



**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2022-01**

**A RESOLUTION APPROVING AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT
SKETCH PLAN IN SECTION 04, TOWNSHIP 7 SOUTH, RANGE 74 WEST OF THE 6TH P.M.,
ADDRESSED AS 49355 HWY 285, GRANT**

WHEREAS, the Applicant, Zeke Freeman, has applied for a Planned Unit Development Sketch Plan within New Tract A in the Southwest ¼ of Section 4, Township 7, Range 74 as described on a plat recorded at reception #669960; 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 the PUD 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 Applicants; 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 PUD Sketch Plan 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 THAT:

The application for the Geneva Campground Redevelopment Sketch Plan – Planned Unit Development, attached hereto, is approved with the following condition:

1. A soil erosion plan regarding development of the hillside cabins is presented at the preliminary phase in order to assure that no adverse impact from development on the hillside will affect Geneva Creek.

Moved, seconded, and passed this 3rd day of January, 2023.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS


Richard Elsner, Chairperson

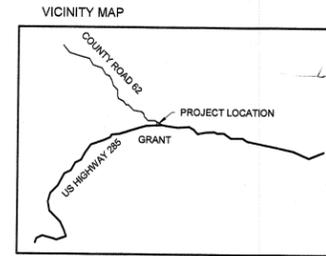
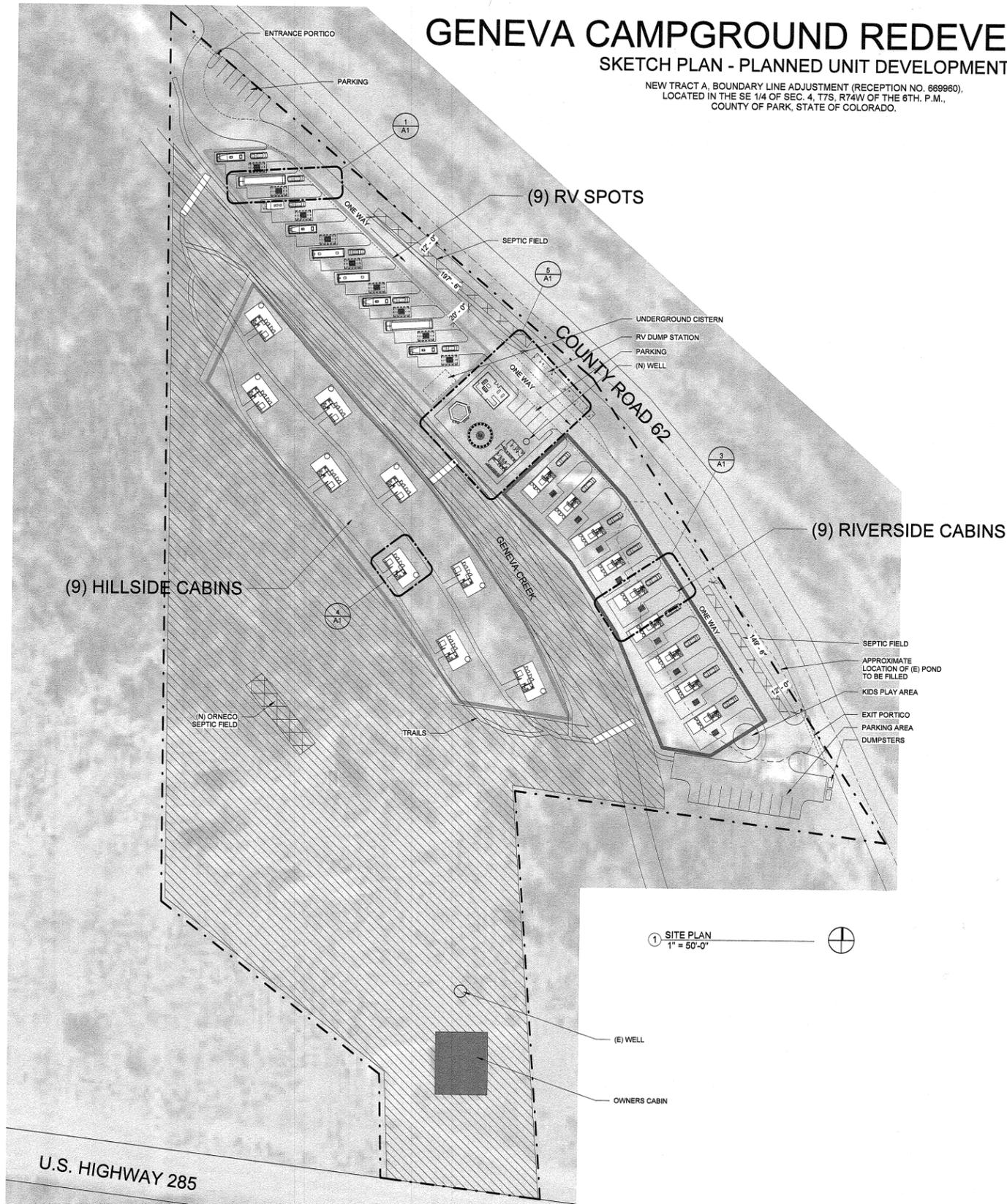
ATTEST:

