

**BOARD OF ADJUSTMENTS  
AND  
PLANNING COMMISSION  
MEETING AGENDA**

**Virtual Meeting  
9:00 AM CALL TO ORDER**

**Video**

To join the meeting, click on the link below or copy and paste into your preferred web browser: <https://zoom.us/j/632627219?pwd=Q2gvUVEwd0JuQ0R3TE9qWE9LTk9kQT09>

**Audio**

Upon joining the meeting, you will have the option to use either your computer mic and speakers for audio interaction, or participate by phone. If you are not using your computer speakers and mic to interact in the meeting, you may use the dial- option below:

**Dial by your location  
(669) 900-6833 US (Western US)  
(929) 205-6099 US (Eastern US)**

**Meeting ID: 632 627 219  
Password: 04408**

**\*For the purpose of an accurate public record, you will need to identify yourself when you enter the meeting and when prompted\***

BOARD OF ADJUSTMENT

- .1. APPROVAL OF AGENDA
- .2. APPROVAL OF MINUTES
- .3. LAND USE PUBLIC HEARINGS:
  - .3.1. VARIANCE CASE #22SET-01  
Location is New Lot 8 Sid Cooks Subdivision, addressed as 50533 Highway 285, Grant. The applicant is requesting a 20-foot variance from the 30-foot west side lot line requirement in order to build a garage.  
**APPLICANT:** Raymond Davis  
  
Documents:  
  
[22SET-01 BOA Staff Report.pdf](#)  
[Referral Responses.pdf](#)  
[22SET-01 Application.pdf](#)
  - .3.2. VARIANCE, #22SET-02  
Property is Mineral Survey #4325 (Belle of the Buckskin), addressed as 3187 County Road 8, Alma. The applicant is requesting a 28 foot variance from the

35 foot residential structure height limit, resulting in a residence that is 63 feet tall.

**APPLICANT:** Bruce Pieper

Documents:

[22SET-02 BOA Staff Report and Atts..pdf](#)  
[Referral Responses.pdf](#)  
[22SET-02 Application.pdf](#)

#### PLANNING COMMISSION

- .1. APPROVAL OF AGENDA
- .2. APPROVAL OF MINUTES
- .3. LAND USE PUBLIC HEARINGS:

##### .3.1. RIGHT-OF-WAY VACATION CASE #22VAC-01

The applicant is requesting to vacate the alley between Lots 16-24 and New Lot 40 Block 17, and the part of Park Avenue between Block 17 and Block 18 in Puma City, and consolidate with all adjacent lots into one new lot.

**APPLICANT:** Richard and Somjai Holcomb

Documents:

[22VAC-01 PC Staff Report.pdf](#)  
[Referral Responses.pdf](#)  
[22VAC-01 Application.pdf](#)

##### .3.2. PLAT AMENDMENT CASE #22AMN-01

Property is Glacier Ridge Lot 26, addressed as 1813 Platte River Drive, Alma. The applicant is requesting to enlarge the platted building envelope thirty-two feet to the east.

**APPLICANT:** Rodney Bahr

Documents:

[22AMN-01 PC Staff Report and Att..pdf](#)  
[Referral Responses.pdf](#)  
[22AMN-01 Application.pdf](#)

##### .3.3. CONDITIONAL USE PERMIT, #22CUP-01

Property is Deer Creek Valley Ranchos Unit 4 Lot 87, addressed as 78 Double Tree Road, Bailey. The applicant is requesting a Conditional Use Permit for a Guest House.

**APPLICANT:** Matthew Wright

Documents:

22CUP-01 PC Staff Report and Att..pdf  
Referral Responses.pdf  
22CUP-01 Application.pdf

.4. PUBLIC COMMENT

Any further information can be obtained at:

Park County Planning Department

856 Castello Ave

Fairplay, CO. 80440

(719) 836-4292

planner@parkco.us