

**PARK COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS  
RESOLUTION No. 2023-\_\_\_\_\_**

**A RESOLUTION APPROVING AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT  
PRELIMINARY PLAN IN SECTION 4, TOWNSHIP 7 RANGE 74, ADDRESSED AS 49355  
HIGHWAY 285, GRANT**

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**WHEREAS**, the applicant, Zeke Freeman, has applied for a Planned Unit Development (PUD) Preliminary Plan within New Parcel A in the Southeast 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 approval of the PUD Preliminary 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 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 PUD Preliminary 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 approval of the Geneva Campground PUD Preliminary Plan, attached hereto, is approved with the following conditions:

1. An excavation plan for the hillside cabin development will be provided with the final plan application, which will detail how much soil will be excavated, and the plan for removal of said soil.
2. Narratives regarding the onsite wastewater treatment system plans for the Riverside Cabins, recreational vehicle spots, recreational vehicle dump station, and Community Area are provided with the final plan application.
3. The applicant provides a plan for pumping the septic tanks on the hillside portion of the development is provided with the final plan application.
4. The site plan is revised to include a twenty-five foot setback from the riverside cabins, including patios, to Geneva Creek.

MOVED, SECONDED, AND PASSED THIS 2<sup>nd</sup> DAY OF MAY, 2023.

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**

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Amy Mitchell, Chairperson

ATTEST:

\_\_\_\_\_  
County Clerk

Commissioner Mitchell: Yea\_\_\_ Nay\_\_\_

Commissioner Elsner: Yea\_\_\_ Nay\_\_\_

Commissioner Wissel: Yea\_\_\_ Nay\_\_\_