

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2025- 17**

A RESOLUTION APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT FOR AN EXISTING RESIDENCE AND NEW GARAGE IN THE MINING ZONE DISTRICT ON A 6.09-ACRE PARCEL OF LAND DESCRIBED AS “ALL THAT PART OF THE SE1/4 OF THE NE1/4 OF THE NW1/4 OF SECTION 31, TOWNSHIP 9S, RANGE 77W”, AND ADDRESSED AS 1109 COUNTY ROAD 14, FAIRPLAY

WHEREAS, the Applicant, Robert Casola, has applied for a Conditional Use Permit for an existing residence and a new garage in the mining zone district; and

WHEREAS, at a regularly scheduled public meeting of the Park County Board of County Commissioners (BOCC), the BOCC held a public hearing and reviewed the application and all supporting documentation, the recommendations of the Planning Commission, the Planning Department, and the testimony of the Applicant and members of the public; and

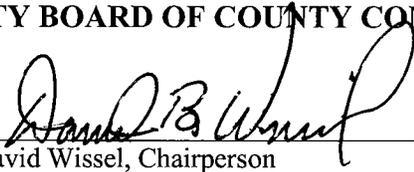
WHEREAS, during said public meeting, the BOCC found that the application for the conditional use permit meets the criteria for a conditional use permit as set forth in Section 5-503 of the Park County Land Use Regulations.

NOW THEREFORE, BE IT RESOLVED THAT THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY INCORPORATES THE FINDINGS CONTAINED IN THE STAFF REPORT AND APPROVES THE APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR AN EXISTING RESIDENCE AND A NEW GARAGE ON A MINING PARCEL, BASED ON THE FOLLOWING FINDINGS OF FACT:

1. The use proposed is an authorized use for the zone district in which the property described in the application is located; and
2. The property described in the application for Conditional Use Permit possesses geological, physical, and other environmental conditions that are compatible with the proposed Conditional Use; and
3. The Conditional Use will conform with all applicable requirements of the zone district and these Land Use Regulations and do not create a substantial safety concern for anticipated visitors to the property; and
4. The property has a reasonably certain right of permanent legal access permitting vehicular access from the property to the public thoroughfare; and
5. Access to the property from the public thoroughfare reasonably meets County street, road, or driveway standards or, if the property is undeveloped, such access will be established prior to issuance of a building permit; and
6. The proposed Conditional Use is compatible with the uses and zoning for other properties within the neighborhood or immediately surrounding area; and
7. No conflicts exist with any enforceable covenants, conditions, and restrictions of record.

Moved, seconded, and passed this 21st day of May, 2025

PARK COUNTY BOARD OF COUNTY COMMISSIONERS



David Wissel, Chairperson

ATTEST:

~~County Clerk~~ Deputy Clerk

Commissioner Gemmer	Aye	___	Nay	___
Commissioner Mitchell	Aye	___	Nay	___
Commissioner Wissel	Aye	___	Nay	___

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3 of 3

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Milena Kassel
Park County

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Exhibit A

