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Debra A Green  
Park County Clerk

**PARK COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS  
Resolution No. 2018- 38**

**A RESOLUTION CONDITIONALLY APPROVING THE APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW A COMMERCIAL CAMPGROUND AT PROPERTY LOCATED IN TOWNSHIP 12 SOUTH, RANGE 72 WEST, SECTION 32 and TOWNSHIP 13 SOUTH, RANGE 72 WEST, SECTION 5, and COMMONLY KNOWN AND NUMBERED AS 8463 COUNTY ROAD 92, LAKE GEORGE.**

WHEREAS, the Applicant, Nabil Saweeres, has applied for a conditional use permit ("CUP") to allow a Commercial Campground 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 COMMERCIAL CAMPGROUND ON THE ABOVE-DESCRIBED PROPERTY, SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Prior to commencement of use, the Lake George Fire Protection District shall give written confirmation to Planning staff that the cleared and defensible space around all fire rings meets their requirements.
2. Prior to commencement of use, perimeter fencing consisting of four strands of wire with posts no more than twelve feet apart is completed. This fencing shall be repaired and maintained as necessary.
3. Prior to commencement of use, the driveway is widened to twenty feet under a permit issued by the Environmental Health Department and a stop sign meeting requirements of the Manual on Uniform Traffic Control Devices is placed for the benefit of vehicles exiting the lot.
4. All tent structures will comply with any applicable requirements of the County's adopted building codes and any codes adopted by the Lake George Fire Protection District.

5. All fire bans and other restrictions on fire use shall be diligently enforced by campground staff.
6. Dogs and other pets brought into the commercial campground by customers must be leashed or caged at all times.
7. Alcohol or marijuana will not be consumed by employees of campground. Marijuana will not be consumed by guests.
8. ATV, motorbikes, go carts, or other gasoline powered recreational vehicles will not be used for recreational purposes on the property, except for a staging area used to exit onto the Forest Service Property if and when permitted.
9. No Trespassing signs will be posted on property boundaries abutting private land.
10. Parking lots will be well-defined and surface with road base or other surfacing.
11. All storage of vehicles and material related to the commercial campground venture and maintenance activities shall occur behind the current barn & not be visible from CR92 or residences in the area.
12. Additional lighting on the property will comply with County regulations.
13. The times when vehicles/ATVs will depart for organized off-site activities will not be during quiet hours as specified in Park County Noise Ordinance.
14. Generators will not be used for power except in case of emergency.
15. Limit occupancy to 4 campers per site.
16. The recreational discharge of firearms (to include muzzleloaders) will not be permitted on the property while the campground is in operation.
17. A central kennel will not be established on the property.
18. In accordance with Sec. 2-203 of the Park County Land Use Regulations, all representations, not inconsistent with the conditions set forth in this resolution, including the Site Plan and Narrative, made by the applicant in the course of the hearings regarding this application are binding for the duration of the Conditional Use Permit. Site Plan is attached hereto as Exhibit B. Narrative is attached hereto as Exhibit C.

Moved, seconded, and passed this 11 day of October 2018.

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**



Mike Brazell, Chairperson *acting*

Richard Elson

ATTEST:

  
County Clerk

**Exhibit A**

**LEGAL DESCRIPTION**

**PARCEL A:**

**THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32,  
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST  
QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 72 WEST OF THE 6TH  
P.M.; TRACT 40 FORMERLY PATENTED AS LOT 4, SECTION 4 AND LOT 1,  
SECTION 5, TOWNSHIP 13 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY  
OF PARK, STATE OF COLORADO.**

**PARCEL B:**

**A TRACT OF LAND DESCRIBED AS THE NORTHWEST QUARTER CORNER OF  
TRACT 39, SECTION 5, TOWNSHIP 13 SOUTH, RANGE 72 WEST, LYING WEST OF  
THE COUNTY ROAD AND BOUNDED AS FOLLOWS:  
STARTING AT A POINT AT THE WEST EDGE OF THE COUNTY ROAD AND 109  
FEET WEST OF THE U.S. SURVEY STAKE MARKED "TR 40, A.P. 7, S.5" AND  
RUNNING WEST 894 FEET TO THE U.S. SURVEY STAKE MARKED "T.R. 39, T13S,  
R72W, A.P. 8, TR.39"; THENCE SOUTH 510 FEET TO A POINT AT THE WEST  
EDGE OF THE COUNTY ROAD; THENCE ALONG THE COUNTY ROAD  
NORTHEASTERLY 1035 FEET TO THE POINT OF BEGINNING, COUNTY OF  
PARK, STATE OF COLORADO.**