County Clerk

GENEVA CAMPGROUND REDEVELOPMENT

SKETCH PLAN - PLANNED UNIT DEVELOPMENT

NEW TRACT A, BOUNDARY LINE ADJUSTMENT (RECEPTION NO. 669960),
 LOCATED IN THE SE 1/4 OF SEC. 4, T7S, R74W OF THE 6TH. P.M.,
 COUNTY OF PARK, STATE OF COLORADO.



PROJECT TEAM

APPLICANT GROUP:
 GEARHART MOORE HOLDINGS
 2379 W 44TH AVE
 DENVER CO 80211
 Skyler Moore

LAND OWNER:
 ALLEN E. GROSS
 P.O. BOX 47, GRANT, CO 80448

PLANNER / ARCHITECT:
 ROOT ARCHITECTURE AND DEVELOPMENT, LLC
 Zake Freeman, R.A., G.C.
 28677 S Buffalo Park Rd, Evergreen,
 CO 80439
 Phone: 720.498.1925
 Email: zfreeman@root-ad.com

ENGINEER:
 INSIGHT ENGINEERING, INC.
 27891 MOFFAT ROAD, EVERGREEN, COLORADO
 80439
 (303) 829-4272

SURVEYOR:
 AMERICAN SURVEYS, LLC
 26669 PLEASANT PARK ROAD
 BUILDING A, SUITE 200
 CONIFER, COLORADO 80433
 (303) 674-8016 / PKSURV@AOL.COM

FORM A-7

BOARD OF COUNTY COMMISSIONERS APPROVAL:
 The Board of County Commissioners by Resolution No. 2022-01
 approved the Sketch Plan to accompany the conditional
 rezoning of the Property as a Planned Unit Development (PUD)
 on the 3rd day of January, 2023

[Signature]
 BOCC Chairperson

ATTEST: *[Signature]*
 County Clerk (Seal)



ROOT ARCHITECTURE AND DEVELOPMENT, LLC
 Zake Freeman, R.A., G.C.
 28677 S Buffalo Park Rd, Evergreen,
 CO 80439
 Phone: 720.498.1925
 Email: zfreeman@root-ad.com

DIGITAL SIGNATURE

GENEVA CAMPGROUND REDEVELOPMENT



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ISSUED FOR:
 SKETCH PLAN
 08/22/2022

PROJ. NO. 22014
 DRAWN: CZ
 CHECKED: ZF

SKETCH PLAN

SHEET TITLE:
 SITE PLAN

SCALE: As indicated
 SHEET NUMBER

A0

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