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**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2021 -17**

**A RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT
PLAN AND PLAT AMENDMENT CREATING A NEW 6.84-ACRE
PARCEL FOR A CARETAKER’S HOUSE WITHIN THE GLEN-
ISLE RESORT PLANNED UNIT DEVELOPMENT.**

WHEREAS, the applicants, Mary Ruth and Greg Vincent, as owners of Glen-Isle Resort, LLC, (the “Applicants”) have filed an application for a PUD Plan and Plat Amendment, attached as Exhibits A and B, to create a 6.84-acre parcel on which to build a Caretaker’s House; and

WHEREAS, at a regularly scheduled meeting of the Park County Board of County Commissioners, the Board of County Commissioners reviewed the application and all supporting documentation, the recommendations of the Planning Department and the Park County Planning Commission, and the testimony of the Applicants, and was presented with no information to justify denial or rejection of the application; and

WHEREAS, based on the evidence and testimony presented at the public hearing the Board of County Commissioners further finds and determines that compliance with the standards for approval of a PUD Plan and Plat Amendment set forth in Section 5-313 of the Park County Land Use Regulations has been demonstrated by clear and convincing evidence.

**NOW, THEREFORE, BE IT RESOLVED BY THE PARK
COUNTY BOARD OF COUNTY COMMISSIONERS THAT THE
APPLICATION FOR A PUD PLAN AND PLAT AMENDMENT IS
APPROVED WITH THE FOLLOWING CONDITIONS:**

1. All future improvements, new structures, and additions must go through the applicable County permitting process.
2. Camping areas shall conform to all County regulations and applicable sections of the Colorado Department of Public Health and Environment regulations for campgrounds and recreation areas (6CCR 1010-9).
3. Any future amendments to this PUD plan or plat shall be brought to the attention of the Planning Department, and go through the PUD Amendment process if required by the Land Use Regulations.

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5/25/2021 3:15 PM
R\$0.00 D\$0.00

Debra A Green
Park County Clerk

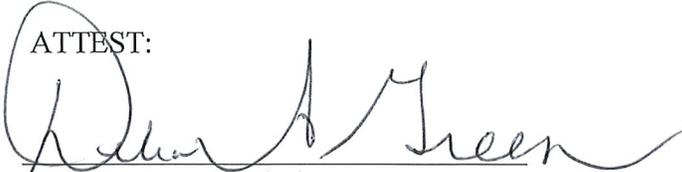
Moved, seconded, and approved this th 25 day of May, 2021.

**PARK COUNTY BOARD OF COUNTY
COMMISSIONERS**



Richard Elsner, Chairperson

ATTEST:


County Clerk

DEVELOPMENT AMENDMENT

OF THE NORTH 1/2 OF
R. 73 W. OF THE 6TH. P.M.,
T. 7S, R. 73W OF COLORADO.
LEGAL PLAT
SHEET 1 OF 2

LEGAL DESCRIPTION:

GLENISLE RESORT LLC
BEING THE OWNER (S) OF THE REAL PROPERTY OF 44.28 ACRES LOCATED
IN PARK COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF THE S 1/2 OF THE N 1/2 OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 73 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST 1/4 CORNER OF SEC. 25, T7S, R73W OF THE 6TH P.M.;
THENCE NORTH 89°41'30" WEST, WITH THE EAST-WEST CENTERLINE LINE OF SAID SEC. 25, A DISTANCE OF 2569.80 FEET;
THENCE NORTH 00°04'03" WEST, A DISTANCE OF 924.01 FEET, MORE OR LESS,
TO A POINT ON THE SOUTHERLY LINE OF U.S. HIGHWAY 285;
THENCE EASTERLY, WITH SAID SOUTHERLY LINE, THE FOLLOWING (NINE (9)) COURSES:
1) NORTH 85°42'35" EAST, A DISTANCE OF 60.77 FEET;
2) SOUTH 67°31'35" EAST, A DISTANCE OF 277.28 FEET TO THE POINT OF CURVATURE
3) 621.45 FEET, MORE OR LESS, WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1962.00 FEET
A CENTRAL ANGLE OF 18°10'00";
4) SOUTH 85°41'35" EAST, A DISTANCE OF 117.10 FEET;
5) SOUTH 63°53'35" EAST, A DISTANCE OF 107.70 FEET;
6) SOUTH 85°41'35" EAST, A DISTANCE OF 246.00 FEET TO THE POINT OF CURVATURE
7) 551.82 FEET, MORE OR LESS, WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 806.18 FEET
A CENTRAL ANGLE OF 30°21'53";
8) NORTH 54°52'55" EAST, A DISTANCE OF 126.12 FEET TO THE POINT OF CURVATURE
9) 656.00 FEET, MORE OR LESS, WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 387.45 FEET
A CENTRAL ANGLE OF 97°00'33"; AND A CHORD OF 580.41 FEET BEARING NORTH 76°41'30" WEST, MORE OR
LESS, TO A POINT ON THE EAST LINE OF SEC. 25;
THENCE SOUTH 00°04'03" EAST, WITH SAID EAST LINE, A DISTANCE OF 701.40 FEET, MORE OR LESS, TO THE POINT
OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 44.28 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS AND SEALS THIS _____ DAY OF _____
A.D. 20____