**EXCEPT THOSE PORTIONS CONVEYED BY DEEDS RECORDED MAY 8, 1979 IN  
BOOK 295 AT PAGE 356, RECORDED MAY 5, 1980 IN BOOK 310 AT PAGE 291 AND  
RECORDED JUNE 5, 1980 IN BOOK 311 AT PAGE 523.**

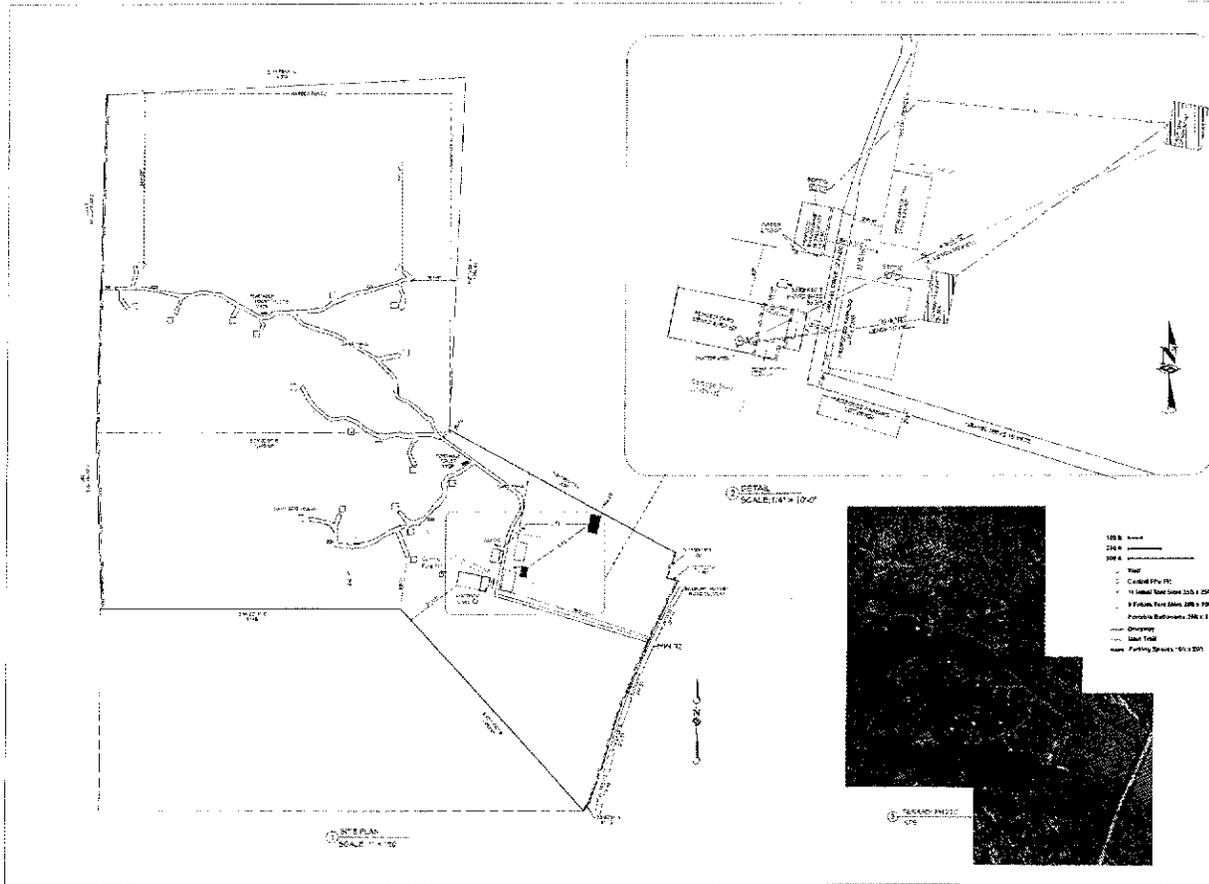
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Debra A Green  
Park County Clerk

