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Debra A Green  
Park County Clerk

**PARK COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS  
Resolution No. 2020- 20**

**A RESOLUTION APPROVING A REVISED SITE PLAN FOR  
CONDITIONAL USE PERMIT #18CUP-02, GRANTED IN APRIL  
2018, FOR A CONFERENCE AND RETREAT CENTER AND  
COMMERCIAL CAMPGROUND, ON PROPERTY DESCRIBED IN  
EXHIBIT A, ATTACHED HERETO, AND COMMONLY KNOWN  
AND NUMBERED AS 20859 COUNTY ROAD 77.**

WHEREAS, the Applicant, Lily Fernandez Managing Agent for Bison Peak Resort LLC, has applied for an amendment to a Conditional Use Permit (“CUP”) to approve a revised site plan for a Conference and Retreat Facility and Commercial Campground, as shown on **Exhibit B** attached 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 Amendment 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 AN AMENDMENT TO CONDITIONAL USE PERMIT  
#18CUP-02 TO APPROVE A REVISED SITE PLAN SUBJECT TO THE  
FOLLOWING CONDITIONS:**

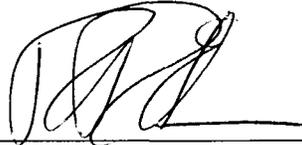
1. Each structure must obtain a Certificate of Occupancy prior to being open to the public.
2. Future development on the subject property shall be in conformity with the Revised Site Plan submitted by the applicant and recorded with the final BOCC Resolution. Any substantial deviations from this document will require another amendment to the Conditional Use Permit.
3. Once the septic systems have been designed and approved, the applicant must provide a revised site plan showing the actual locations of septic tanks and leach fields to the Planning Department.
4. 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.

EXHIBIT

5. In lieu of 1041 wildlife permitting, pets shall not be allowed to roam free, and must be on leash at all times.
6. In lieu of 1041 wildlife permitting, feeding of all wildlife, including birds, is prohibited, other than through natural plant life.
7. In lieu of 1041 wildlife permitting, when landscaping, native vegetation that does not attract wildlife must be used.
8. In lieu of 1041 wildlife permitting, fences must be of wildlife friendly design so as not to impair wildlife movements.
9. In lieu of 1041 wildlife permitting, barbeque grills must be cleaned and placed on a secure area when not in use.
10. In lieu of 1041 wildlife permitting, noise and light must be minimized during night time hours.
11. 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).
12. Any proposed disturbance of the wetlands must obtain a 404 Permit from the US Army Corps of Engineers.

Moved, seconded, and passed this 9 day of July 2018.

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**



Richard Elsner, Chairperson

ATTEST:



County Clerk



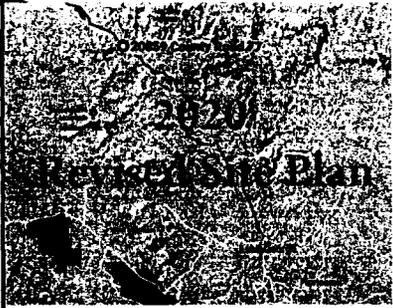
EXHIBIT A

A tract of land located in Section 9, Township 10 South, Range 73 West of the 61h P.M.,  
County of Park, State of Colorado; more particularly described as follows:

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

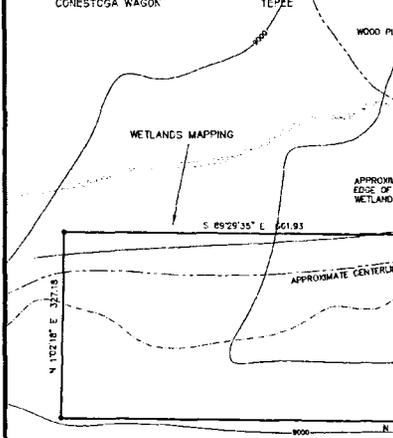
County of Park,  
State of Colorado,

\*767377\*



- LEGEND:**
- 3.0 PHASE I TEPEES / CABINS
  - 3.0 PHASE I CONESTOGA WAGONS
  - 3.0 PHASE I NEW BUILDINGS & ADDITIONS
  - 4.0 PHASE II TEPEES / CABINS
  - 4.0 PHASE II CONESTOGA WAGONS
  - 4.0 PHASE II NEW BLDGINGS

