

PLANNING COMMISSION  
MEETING AGENDA  
501 Main Street, Fairplay  
**Tuesday, April 10, 2018 at 9:00 A.M.**

APPROVAL OF AGENDA

APPROVAL OF MINUTES FROM MARCH 10, 2018

PUBLIC HEARINGS

.1. REZONING CASE #18ZON-05

Property is part of the N ½ S5 T11 R72, addressed as 29470 C.R. 77, Lake George. The applicant is requesting to rezone the lot from the Conservation/Recreation zone district to the Residential zone district.

**APPLICANT:** Jeremy Siefkas

Documents:

[18ZON\\_05\\_Siefkas\\_Staff Report and Atts..pdf](#)  
[18ZON-05 Referral Responses.pdf](#)  
[Siefkas Application.pdf](#)

.2. REZONING CASE #18ZON-04

Property is part of the SW ¼ S28 T12 R71, addressed as 39251 Hwy. 24, Florissant. The applicant is requesting to rezone the portions of the lot within the Agricultural and Residential Estate zone districts to the Residential zone district.

**APPLICANT:** Tami Donaldson-Barry

Documents:

[18ZON-04 Barry Staff Report and Att..pdf](#)  
[Referral Response.pdf](#)  
[18ZON-04 Application.pdf](#)

.3. COMMON PLAT AMENDMENT AND REZONING CASES #18AMN-03 AND #18ZON-01

Property is Badger Creek Ranch Filing 3 Lots 264, 265, and 266. The applicant is requesting to remove the Common Nature Trail Easement from Lots 265 and 266, consolidate all three lots with New Lot 19 in Filing 1, and to rezone them from Residential to Residential Estate.

**APPLICANTS:** Erik and Michele Wayland

Documents:

[18AMN-03 and 18ZON-01 PC SR and Atts..pdf](#)  
[Referral Response.pdf](#)  
[18AMN-03 Application.pdf](#)

.4. REZONING CASE #18ZON-06

Property is Lot 1, Highland Park Minor Subdivision, addressed as 21950 Highway 285, Fairplay. The applicant is requesting to rezone the lot from the Commercial zone district to the Mobile Home Park zone district.

**APPLICANT:** Peaks Investments FP & GP LLC

Documents:

[18ZON-06 PC Staff Report and Atts..pdf](#)  
[Referral Responses.pdf](#)  
[18ZON-06 Application.pdf](#)

.5. CONDITIONAL USE PERMIT CASE #18CUP-03

Property is Burland Ranch-Ettes Unit 12 Lot 44, addressed as 141 Bluebird Lane, Bailey. The applicant is requesting a Conditional Use Permit to allow the construction of a Guest House.

**APPLICANT:** Jack Sperry

Documents:

[18CUP-03 PC Staff Report and Atts..pdf](#)  
[Referral Responses.pdf](#)  
[18CUP-03 Application.pdf](#)

.6. CONDITIONAL USE PERMIT CASE #18CUP-05

Property is part of the W ½ of S31, T9 R77, addressed as 2234 Busch Run, Fairplay. The applicant is requesting a Conditional Use Permit to allow an existing Conference and Retreat Facility.

**APPLICANT:** Paul Alexander

Documents:

[18CUP-05 PC Staff Report and Atts..pdf](#)  
[Referral Responses.pdf](#)  
[18CUP-05 Application.pdf](#)

.7. AMENDMENT TO A CONDITIONAL USE PERMIT #18CUP-04

Property is Tarryall River Ranch, located in Sections 29 and 30, Township 10S, Range 72W, addressed as 27001 County Road 77. The applicant is requesting an amendment to their Conditional Use Permit for a Guest Ranch that will allow for revision of the existing Site Plan to show future structures and improvements to the Ranch.

**APPLICANT:** Tarryall Properties, LLC

Documents:

18CUP-04 PC Staff Report.pdf  
Referral Responses.pdf  
18CUP-04 Application.pdf

.8. CONDITIONAL USE PERMIT CASE #18CUP-02

Property is a 35.72-acre parcel located in Section 9, Township 10S, Range 73W, addressed as 20859 County Road 77. Applicant is requesting a Conditional Use Permit for a Conference and Retreat Facility and Commercial Campground.

**APPLICANT:** Lily Fernandez

Documents:

18CUP-02 Application.pdf  
Referral Responses.pdf

PUBLIC COMMENT

Any further information can be obtained at:  
Park County Planning Department, 1246 Co Rd 16  
P.O. Box 1598 Fairplay, CO. 80440  
(719) 836-4254  
[pcpd@parkco.us](mailto:pcpd@parkco.us)