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Debra A Green  
Park County Clerk

**PARK COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS  
Resolution No. 2020- 21**

**A RESOLUTION CONDITIONALLY APPROVING A CONDITIONAL USE PERMIT FOR A CONFERENCE AND RETREAT CENTER ON PROPERTY DESCRIBED IN EXHIBIT A, ATTACHED HERETO, AND COMMONLY KNOWN AND NUMBERED AS 35293 HIGHWAY 285, JEFFERSON, COLORADO.**

WHEREAS, the Applicant, Brad Guyton, has applied for an amendment to a Conditional Use Permit (“CUP”) to approve a Conference and Retreat Facility; 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, and the Planning Department, 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 A CONDITIONAL USE PERMIT TO APPROVE A CONFERENCE AND RETREAT FACILITY SUBJECT TO THE FOLLOWING CONDITIONS:**

1. No ember producing fires are allowed.
2. No structure on the property shall be occupied for commercial purposes prior to issuance of a Certificate of Occupancy for the structure.
3. No shooting on the property when an event is in progress.
4. No events over 300 guests may occur without an Outdoor Event Permit.
5. Applicant shall abide by, and use of the property is subject to, any and all statements applicant made during the hearing and applicant’s statements contained in the application.

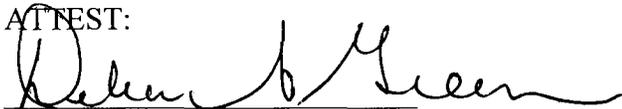
Moved, seconded, and passed this 6th day of August, 2020.

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**



Richard Elsner, Chairperson

ATTEST:



County Clerk



EXHIBIT A

A tract of land located in the South ½ of Section 14, the Northeast ¼ of Section 23 and the Northwest ¼ of Section 24, Township 8 South, Range 76 West of the 6<sup>th</sup> P.M.,

County of Park,  
State of Colorado,

More particularly described as follows:

Beginning at the West ¼ corner of said Section 14;  
thence S88°56'42" E along the North line of the South ½ of said Section 14, 3981.62 feet to the Northwest corner of the Northeast ¼ of the Southeast ¼ of said Section 14;  
thence S01°08'28" W along the West line of said Northeast ¼ of the Southeast ¼, 1328.19 feet to the Southwest corner of said Northeast ¼ of the Southeast ¼;  
thence S89°03'13" E, 666.37 feet;  
thence S01°00'28" W, 1326.82 feet to a point on the South line of the Southeast ¼ of said Section 14;  
thence S89°09'06" E along said South line, 669.46 feet to the Southeast corner of said Section 14;  
thence S89°47'06" E along the North line of said Section 24, 160.00 feet;  
thence S32°55'16" E, 1182.77 feet to a point on the Northerly right of way line of U.S. Highway 285;  
thence S58°09'08" W along said right of way line, 1138.22 feet to the Southeast corner of that property described and recorded in Book 219 at Page 395;  
thence N00°30'08" W along the East line of said property in Book 219 at Page 395, 210.65 feet to the Northeast corner thereof;  
thence S90°00'00" W along the North line of those properties described and recorded in (1) Book 219 at Page 395, (2) Book 211 at Pages 937 and 938, 692.00 feet to the Northwest corner of said property in Book 211 at Page 938;  
thence S00°28'17" W along the West line of said property in Book 211 at Page 938, 95.01 feet to the Northeast corner of that property described and recorded in Book 334 at Page 220;  
thence S90°00'00" W along the North line of said property in Book 334 at Page 220, 150.00 feet to the Northwest corner thereof;  
thence S00°26'32" W along the West line of said property in Book 334 at Page 220, 672.64 feet to a point on the Northerly right of way line of U.S. Highway 285;  
thence S58°09'17" W along said right of way line, 349.90 feet to a point on the North – South centerline of the Northeast ¼ of said Section 23;  
thence N00°40'24" W along said North – South centerline, 2355.63 feet to a point on the North line of the Northeast ¼ of said Section 23; this point also being the Southwest corner of the Southeast ¼ of the Southeast ¼ of said Section 14;  
thence N01°08'15" E, 663.43 feet;  
thence N89°05'30" W, 875.62 feet;  
thence N01°22'32" E, 665.17 feet;  
thence N01°22'57" E, 707.87 feet;  
thence N88°59'55" W, 3119.80 feet to a point on the West line of the Southwest ¼ of said Section 14;  
thence N01°53'12" E along said West line, 624.94 feet to the Point of Beginning.

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