



Town of
Fairplay
Colorado

Agenda for a Work Session of the Board of
Trustees of the Town of Fairplay, CO
Monday, April 13, 2026 at 6:00 PM in the Fairplay
Town Hall, 901 Main St, Fairplay, CO

[Join Meeting by Teams](#)

(Meeting ID: 299 656 447 854 029 / Passcode: 2vz3Cq3Z)

Dial in by phone [+1 929-352-2940,,821525304#](#)

I. WORK SESSION

- A. Presentation from Tom Roberts of Western Lands, LLC regarding future development plans for Stone River and Mustang Ridge subdivisions.**

Upcoming Meeting / Events

Posted at Fairplay Town Hall, 501 Main Visitor Center, Prather's Market and on the
Town of Fairplay Website on April 11, 2026. This Agenda May Be Amended.



Town of Fairplay

901 Main Street • P.O. Box 267

Fairplay, Colorado 80440

(719) 836-2622

[Fairplay Colorado Website](#)

Staff Memorandum

To: Board of Trustees

From:

RE: Presentation from Tom Roberts of Western Lands, LLC regarding future development plans for Stone River and Mustang Ridge subdivisions.

Date: 4/13/2026

Background/Analysis:

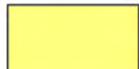

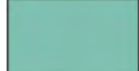

Tom Roberts, developer representative for Marty Klaiber, owner of Stone River and Mustang Ridge, will be present to review proposed future development plans and obtain general feedback from the Board of Trustees prior to submitting a formal development application.

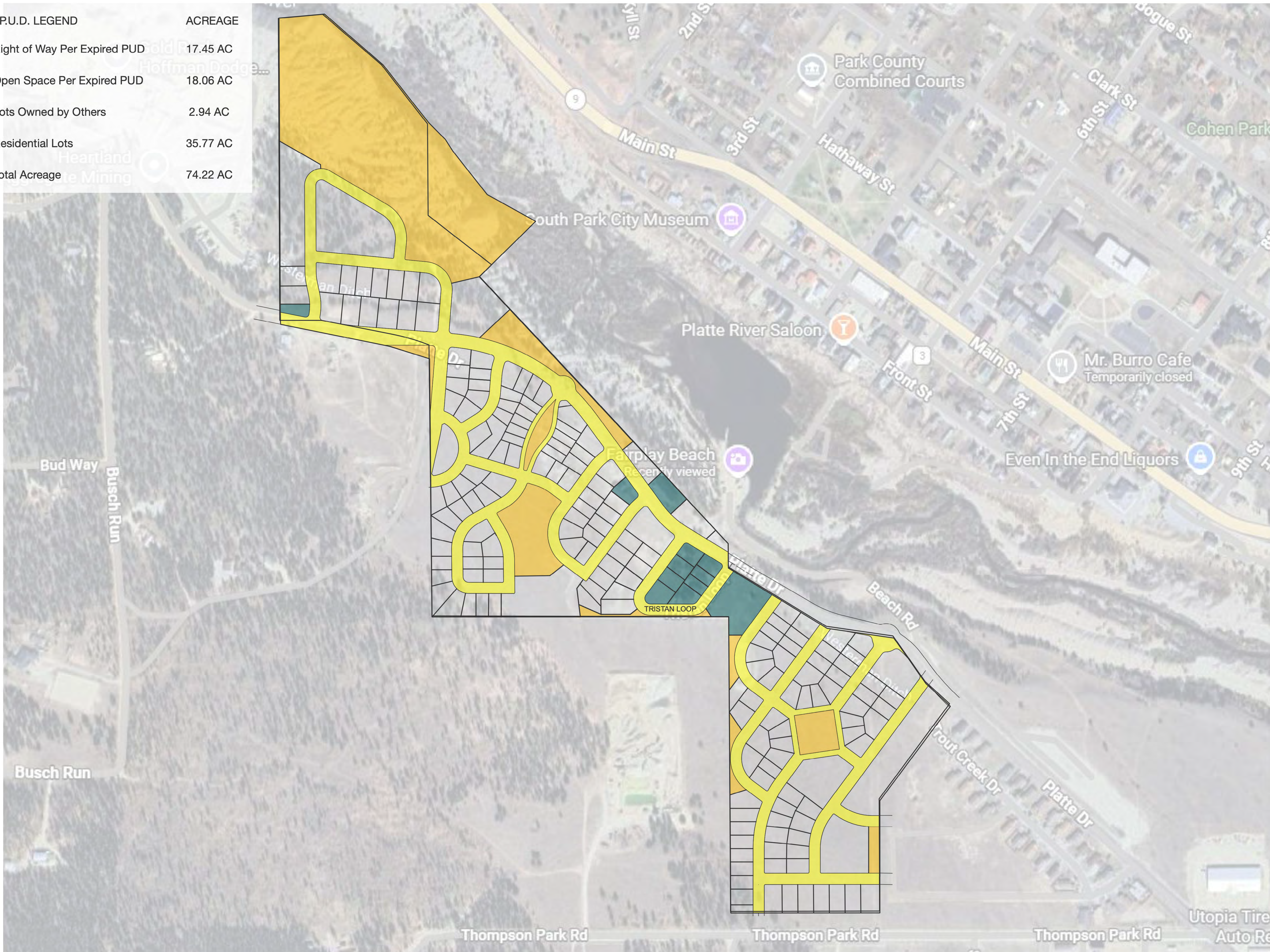
Recommendation:

