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No fee

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6/22/2021 1:31 PM
R\$0.00 D\$0.00

Debra A Green
Park County Clerk

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2021-24**

A RESOLUTION APPROVING AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT SKETCH PLAN FOR PART OF SECTION 30, TOWNSHIP 7 RANGE 72 WEST OF THE 6th P.M., ADDRESSED AS 19 COUNTY ROAD 64A, BAILEY.

WHEREAS, the Applicants, John and Sheri Bezzant, have applied for approval of a Planned Unit Development Sketch Plan within Parcels A and B as described on the exemption plat recorded at Book 387 Page 919 as recorded in the Park County Clerk and Recorder's Office; and

WHEREAS, at a regularly scheduled public meeting of the Park County Board of County Commissioners, preceded by the required public notice, the Board of County Commissioners conducted a public hearing on the application for a Planned Unit Development Sketch Plan at which it reviewed the application and supporting documentation, the recommendations of the Planning Department and the Park County Planning Commission, and considered the testimony of the Applicant and patrons; and

WHEREAS, based on the testimony and evidence presented at the public hearing the Board of County Commissioners determines and finds that compliance with the standards for approval of a Planned Unit Development Sketch Plan set forth in Section 6-403 of the Park County Land Use Regulations has been demonstrated by clear and convincing evidence.

NOW, THEREFORE, BE IT RESOLVED THAT:

The application for a Planned Unit Development Sketch Plan, which Plan is attached as Exhibit A, is approved with no conditions.

Moved, seconded, and passed this 22nd day of June, 2021.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS

Richard Elsner, Chairperson

ATTEST:

County Clerk



MORNING A SKETCH PLAN - PLANNED

A TRACT OF LAND LOCATED IN N
TOWNSHIP 7 SOUTH, RANGE 7
COUNTY OF PARK, STA
ADDRESS: 19 PARK CC
SHEET 1 C

ANTICIPATED USE DEFINITION	LOT QUANTITY	LOT AREA	STRUCTURE HEIGHT
PRIVATE OPEN SPACE	1	+/- 6.05 AC **	N/A
SINGLE FAMILY HOME	1	+/- 6.03 AC **	EXISTING
SINGLE FAMILY LOT RESIDENTIAL (STRUCTURE HEIGHT IS 35' EXCEPT WHERE RIDGELINE PROTECTION REGULATIONS APPLY.)	9	+/- 13.55 AC **	35 *
MULTI-FAMILY RESIDENTIAL	1	+/- 2.78 AC **	35 *
TRACT A	1	+/- 0.40 AC **	NO STRUCTURES
TRACT C	1	+/- 1.49 AC **	NO STRUCTURES
RETAIL/RESTAURANT/TAVERN	3	+/- 2.73 AC **	35 FEET
BAILEY WS DISTRICT LOT	1	+/- 0.27 AC **	35 FEET
TRACT B	1	+/- 0.25 AC **	NO STRUCTURES

** BUILDING HEIGHT SHALL BE DETERMINED FROM THE VERTICAL DISTANCE FROM AVERAGE GRADE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE, EXCEPT WHERE RIDGELINE PROTECTION REGULATIONS APPLY.

** LOT AND PARCEL ALIGNMENTS ARE TENTATIVE PENDING SITE PLAN APPROVAL, SITE ACCESS AND FINAL ENGINEERING. FINAL LOT, PARCEL AND ACCESS MAY BE ADJUSTED AS NECESSARY.

