

GRAND COUNTY

## DEPARTMENT OF PLANNING AND ZONING

COURT HOUSE, HOT SULPHUR SPRINGS, COLORADO 80451

PHONE: (303) 725-3347  
EXT. 239



February 5, 1988

Daniel P. Eitemiller  
501 E. Iliff  
Denver, CO 80210

Re: Senate Bill 35 Violation  
Sec. 27, T1N, R76W, Lot 1

Dear Mr. Eitemiller:

The land sale described in the attached deed (Book 312, Page 689) appears to be in violation of both State Statute (Article 28, Title 30, Section 101) and Grand County Subdivision Regulations. This division of land created a parcel less than 35 acres in size which brings it under the jurisdiction of the County. Under these regulations, if found in violation, you are subject to penalties of fines up to \$500.00.

We would appreciate your reply in writing as to how you propose to bring this land division into compliance.

Thank you.

Sincerely,

*Juline Underbrink Curran*  
Juline Underbrink Curran  
Planning Technician

LUC:sb

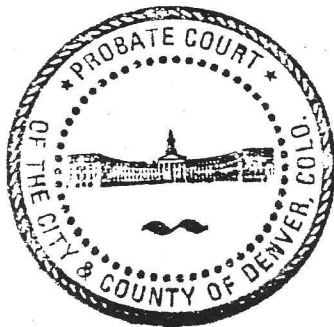
Attachment

cc: Assessor's Office

JUN 22 1982

A parcel of land in the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 27, Township 1 North, Range 76 West of the 6th Principal Meridian, in Grand County, Colorado, more particularly described as follows: Beginning at the West  $\frac{1}{4}$  corner of Section 27 which is the True Point of Beginning, thence S 10 31' 06" W along the west line of Section 27 a distance of 287.73 feet to a point, thence S 88 28' 11" E a distance of 645.05 feet to a point, thence N 04 43' 26" E a distance of 283.43 feet to a point, thence N 88 21' 27" W along the north line of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 27 a distance of 615.89 feet to the True Point of Beginning, containing in all 4.105 acres, more or less. Except the east 30 feet of said parcel hereby granted for road, access, drainage, and all utility purposes, for the benefit of and appurtenant to the land in said NW $\frac{1}{4}$  of said SW $\frac{1}{4}$  of Section 27, Township 1 North, Range 76 West of the 6th Principal Meridian.

Lot 1 to be distributed to: Daniel P. Eitemiller.



Estate of P. H. Callahan, Etc.  
Denver Probate Court  
Case No. P-27672

Exhibit 1