**2 VICINITY MAP**  
NTS

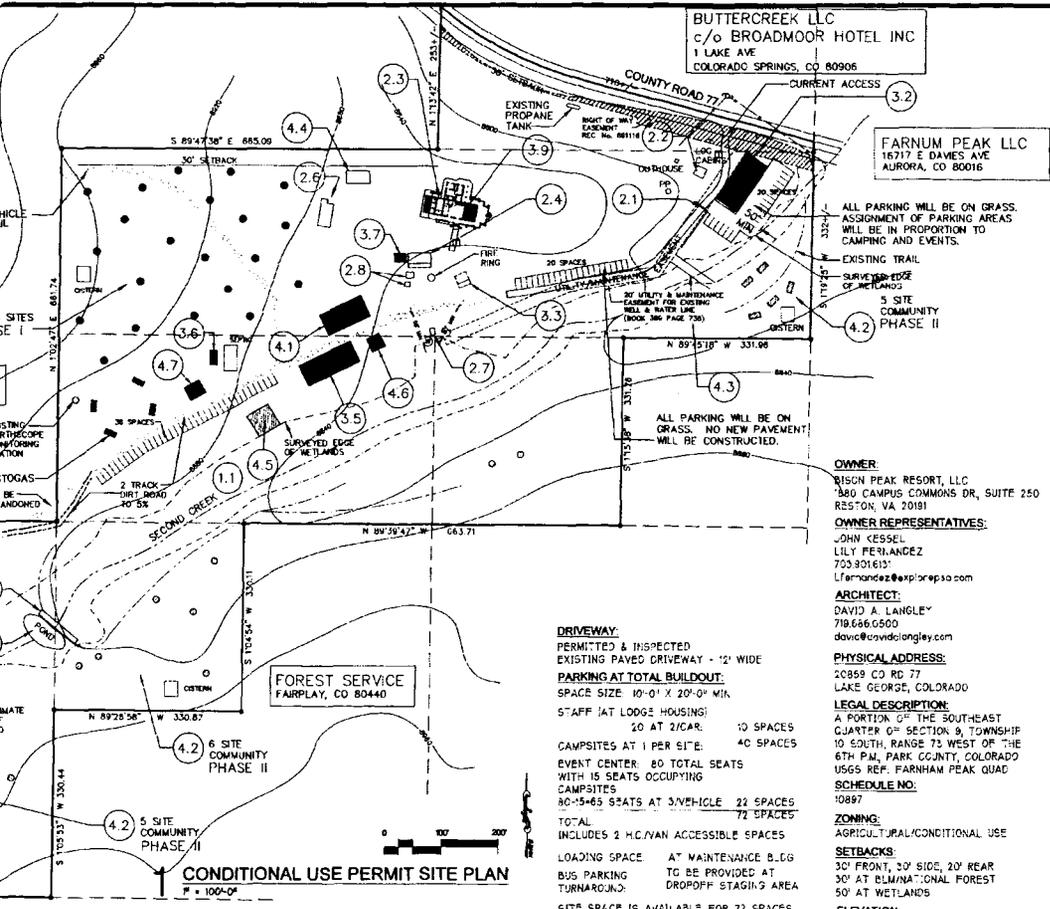


- 1.0 EXISTING PHYSICAL FEATURES:**  
LOT SIZE: 36.72 AC = 1,589,523.2 S.F.  
ELEVATION: 8800 FT.
- 1' - - - - - EDGE OF WETLANDS
  - --- --- CENTER LINE OF SECOND CREEK
  - 12 POND RESTORATION AS PERMITTED BY WATERSHED DISTRICT AND ARMY CORPS OF ENGINEERS.
  - 13 REPAIR DAM AS REQUIRED WITH ARMY CORP OF ENGINEERS APPROVAL
- 2.0 EXISTING STRUCTURES:**  
NOTE: ALL EXISTING YURT STRUCTURES TO BE REMOVED
- 2.1 EXISTING GATE W/ ADDED KNOX BOX, EXISTING PAVED 14 FT. DRIVE - 0 TO 10% HISTORIC CABIN
  - 2.2 LODGE (ALSO LISTED UNDER 3.0 PHASE I)
  - 2.3 FAMILY CABIN
  - 2.4 LATHRINE
  - 2.5 BUNK ROOM / CABIN
  - 2.6 WELL HOUSE
  - 2.7 EXISTG SHEDS/STORAGE 10'x14' & 18'x8'