*** SETBACKS:

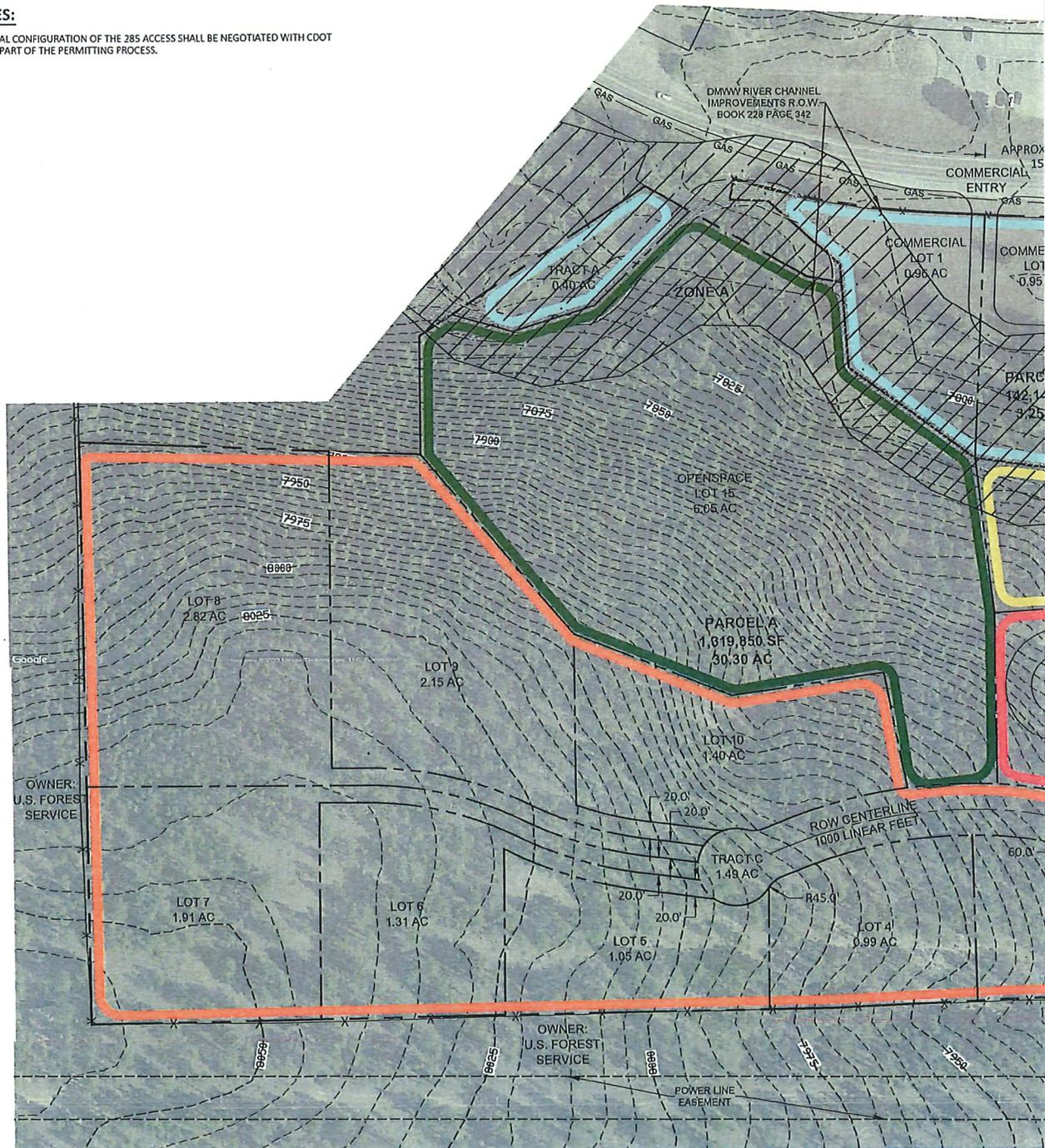
**** COMMERCIAL - PRINCIPAL AND ACCESSORY STRUCTURES; 50' FROM THE NEAREST EDGE OF WATERCOURSE AND ANY WETLAND; FRONT 10' FROM ANY HIGHWAY, 5' FROM ALL OTHER ROADS; 0' FROM SIDE; 5' FROM REAR.

**** RESIDENTIAL - PRINCIPAL AND ACCESSORY STRUCTURES; 50' FROM THE NEAREST EDGE OF WATERCOURSE AND ANY WETLAND; FRONT 50' FROM ANY HIGHWAY, 30' FROM ALL OTHER ROADS; 30' FROM SIDE; 20' FROM REAR.

**** RESIDENTIAL - THE SETBACK FOR THE NORTH PROPERTY LINE OF THE MULTIFAMILY PARCEL SHALL BE 5'.

NOTES:

1. FINAL CONFIGURATION OF THE 285 ACCESS SHALL BE NEGOTIATED WITH CDOT AS PART OF THE PERMITTING PROCESS.



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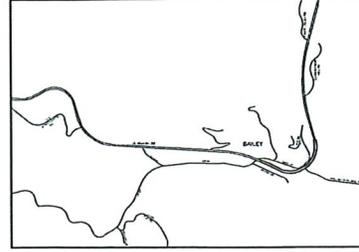
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Debra A Green
Park County Clerk

