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Debra A Green  
Park County Clerk

**PARK COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS  
Resolution No. 2018- 20**

**A RESOLUTION CONDITIONALLY APPROVING THE  
APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW  
A CONFERENCE AND RETREAT CENTER AT PROPERTY  
LOCATED IN TOWNSHIP 10 SOUTH, RANGE 73 WEST, SECTION  
9, COMMONLY KNOWN AND NUMBERED AS 20859 COUNTY  
ROAD 77.**

WHEREAS, the Applicants, Lily Fernandez/Bison Peak Resort LLC, have applied for a conditional use permit ("CUP") to allow a Conference and Retreat Facility on the property described in **Exhibit A** hereto; and

WHEREAS, at a regularly scheduled public meeting of the Park County Board of County Commissioners ("BOCC"), the BOCC reviewed the application and all supporting documentation, the recommendations of the Planning Commission, the Planning Department, the County Attorney, and the testimony of the Applicant and patrons; and

WHEREAS, during said public meeting, the BOCC found that the application for the CUP meets the criteria for issuance of a conditional use permit as set forth in Section 5-503 of the Park County Land Use Regulations.

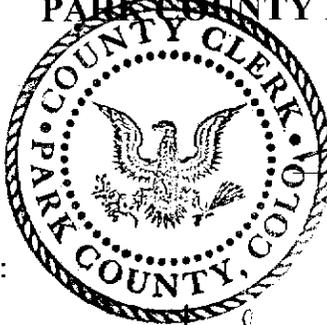
**NOW THEREFORE, BE IT RESOLVED THAT THE PARK COUNTY  
BOARD OF COUNTY COMMISSIONERS HEREBY APPROVES THE  
APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW A  
CONFERENCE AND RETREAT CENTER ON THE ABOVE-DESCRIBED  
PROPERTY, SUBJECT TO THE FOLLOWING CONDITIONS:**

1. In lieu of 1041 wildlife permitting, Applicant shall develop, submit to the Planning Department, and implement a noxious weed control plan within 60 days of approval of this application.
2. In lieu of 1041 wildlife permitting, pets shall not be allowed to roam free, and fences or kennels will be installed prior to commencement of operations. Dog kennels must have a top enclosure.
3. In lieu of 1041 wildlife permitting, feeding of all wildlife, including birds, is prohibited, other than through natural plant life.
4. In lieu of 1041 wildlife permitting, when landscaping, native vegetation that does not attract wildlife must be used.
5. In lieu of 1041 wildlife permitting, fences must be of wildlife friendly design so as not to impair wildlife movements.
6. In lieu of 1041 wildlife permitting, barbeque grills must be cleaned and placed on a secure area when not in use.

- 7. In lieu of 1041 wildlife permitting, noise and light must be minimized during night time hours.
- 8. In lieu of 1041 wildlife permitting, trash must be in bear resistant containers and kept indoors until morning of pickup (unless otherwise allowed by Colorado Parks and Wildlife).
- 9. Any proposed disturbance of the wetlands must obtain a 404 Permit from the US Army Corps of Engineers.

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

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**



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Mike Brazell, Chairperson

ATTEST:

Debra A Green  
County Clerk

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3 of 3

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Debra A Green  
Park County Clerk

**Exhibit A**

A tract of land located in Section 9, Township 10 South, Range 73 West of the 6<sup>th</sup> P.M., County of Park, State of Colorado; more particularly described as follows:

The South  $\frac{1}{2}$  Southwest  $\frac{1}{4}$  Southwest  $\frac{1}{4}$  Southeast  $\frac{1}{4}$  ;  
The Southeast  $\frac{1}{4}$  Southwest  $\frac{1}{4}$  Southeast  $\frac{1}{4}$  ;  
The Northwest  $\frac{1}{4}$  Southwest  $\frac{1}{4}$  Southeast  $\frac{1}{4}$  Southeast  $\frac{1}{4}$  ;  
The Southwest  $\frac{1}{4}$  Northeast  $\frac{1}{4}$  Southeast  $\frac{1}{4}$  Southeast  $\frac{1}{4}$  ;  
The South  $\frac{1}{2}$  Northwest  $\frac{1}{4}$  Southeast  $\frac{1}{4}$  Southeast  $\frac{1}{4}$  ;  
The North  $\frac{1}{2}$  North  $\frac{1}{2}$  Southeast  $\frac{1}{4}$  Southeast  $\frac{1}{4}$  ;  
Together with that part of the Southeast  $\frac{1}{4}$  Northeast  $\frac{1}{4}$  Southeast  $\frac{1}{4}$   
Lying Southerly of the centerline of County Road No. 77,

County of Park,  
State of Colorado