- 3.0 PHASE I ADDITIONS AND IMPROVEMENTS:**
- | NO.   | DESCRIPTION   | BLDG. DIMENSIONS/SQ. FT. |
|-------|---|--------------------------|
| 3.1   | 120-251 INCLUDING BUT NOT LIMITED TO: CAMPING TEPEES, CONESTOGA WAGONS, PLATFORM CABINS, TINY HOMES, BUBBLE TENTS, GEODOMES, YURTS & CISTERNS WITH FIRE CONNECTION, 12V POWER DIST. | 3168 S.F.                |
| 3.2   | MAINTENANCE AND STORAGE BUILDING WITH TRASH DISPOSAL 50 FT MIN. FROM WETLANDS - NO ENCROACHMENT ON EASEMENT   | 4000 S.F.                |
| 3.3   | EXISTING VAULT TOILET TO BE REMOVED AND REPLACED WITH A NEW WELCOME CENTER  | 22'x42' 924 S.F.         |
| 3.4   | RECREATIONAL AREA - 66 GUN, ARCHERY, VOLLEYBALL AND HORSESHOE FITTING   | 42'x42' 1936 S.F.        |
| 3.4.1 | OUTDOOR SHOWERS, SAUNA HOUSE & SOLAR ARRAY  | 25'x30' 720 S.F.         |
| 3.5   | SOLAR FACILITY SUPPORT STRUCTURES, MAINTENANCE AND STORAGE, RETAIL, SALOON, GUEST ACTIVITIES AREA   | 4000 SQ. FT.             |
| 3.6   | BATH HOUSE  | 12'x24' 288 S.F.         |
| 3.6.1 | MOVEABLE PLATFORM   | 30'x30' 900 S.F.         |
| 3.7   | DOG KENNEL  | 15'x20' 300 S.F.         |
| 3.8   | LIVERY STABLE   | 38'x38' 1444 S.F.        |
| 3.9   | BISON PEAK LODGE - ADDITION & REMODEL - NO CHANGE IN USE  | 3696 SQ. FT. 2nd STORY   |

- 4.0 PHASE II ADDITIONS AND IMPROVEMENTS:**
- 4.1 INDOOR/OUTDOOR EVENT FACILITY SERVES 80 GUESTS
  - 4.2 125 CAMPING TEPEES & CONESTOGA WAGONS, PLATFORM CABINS WITH CISTERNS FIRE CONNECTIONS, AND 12V POWER DISTRIBUTION
  - 4.3 BRIDGE ACCESS AS PERMITTED BY ARMY CORPS OF ENGINEERS & FOR VEHICLE & EMERGENCY VEHICLE ACCESS
  - 4.4 SINGLE FAMILY RESIDENCE FOR OWNER/MANAGER
  - 4.5 THERAPEUTIC POOL
  - 4.6 WATER STORAGE
  - 4.7 CABIN

THE CAMPSITE LOCATIONS, PARKING ARE SCHEMATIC IN NATURE THE FINAL LOCATIONS WILL BE DETERMINED BY MINIMIZING THE ENVIRONMENTAL IMPACT ON EACH SITE. THIS IS WITH RESPECT TO EXISTING TOPOGRAPHY, FORESTATION, ACCESS TRAILS & ANY OTHER SITE OBSERVATIONS FOR MAINTAINING THE NATURAL CHARACTERISTICS OF THE ENVIRONMENT.