OWNER: GLENISLE RESORT LLC

STATE OF _____)
COUNTY OF _____) SS

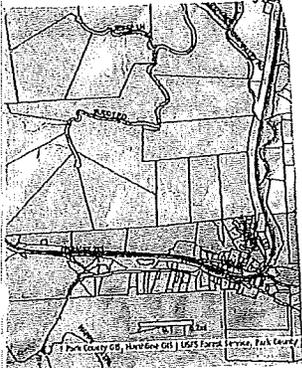
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____, AS PRESIDENT.
MARY RUTH VINCENT

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



LEGAL DESCRIPTION (NEW LOT A):

A PORTION OF THE S 1/2 OF THE N 1/2 OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 73 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST-WEST CENTERLINE LINE OF SAID SEC. 25, WHENCE THE EAST 1/4 CORNER OF SAID SEC. 25, BEARS SOUTH 89°41'30" EAST, A DISTANCE OF 1023.23 FEET;
THENCE NORTH 89°41'30" WEST, WITH THE EAST-WEST CENTERLINE LINE OF SAID SEC. 25, A DISTANCE OF 886.79 FEET TO A POINT OF CURVATURE;
THENCE 33.15 FEET, MORE OR LESS, WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET
A CENTRAL ANGLE OF 18°49'48"; AND A CHORD OF 33.05 FEET BEARING NORTH 10°45'46" EAST, TO A POINT OF CURVATURE;
THENCE 81.48 FEET, MORE OR LESS, WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 290.49 FEET
A CENTRAL ANGLE OF 16°04'20"; AND A CHORD OF 81.22 FEET BEARING SOUTH 10°52'57" WEST, TO A POINT OF CURVATURE;
THENCE 119.74 FEET, MORE OR LESS, WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 381.10 FEET
A CENTRAL ANGLE OF 18°00'07"; AND A CHORD OF 119.25 FEET BEARING SOUTH 35°50'14" WEST
THENCE NORTH 44°46'42" EAST, A DISTANCE OF 61.18 FEET;
THENCE NORTH 25°30'22" EAST, A DISTANCE OF 51.92 FEET;
THENCE NORTH 04°30'17" EAST, A DISTANCE OF 146.19 FEET;
THENCE NORTH 87°55'57" EAST, A DISTANCE OF 153.54 FEET;
THENCE NORTH 00°04'03" WEST, A DISTANCE OF 25.00 FEET;
THENCE NORTH 74°55'57" EAST, A DISTANCE OF 103.53 FEET;
THENCE SOUTH 63°04'03" EAST, A DISTANCE OF 60.00 FEET;
THENCE SOUTH 41°04'03" EAST, A DISTANCE OF 250.00 FEET;
THENCE NORTH 49°07'11" EAST, A DISTANCE OF 76.53 FEET;
THENCE SOUTH 49°01'08" EAST, A DISTANCE OF 77.64 FEET;
THENCE SOUTH 52°35'49" EAST, A DISTANCE OF 38.96 FEET;
THENCE SOUTH 69°41'08" EAST, A DISTANCE OF 124.89 FEET;
THENCE SOUTH 00°18'10" WEST, A DISTANCE OF 203.28 FEET TO THE POINT OF BEGINNING;
SAID DESCRIBED TRACT CONTAINING 6.84 ACRES, MORE OR LESS.

