HALF	Jul-15-2015	363.42
FULL PAYMENT	Apr-30-2015	726.84

IMPORTANT PROPERTY MESSAGE

	Mar-13-2015	STEWART TITLES
2014 TAX	726.84	726.84
AMOUNT PAID	726.84	726.84
BALANCE DUE		0.00
GOOD THROUGH March 13, 2015		

This Certificate does not include land or improvements assessed under a separate parcel number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned. Information regarding special taxing districts and the boundaries of such districts may be on file on deposit with the board of county commissioners, the county clerk and recorder, or the county assessor.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office on the 13th day of March 2015, and certify the same to be true and correct as of

PATRICIA BARTLETT
LOGAN COUNTY TREASURER

BY: *WHA*



SPARKS, Carol
Subdiv. EX. 9.70 acres
SW4 10-11-52 May 2015
34432 CR 43, Peetz

State Documentary Fee

Date 2-14-03

\$ 22.00



856294 02/14/2003 01:30P B944 P350 WD
1 of 1 R 6.00 D 22.00 N 0.00 Logan County CO

WARRANTY DEED

THIS DEED, Made this 14th day of February, 2003, between JoAnn Dallegge

of the said County of Logan and State of Colorado, grantor, and John T. Sparks and Carol A. Sparks, in joint tenancy

whose legal address is P. O. Box 1887

Ft. Collins, Colorado 80522

of the said County of Larimer and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of \$220,000.00 DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with improvements, if any, situate, lying and being in the said County of Logan and State of Colorado described as follows:

The SW 1/4 of Section 10, Township 11 North, Range 52 West of the 6th P.M., Logan County, Colorado

Together with all water wells and equipment, well permits, water, water rights, water development rights, and tributary and non-tributary groundwater, appurtenant to the property

Together with Logan County FSA Administered base acres, including 80.1 DCP Wheat base acres and 45.30 DCP Corn base acres. Together with all 2003 FSA payments associated with the property

also known by street and number as: 34432 CR 43, Peetz, Colorado 80747

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, 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 grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has 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, assessments, encumbrances and restrictions of whatever kind of nature soever, except for the general taxes for the year 2003 and subsequent years; also subject to restrictions, reservations, easements, covenants and rights of way of record, if any. and except, an undivided one-half interest in and to the oil, gas and other minerals, together with rights of ingress and egress as previously reserved

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

JoAnn Dallegge

State of Colorado)
) ss.
County of Logan)

The foregoing instrument was acknowledged before me this 14th day of February, 2003, by JoAnn Dallegge

My commission expires June 22, 2005. Witness my hand and official seal.

Notary Public
LINDA L. DILLENBURG
State of Colorado

SPARKS, Carol
Subdiv. EX. 9.70 acres
SW4 10-11-52 May 2015
34432 CR 43, Peetz

PUBLIC HEARING

The Logan County Planning Commission is considering a Subdivision Exemption Application submitted by Carol Sparks. The applicant would like to exempt a 9.70 acre parcel, more or less, from a 167 acre tract in an AG Agriculture Zone, on property described as:

A TRACT OF LAND LOCATED IN SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 52 WEST OF THE 6TH PRINCIPAL MERIDIAN, LOGAN COUNTY, COLORADO.

Also known as 34432 County Road 43, Peetz, Colorado 80747

For information contact the Logan County Planning Dept. at 522-7879, 315 Main, Sterling, CO

J.A., please publish a legal as soon as possible.

Please Bill: Reck Agri Realty & Auction
Att. Brenda Huss phone: 970-522-7770 ext 301
302 N Third
Sterling, CO 80751

Please send proof-of-publication to: Logan County Planning & Zoning
Attn: Carol Pivonka pivonkac@logancountyco.gov
315 Main Street
Sterling, CO 80751

SPARKS, Carol
Subdiv. EX. 9.70 acres
SW4 10-11-52 May 2015
34432 CR 43, Peetz

**PUBLIC HEARING
LOGAN COUNTY COMMISSIONERS**

DATE: MAY 12, 2015

TIME: 9:00 A.M.

PLACE: LOGAN COUNTY COURTHOUSE

315 MAIN STREET

STERLING, CO 80751

REQUEST: SUBDIVISION EXEMPTION FOR

9.7 ac PARCEL TO BE CREATED

RECK AGRI REALTY & AUCTION

SPARKS, Carol
Subdiv Ex 9.70 acres
SW4 10-11-52 May 2015
34432 CR 43. Peetz

Received 4-21-2015