**Exhibit B**



NABIL SAMEERES  
PARK COUNTY  
8498 COUNTY ROAD 93  
LAKE GEORGE, CO 12821

PROJECT NAME  
PROJECT NO.  
PROJECT DATE  
PROJECT LOCATION  
PROJECT AREA  
PROJECT SCALE  
PROJECT SHEET

**SITE PLAN**  
A1

## Exhibit C

# Conditional Use Proposal

Schedule #20869 & #31848

- Existing Use: Residential and agricultural purposes
  - Proposed Conditional Use: Commercial campground.
- 
- We are proposing to set up 11 wall tents for 2018 and eventually 9 more (20 tent sites maximum). No tents will be visible from County Rd 92.
  - Operational from May-Oct, guests would stay in our 14'x16' wall tents. These tents will not be permanently affixed to the ground in anyway. Each tent will be furnished with two queen size beds, bedding, wood stove, table, seating, picnic table and fire pit.
  - Wildlife Impact and Wildfire Mitigation
    - Our "Clean Camp" policy will be implemented to reduce and environmental impact that may occur
    - Clean Camp Policy
      - No food will be kept in tents
      - Bear proof trash cans will be available at each tent site
      - All waste will be collected after each meal and at the end of each day
      - All waste will be stored indoors in bear-resistant containers at the end of each day
      - Debris and deadfall will be collected on a regular basis
      - Wood stoves and all other fire hazards and safety measures will be inspected and approved by local fire authority
      - Propane campfires will be used at each tent sight. Resort staff will ensure fires are turned off each night
      - When permissible, a central wood fire will be ignited and closely monitored by resort staff
        - » Wood fires will be extinguished each night by way of smothering with sand, dousing with water and covering with lid
        - » All fire bans will be strictly observed

## Conditional Use Proposal

Schedule #20869 & #31848

- There is a single family home and two out buildings (garage and barn) that will be refurbished to serve as employee housing, kitchen, lobby, barn and bath-house.
  - Employee Housing: The existing bedrooms and bathroom will be used for 2-3 overnight employees.
  - Kitchen: Food and beverage will be provided through the existing kitchen, which will be converted to a commercial kitchen. All meals will be delivered tent side.
  - Barn: The existing barn will act as our primary inclement weather refuge. It will also be used for boarding horses, as well as, ATV, golf cart and equipment storage.
  - Shed: A shed will be installed to store garbage as requested by the USFS, South Park Ranger District and Advisory Board on the Environment.
  - Bath-House: The existing 30'x50' garage (separate building) will be converted into the bath-house, with 15 private bathrooms (Toilet, Sink and Shower). These bathrooms, while private in design, will be shared among all 20 tent sites. At full capacity we will allow 5 tents to reserve a "Private Use" bathroom and the other 15 tents will have access to 10 Community Use bathrooms. In addition, 2 portable bathrooms will be placed closer to tents for convenience. In the future we may install no more than 5 additional portable bathrooms, if needed. These portable bathrooms are built on a trailer chassis and have self contained water and septic. The design we are looking at is 8'x25' and has 2 separate bathrooms, each with a Toilet and Sink. These will be towed down to the bath-house as needed for maintenance (refill water and empty septic). All bathrooms to be cleaned daily (community bathrooms cleaned twice daily or as needed).
    - Plans to upgrade the current septic system to meet capacity for all 20 tent sights, employees and kitchen have been submitted.
    - Application for well use was submitted 1/4/18 (a copy has been included in this application). Augmentation plan for all water use will be put in place and will be served by the existing well.
- ATV tours, horse back rides, fishing trips and other local outdoor activities will be made available offsite and in most cases through a third party. ATV tours and horseback rides may originate on site but take place on adjacent public lands, if permitted by USFS.

## Conditional Use Proposal

Schedule #20869 & #31848

- Guest will park their vehicle in the designated parking lot. Golf carts (equipped with headlights for night driving) will be made available for guests to get to and from their tent. All trails leading to the tents will be clearly marked with appropriate signage, have a packed earth and gravel surface and will be 16' wide (enough for 2 way golf cart traffic but also enough for emergency vehicles)
  
- Disturbance mitigation
  - Gas generators will not be used at tent sites
  - A wire fence between neighboring private properties will be installed/repaired and maintained
  - Guest activity will be monitored. Belligerent, lewd, offensive, disruptive, illegal or unsafe behavior will not be tolerated
  - Neighboring property owners will be provided a phone number and contact information to report any disturbances.
  
- Safety measures
  - In the event of severe or inclement weather, the barn will be used as a Storm Shelter for guests
  - Employees will be trained and certified in First Aid and CPR
  - A robust First aid kit will be available in the Barn as well as the House/Kitchen.

*Black Tree is a luxury outdoor resort that crafts customized and comfortable camping adventures for active families, groups and couples who want to reconnect to what is most important. Black Tree creates the ultimate camping experience, bringing the finer things in life to the great outdoors.. Fully furnished wall tents, modern private bathroom facilities and fresh, local, Colorado cuisine delivered tent side for breakfast lunch and dinner. We can also customize your experience with daily excursions like; hiking, horseback and ATV tours, zip-lining, white water rafting, fishing, local attractions and all that Colorado has to offer.*