No action is being taken, again the purpose of the Work Session is to received information on plans and provide feedback to the developer's representative.

Attachments:

1. 260410 Stone River Development Plans RS
2. 260410 Mustang Ridge Development Plans RS

EXPIRED P.U.D. LEGEND	ACREAGE
 Right of Way Per Expired PUD	17.45 AC
 Open Space Per Expired PUD	18.06 AC
 Lots Owned by Others	2.94 AC
 Residential Lots	35.77 AC
Total Acreage	74.22 AC



Stone River Development
 Expired PUD Layout
 Fairplay, Colorado

OWNER:
 Genesys Leasing LLC
 3260 E Woodmen Rd #110
 Colorado Springs, CO 80920

DATE:
9 April 2026

SHEET TITLE:
 PREVIOUS PLAN
 SHEET NUMBER:
L10

PROPOSED PLAT LEGEND

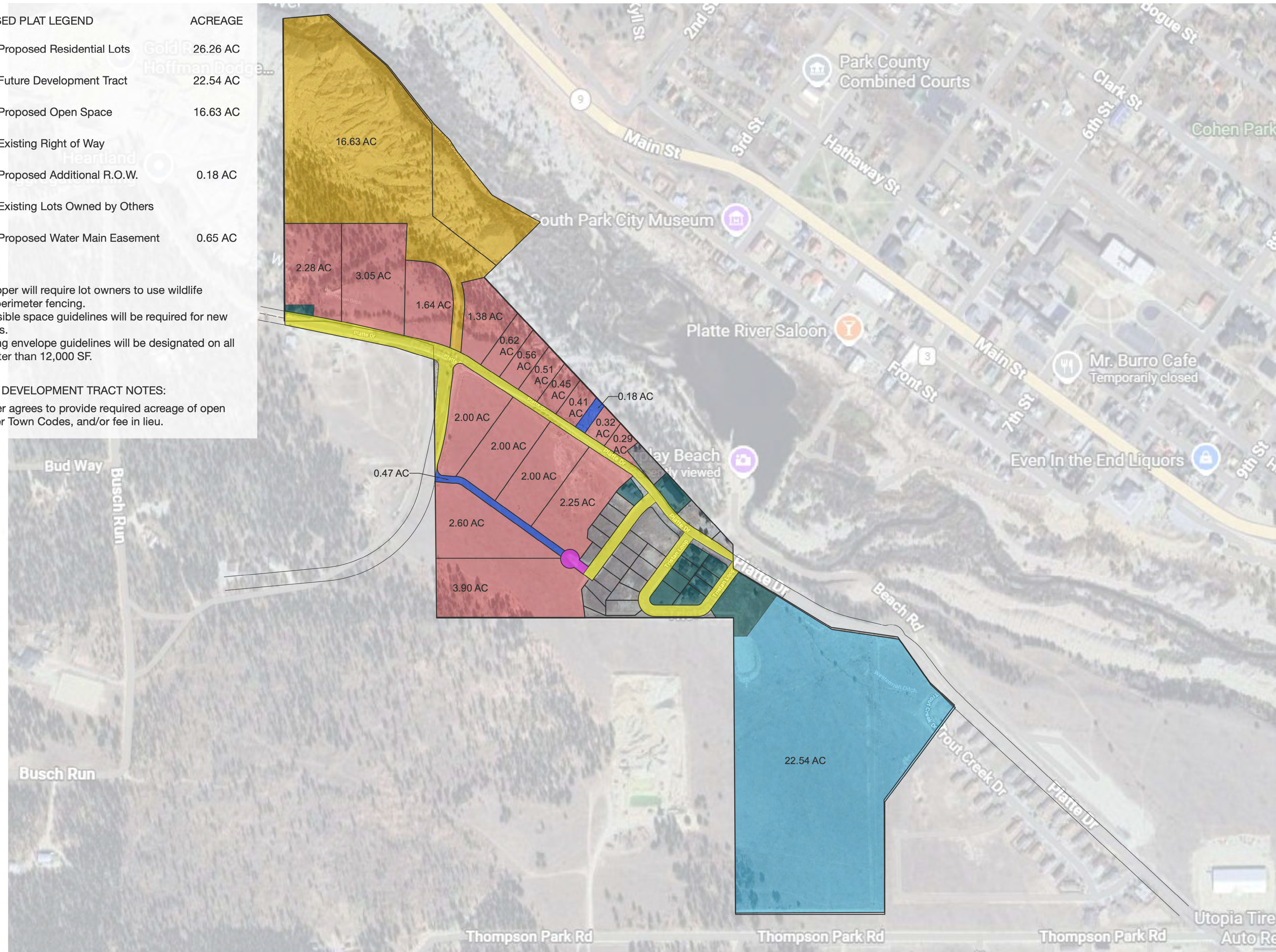
Color	Description	ACREAGE
Red	Proposed Residential Lots	26.26 AC
Light Blue	Future Development Tract	22.54 AC
Yellow	Proposed Open Space	16.63 AC
Yellow-Green	Existing Right of Way	
Pink	Proposed Additional R.O.W.	0.18 AC
Green	Existing Lots Owned by Others	
Blue	Proposed Water Main Easement	0.65 AC

NOTES:

1. Developer will require lot owners to use wildlife friendly perimeter fencing.
2. Defensible space guidelines will be required for new structures.
3. Building envelope guidelines will be designated on all lots greater than 12,000 SF.

FUTURE DEVELOPMENT TRACT NOTES:

Developer agrees to provide required acreage of open space per Town Codes, and/or fee in lieu.



Stone River Development

Proposed Plat
Fairplay, Colorado

OWNER:
Genesys Leasing LLC
3260 E Woodmen Rd #110
Colorado Springs, CO 80920

DATE:





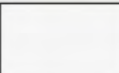
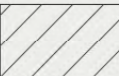
SHEET TITLE:

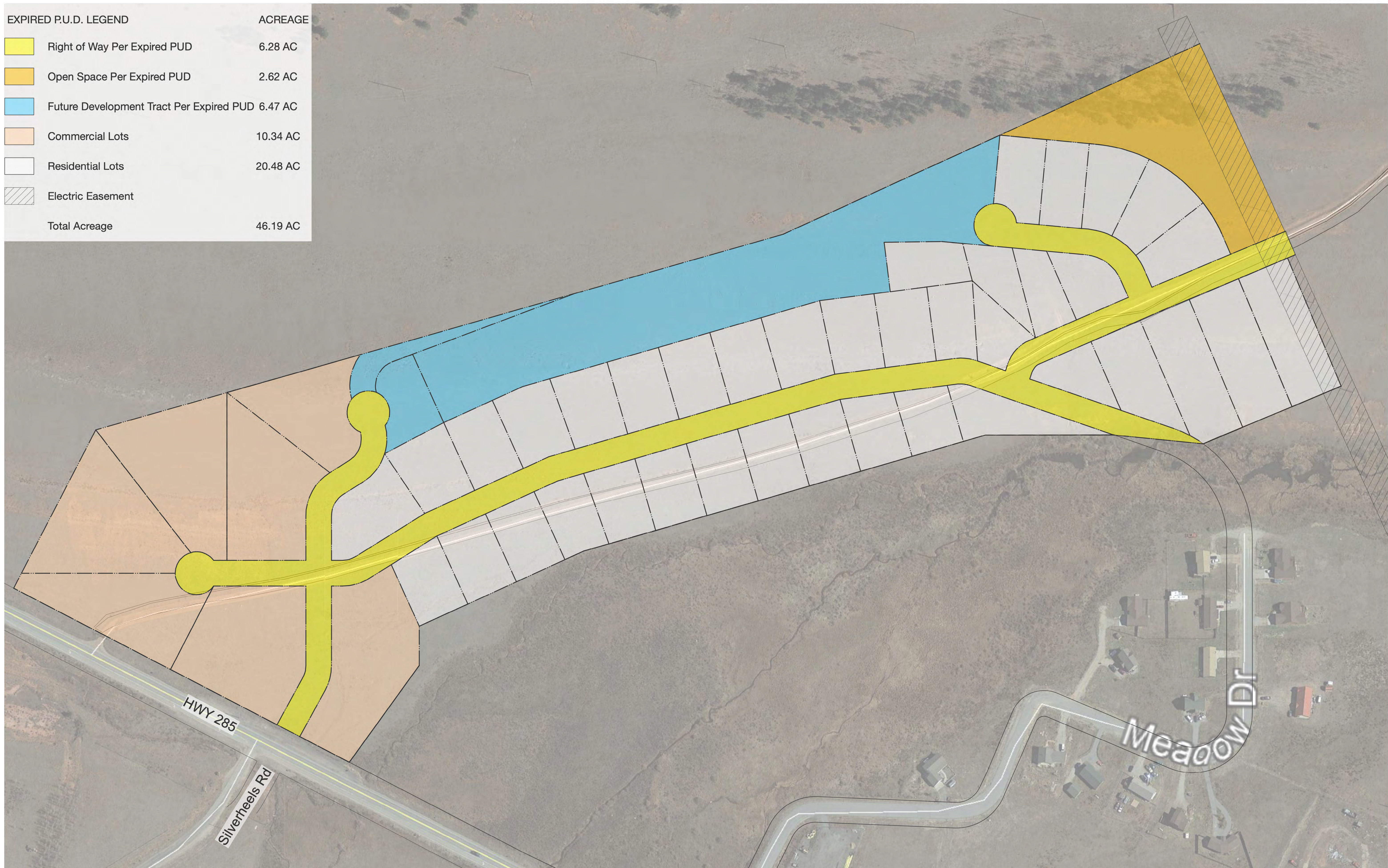
PROPOSED PLAT

SHEET NUMBER:

L1.1



EXPIRED P.U.D. LEGEND	ACREAGE
 Right of Way Per Expired PUD	6.28 AC
 Open Space Per Expired PUD	2.62 AC
 Future Development Tract Per Expired PUD	6.47 AC
 Commercial Lots	10.34 AC
 Residential Lots	20.48 AC
 Electric Easement	
Total Acreage	46.19 AC



Beaver Meadows Phase 2

Expired PUD Layout
Fairplay, Colorado


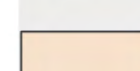
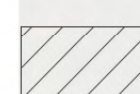
OWNER:
Genesys Leasing LLC
3260 E Woodmen Rd #110
Colorado Springs, CO 80920

DATE :

