



**PARK COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS  
Resolution No. 2023- 007**

**A RESOLUTION APPROVING THE REZONING FROM COMMERCIAL TO MIXED USE OF  
PART OF TRACT 87, BAILEY**

WHEREAS, the Applicant, Michael Abbondanza, has applied to rezone the property mentioned above and more particularly described in the attached Exhibit A from Commercial to Mixed Use; 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 rezoning 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

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 rezoning set forth in Section 5-203 of the Park County Land Use Regulations has been demonstrated by clear and convincing evidence.

NOW, THEREFORE, BE IT RESOLVED THAT:

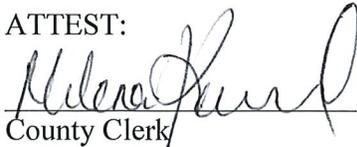
The application to rezone the above-described real property from Agricultural to Residential is approved with the following conditions.

1. Prior to issuance of certificates of occupancy for the existing dwelling units, all necessary access to the lot is permitted by the Park County Environmental Health Department, and existing access from Highway 285 is closed; and
2. Prior to issuance of permits for future new construction, the Colorado Department of Transportation reviews a drainage, erosion, and sedimentation control plan.

Moved, seconded, and passed this 7<sup>th</sup> day of February, 2023.

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**

  
\_\_\_\_\_  
Amy Mitchell, Chairperson

ATTEST:  
  
\_\_\_\_\_  
County Clerk

Commissioner Mitchell: Yea X Nay \_\_\_  
Commissioner Elsner: Yea X Nay \_\_\_  
Commissioner Wissel: Yea X Nay \_\_\_

Exhibit A

A Part of tract 87, as shown on the map of Bailey and Environs filed for record.  
Also being a part of the NW ¼ SE ¼ of Section 30,  
Township 7 South, Range 72 West of the 6<sup>th</sup> P.M., described as follows:

Beginning at a point whence the East one-quarter corner of said Section 30, bears North 74°52' East, 2163.25 feet;  
thence South 80°59' East, 149.69 feet;  
thence South 73°42' East, 75.92 feet;  
thence South 40°08' East, 105.84 feet;  
thence South 86°50' East, 23.68 feet to a point on the Westerly right-of-way line of a county road;  
thence Northerly, along said right-of-way line 138.29 feet to a point on the Southerly right-of-way line of U.S. Highway No. 285;  
thence North 86°47' West, along the right-of-way line of U.S. Highway 285, a distance of 278.5 feet;  
thence South 20°39' West, 25.39 feet; to the Point of Beginning,

EXCEPT that portion conveyed to Bailey Water and Sanitation District by Deed recorded in Book 202 at Page 737,

County of Park, State of Colorado.