APPLICANT / LAND OWNER
GLENISLE RESORT LLC
PO BOX 112
BAILEY, CO 80421-0112
PH. 303-816-0790

MAP PREPARED: 02 FEBRUARY, 2021

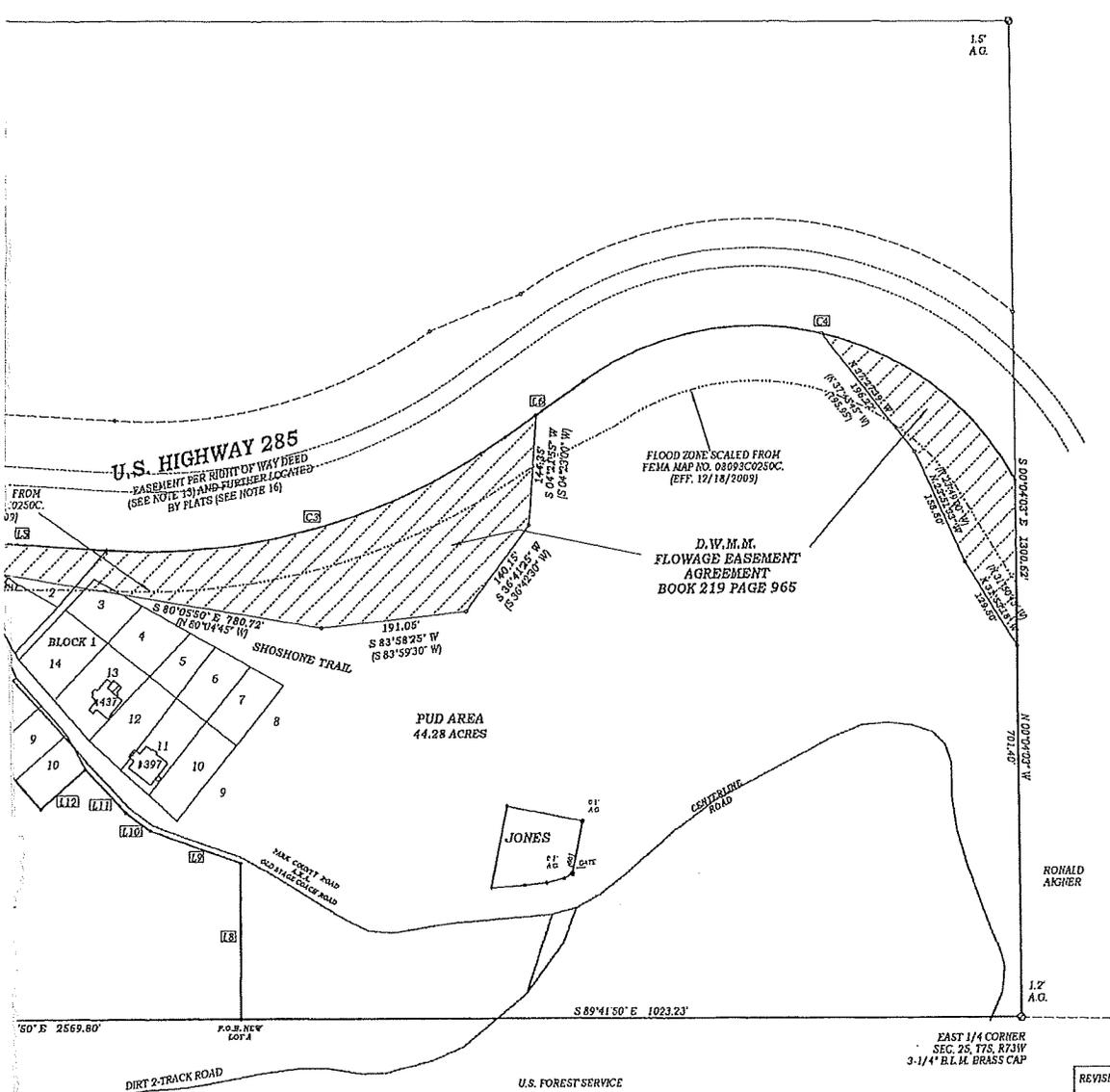
PREPARED BY:
AMERICAN SURVEYS, LLC
26689 PLEASANT PARK ROAD
CONTRER, COLORADO 80433
PH. (303) 674-6018/TKSURV@AOL.COM

FILE NO. 20-144

DEVELOPMENT AMENDMENT

THE NORTH 1/2 OF
73 W. OF THE 6TH. P.M.,
STATE OF COLORADO.
PLAT
T 2 OF 2

NORTHEAST CORNER
OF THE SOUTH 1/2 OF THE NORTH 1/2
SEC. 25, T7S, R73W
3" D.M.W.W. BRASS CAP



PROPERTY LINE DATA

Bearing	Distance
N 88°54'28" E	60.77'
(N 85°55'30" E)	(111.80)'
S 67°31'35" E	277.28'
(S 67°30'30" E)	(117.10)'
S 85°40'30" E	107.70'
(S 82°52'30" E)	(246.00)'
S 85°41'35" E	246.00'
(S 85°40'30" E)	(126.12)'
N 54°52'55" E	126.12'
(N 54°54'00" E)	

NEW LOT A PROPERTY LINE CURVE DATA

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C5	18°00'07"	381.10'	119.74'	119.25'	S 33°50'14" W
C6	15°04'20"	290.49'	81.48'	81.22'	S 10°52'37" W
C7	15°49'48"	120.00'	33.15'	33.05'	N 10°45'46" E

PROPERTY LINE CURVE DATA

Delta	Radius	Arc Length	Chord	Ch Bear	
C2	18°10'00"	1960.00'	621.45'	618.85'	S 76°36'35" E
C3	39°25'52"	806.18'	554.82'	543.93'	N 74°35'40" E
C4	97°00'33"	387.45'	656.00'	680.41'	N 76°41'30" W

PREPARED BY:
AMERICAN SURVEYS, LLC.
26589 PLEASANT PARK ROAD
BUILDING A, SUITE 200
CONIFER, COLORADO 80433
PH. (303) 674-6018/PKSURV@AOL.COM

OWNER
GLEN ISLE RESORT LLC
PO BOX 112
BAILEY, CO 80421-0112
PH. 303-816-0750

MAP PREPARED: 02 FEBRUARY, 2021

REVISION 1)