AIR RANCH UNIT DEVELOPMENT

1/2 OF S 1/2 OF SECTION 30,
2 WEST OF THE 6th P.M.,
E OF COLORADO
COUNTY ROAD 64A
OF 1



VICINITY MAP

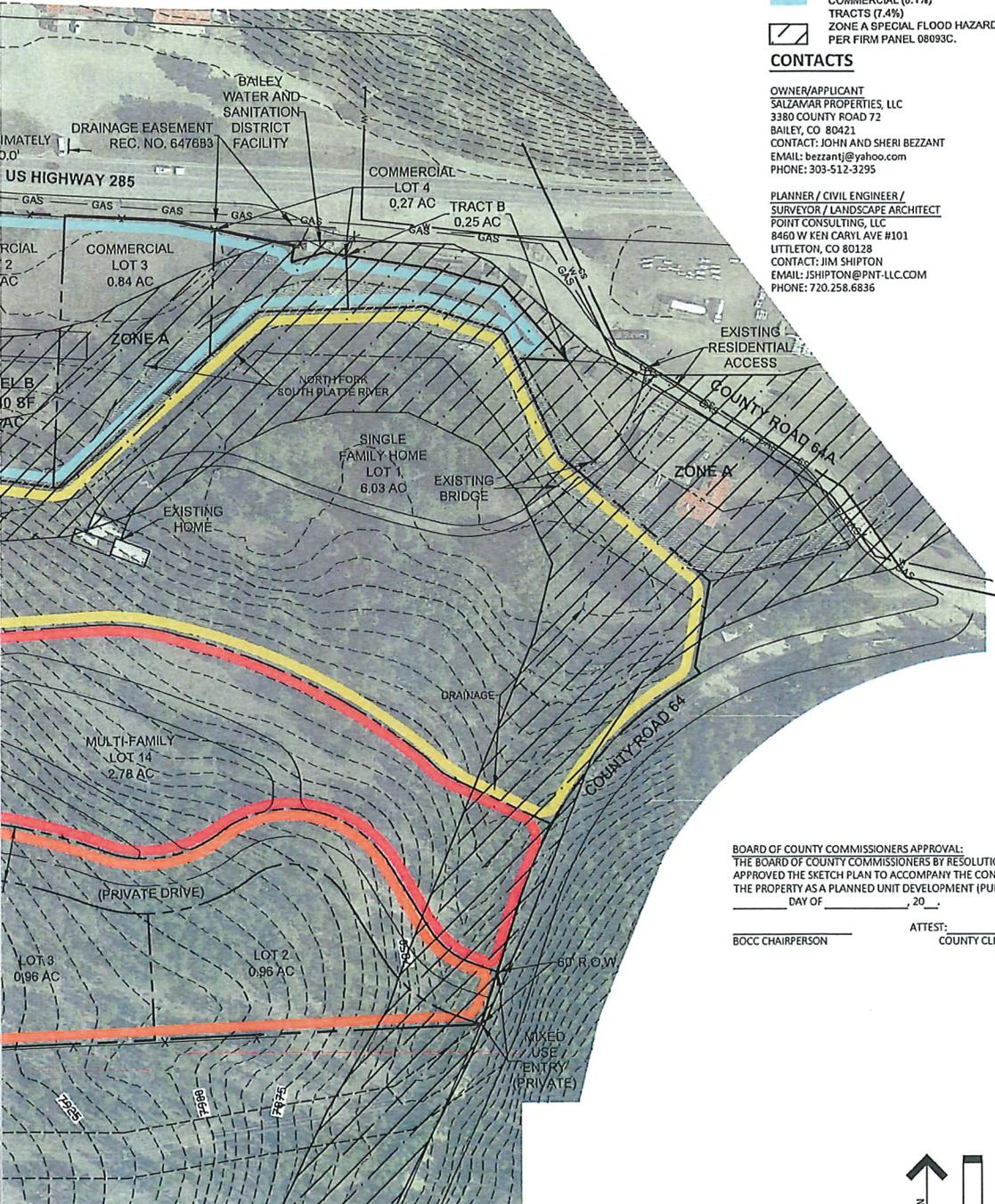
1" = 2000'

- LEGEND LANDUSE**
- OPENSOURCE (18%)
 - EXISTING SINGLE HOME LOT (18.0%)
 - SINGLE FAMILY LOT RESIDENTIAL (40.3%)
 - MULTI-FAMILY RESIDENTIAL (8.2%)
 - COMMERCIAL (8.1%)
 - TRACTS (7.4%)
 - ZONE A SPECIAL FLOOD HAZARD AREA PER FIRM PANEL 08093C.

CONTACTS

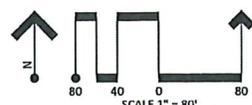
OWNER/APPLICANT
SALZAMAR PROPERTIES, LLC
3380 COUNTY ROAD 72
BAILEY, CO 80421
CONTACT: JOHN AND SHERI BEZZANT
EMAIL: bezzantj@yahoo.com
PHONE: 303-512-3295

PLANNER / CIVIL ENGINEER / SURVEYOR / LANDSCAPE ARCHITECT
POINT CONSULTING, LLC
8460 W KEN CARLY AVE #101
LITTLETON, CO 80128
CONTACT: JIM SHIPTON
EMAIL: JSHIPTON@PNT-LLC.COM
PHONE: 720.258.6836



BOARD OF COUNTY COMMISSIONERS APPROVAL:
THE BOARD OF COUNTY COMMISSIONERS BY RESOLUTION NO. _____
APPROVED THE SKETCH PLAN TO ACCOMPANY THE CONDITIONAL REZONING OF
THE PROPERTY AS A PLANNED UNIT DEVELOPMENT (PUD) ON THE
DAY OF _____, 20__.

BOCC CHAIRPERSON _____ ATTEST: _____
COUNTY CLERK (SEAL)



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SKETCH PLAN
MORNING AIR RANCH
PARK COUNTY, COLORADO
JOB NO. 20.066

DATE	DESCRIPTION
2020.12.04	INITIAL SUBMITTAL
2021.02.03	2ND COUNTY SUBMITTAL
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SKETCH PLAN SHEET 1 OF 1