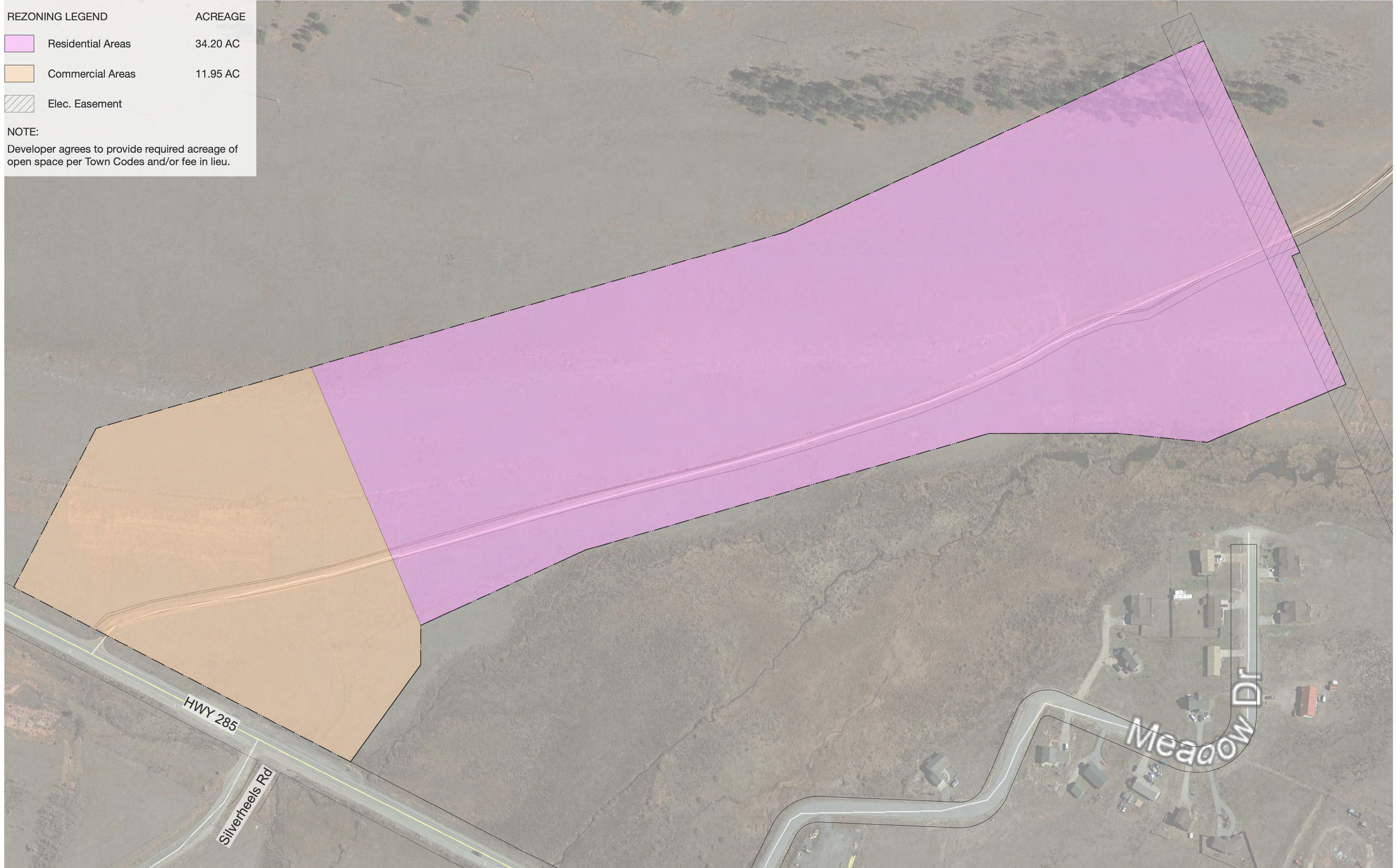
SHEET TITLE:	PREVIOUS PLAN
SHEET NUMBER:	L1.1



REZONING LEGEND

	ACREAGE
 Residential Areas	34.20 AC
 Commercial Areas	11.95 AC
 Elec. Easement	

NOTE:
Developer agrees to provide required acreage of open space per Town Codes and/or fee in lieu.



Beaver Meadows Phase 2
Rezoning Site Plan
Fairplay, Colorado

OWNER:
Genesys Leasing LLC
3260 E Woodmen Rd #110
Colorado Springs, CO 80920

DATE :

