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**No fee**

**PARK COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS  
Resolution No. 2018- 19**

**A RESOLUTION CONDITIONALLY AMENDING THE  
CONDITIONAL USE PERMIT FOR A GUEST RANCH AT REAL  
PROPERTY LOCATED IN THE SOUTHWEST ¼ OF SECTION 29,  
TOWNSHIP 10 SOUTH, RANGE 72 WEST, COMMONLY KNOWN  
AND NUMBERED AS 27001 COUNTY ROAD 77.**

WHEREAS, the Applicant, Tarryall Properties, LLC, has applied for an amendment to the conditional use permit ("CUP") granted for the property described in **Exhibit A** hereto by the Park County Board of County Commissioners in 2015 Resolution No. 2017-44; and

WHEREAS, the proposed amendment would remove and amend the conditions attached to the original CUP; and

WHEREAS, at a regularly scheduled public meeting of the Park County Board of County Commissioners ("BOCC"), preceded by the required public notice, the BOCC conducted a public hearing on the application at which it reviewed the application and all supporting documentation, the recommendations of the Planning Commission, the Planning Department, the County Attorney, and considered the testimony of the Applicant and patrons; and

WHEREAS, based on the evidence and testimony presented at the public hearing the BOCC finds and determines that compliance with the standards for approval of a Conditional Use Permit set forth in Section 5-503 of the Park County Land Use Regulations has been demonstrated by clear and convincing evidence.

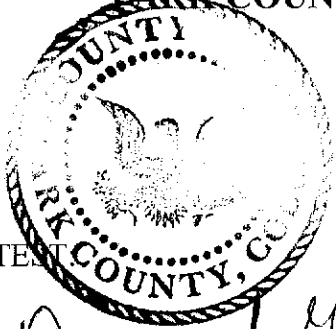
**NOW THEREFORE, BE IT RESOLVED THAT:**

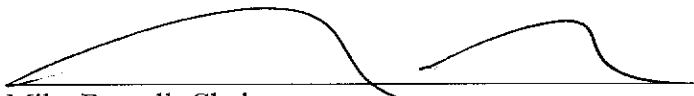
The Park County Board of County Commissioners hereby amends Development and Site Plans attached to the existing conditional use permit as shown on the attachments hereto, subject to the flowing condition:

1. Any structures determined to be in the flood plain will require a Flood Plain Development Permit and must be built per the Flood Plain Protection Regulations, Park County Land Use Regulations, Article 7, Division 10.

Moved, seconded, and passed this 3<sup>rd</sup> day of May, 2018.

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**



  
Mike Brazell, Chairman

ATTENTION

  
County Clerk



**EXHIBIT A**

A TRACT OF LAND BEING LOCATED IN PARTS OF SECTIONS 29 AND 30, T.10S., R.72W. OF THE 6th P.M., COUNTY OF PARK, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NW COR. OF THE E1/2SW1/4SW1/4, TOWNSHIP 10 SOUTH, RANGE 72 WEST OF THE 6th P.M. • PARK COUNTY, COLORADO, ACCORDING TO THE PLAT FOR SAID TARRYALL RIVER ESTATES, THENCE S89°39'40"W ALONG THE SOUTH LINE OF THE NW1/4SW1/4 SECTION 29, 645.60', THENCE S88°06'52"W ALONG THE SOUTH LINE OF THE NE1/4SE1/4 SECTION 30, 1373.54', THENCE N00°39'23"E ALONG THE WEST LINE OF SAID NE1/4SE1/4, 1314.76', THENCE N8T49'44"E ALONG THE NORTH LINE OF SAID NE1/4SE1/4, 1389.76', THENCE N89°48'07"E ALONG THE NORTH LINE OF THE NW1/4SW1/4 AND THE NE1/4SW1/4 SECTION 29, 2055.80', THENCE S30°33'04"W 551.48', THENCE S51°23'20"W 485.08', THENCE S23°00'06"W 493.19', THENCE S35°50'27"E 92.20', THENCE S02°53'58"W 108.32', TO CORNER NO. 7 ON THE NORTH LINE OF SAID TARRYALL RIVER ESTATES, THENCE S83°30'00"E ALONG THE NORTH LINE OF OLD LOT 67 FOR A DISTANCE OF 458.00' THENCE S06°52'17"W ALONG THE EAST LINE OF OLD LOT 67 FOR A DISTANCE OF 90.52' TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SLEEPY JOE DRIVE, THENCE WESTERLY ALONG SAID NORTHERLY R.O.W. OF SLEEPY JOE DRIVE FOR THE FOLLOWING COURSES; TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 11°46'14" AND WHOSE RADIUS IS 1285.08' FOR A DISTANCE OF 264.00' AND WHOSE CHORD BEARS N84°06'53"W 263.54', THENCE DUE WEST FOR A DISTANCE OF 274.00', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 56°04'00" AND WHOSE RADIUS IS 70.00' FOR A DISTANCE OF 68.50', THENCE N33°56'00"W FOR A DISTANCE OF 273.91' TO CORNER NO. 3, THENCE S64°54'03"W 302.67' TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF PARK COUNTY ROAD NO. 77. AS NOW BUILT (APRIL 21, 2017), THENCE N45°37'21"W ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 87.88', THENCE N01°27'00"E ALONG THE WEST LINE OF THE E1/2SW1/4SW1/4 SECTION 29, WHICH BEARING IS THE BEARING OF RECORD FOR SAID LINE ACCORDING TO SAID PLAT FOR TARRYALL RIVER ESTATES AND WHICH IS THE BASIS OF ALL BEARINGS IN THE DESCRIPTION, 15.53' TO THE POINT OF BEGINNING. CONTAINING 4,017,252.81 SQUARE FEET OR 92.22 ACRES MORE OR LESS.