**DRIVEWAY:**  
PERMITTED & INSPECTED  
EXISTING PAVED DRIVEWAY - 12' WIDE

**PARKING AT TOTAL BUILDOUT:**  
SPACE SIZE 10'-0" X 20'-0" MIN.  
STAFF (AT LODGE HOUSING): 20 AT 2/CAR 10 SPACES  
CAMPSITES AT 1 PER SITE: 40 SPACES  
EVENT CENTER 80 TOTAL SEATS WITH 15 SEATS OCCUPYING CAMPSITES  
90-15-65 SEATS AT 3/VEHICLE 22 SPACES 72 SPACES  
TOTAL INCLUDES 2 H.C./VAN ACCESSIBLE SPACES

LOADING SPACE AT MAINTENANCE BLDG  
BUS PARKING TO BE PROVIDED AT TURNAROUND  
DROPOFF STAGING AREA

SITE SPACE IS AVAILABLE FOR 72 SPACES  
ACTUAL OPERATIONS WILL PROVIDE 2 SHUTTLES THAT WILL REDUCE THE MAXIMUM NEEDED SPACES TO 53 AT PROJECT BUILD OUT - ALL PARKING TO BE BUILT OUT IN PROPORTION TO CAMPING AND EVENTS

**FIRE:**  
JURISDICTION LAKE GEORGE FIRE PROTECTION DISTRICT

**FEMA ZONE:**  
NEAREST FLOOD PLAIN IS AT THE EAST SIDE OF CO RD 77

**LIGHTING:**  
ALL EXTERIOR LIGHTING SHALL MEET STANDARDS SET IN SECTION 5-703 OF THE PARK COUNTY LAND USE REGULATIONS

**UTILITY INFRASTRUCTURE:**  
ALL INFRASTRUCTURES REQUIRED FOR BUILD OUT WILL BE BY PROFESSIONAL ENGINEERS  
GAS - OPF CO RD 77  
SEPTIC - 285 ENGINEERING, INC.  
ELECTRICAL - EXISTING OVERHEAD CHANGED TO BURIED SERVICE TO BUILDINGS AND NEW STRUCTURES  
WATER - ALL EXISTING ADDL WATER FOR CISTERNS WILL BE PURCHASED

**OWNER:**  
BISON PEAK RESORT, LLC  
280 CAMPUS COMMONS DR, SUITE 250  
RESTON, VA 20191

**OWNER REPRESENTATIVES:**  
JOHN KESSEL  
LILY PERIANDEZ  
703.301.6103  
lperiandez@bisonpeakresort.com

**ARCHITECT:**  
DAVID A. LANGLEY  
719.666.6500  
dave@davidlangley.com

**PHYSICAL ADDRESS:**  
20859 CO RD 77  
LAKE GEORGE, COLORADO

**LEGAL DESCRIPTION:**  
A PORTION OF THE SOUTH-EAST QUARTER OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 73 WEST OF THE 6TH PM, PARK COUNTY, COLORADO USGS REF. FARNHAM PEAK QUAD

**SCHEDULE NO:**  
10897

**ZONING:**  
AGRICULTURAL/CONDITIONAL USE

**SETBACKS:**  
30' FRONT, 30' SIDE, 20' REAR  
30' AT BLM/NATIONAL FOREST  
50' AT WETLANDS

**ELEVATION:**  
8800 FT.

**BUILDING HEIGHT:**  
PREPROPOSED LESS THAN 35'-0"

**LOT SIZE:**  
5872 AC = 1,589,523.2 S.F.

**2012 INTERNATIONAL BUILDING CODE:**  
CLASSIFICATION MIXED USE  
BUILDING TYPE: V3  
TABLE 506.2  
ALL AREA NON FIRE SPRINKLED:  
6000 S.F. x 175 = 1,050,000 S.F.  
R-1 OCCUPANCY - EXISTING BUILDING CODE  
SPRINKLER SYSTEM NOT REQUIRED WHERE MUNICIPAL WATER SUPPLY IS NOT AVAILABLE.

**LANGLEY ARCHITECTS**  
David Langley Architects PC  
P.O. Box 5850  
200 W. Harmony Ave.  
Woodland Park, Colorado 80806  
Tel: 719-688-6500  
www.davidlangley.com



**BISON PEAK RESORT, LLC**  
20859 CO RD 77  
LAKE GEORGE, PARK COUNTY, COLORADO  
CONDITIONAL USE PERMIT SITE PLAN

AMENDED CUP AS APPROVED BY PLANNING COMMISSION 2020

PRELIM DATE:	01.04.18
RELEASE DATE:	03.06.18
REVISION DATE:	04.10.2020
	05.29.2020
	06.09.2020

SHEET: **CUP** ATTACHMENT C-8

PROJECT NUMBER: 17288