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Debra A Green
Park County Clerk

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2019- 3**

**A RESOLUTION CONDITIONALLY APPROVING THE
APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW
A CONFERENCE AND RETREAT FACILITY AT PROPERTY
LOCATED IN TOWNSHIP 07 SOUTH, RANGE 72 WEST,
SECTIONS 2 THROUGH 5, 9, AND 10, AND COMMONLY KNOWN
AND NUMBERED AS 64797 HIGHWAY 285.**

WHEREAS, the Applicant, Retreat Land LLC, has applied for a conditional use permit ("CUP") to allow a Conference and Retreat Facility on the property described in Exhibit A hereto; and

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

WHEREAS, during said public meeting, the BOCC found that the application for the CUP meets the criteria for issuance of 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 APPROVES THE
APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW A
CONFERENCE AND RETREAT FACILITY ON THE ABOVE-DESCRIBED
PROPERTY, SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The scope of this Conditional Use Permit approval is limited to a Conference and Retreat Facility consisting of Village 1 and recreational and support facilities as described in the application. The construction and operation of Villages 2 and 3 and their water and wastewater infrastructure will require subsequent Conditional Use Permit approval.
2. Prior to the issuance of any development permits for the permitted Conference and Retreat Facility, 1041 water and 1041 wildlife permits are issued by the Board of County Commissioners.
3. Prior to the issuance of any development permits for the permitted Conference and Retreat Facility, the applicant provides Planning staff with a Colorado Department of Transportation access permit adequate for the proposed use.

4. Prior to the issuance of any development permits for the permitted Conference and Retreat Facility, Planning staff approves a Drainage, Erosion, and Sedimentation Control Plan meeting the requirements of the Park County Land Use Regulations and covering all construction activities.
5. Prior to the issuance of any permits for the proposed buildings and wastewater treatment facility, a driveway meeting applicable Park County and Platte Canyon Fire Protection District requirements is permitted, inspected, and approved by County staff.
6. Prior to issuance of a certificate of occupancy for any building in the Conference and Retreat Facility, the Platte Canyon Fire Protection District confirms in writing to County staff that applicable requirements of their adopted codes have been met.
7. All outdoor fires will be non-ember producing.
8. There will not be a firearm shooting range.
9. The Conference and Retreat Facility will be run as a nonprofit institute serving the public or private education community's development of teachers and leadership.
10. All representations, not inconsistent with the conditions set forth in this resolution, including the Site Plan and Narrative, made by the applicant in the course of the hearings regarding this application are binding for the duration of the Conditional Use Permit. Site Plan is attached hereto as Exhibit B. Narrative is attached hereto as Exhibit C.

Moved, seconded, and passed this 3rd day of January 2019.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS



 Mike Brazell, Chairperson

ATTEST:



 County Clerk, Chief Deputy



Exhibit A

LONE ROCK RANCH CENTER PARCEL

A PARCEL OF LAND BEING ALL OF SECTIONS 3 AND 4, AND A PORTION OF SECTIONS 2, 5, 8, 9 AND 10, ALL IN TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 5, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL "A" OF THE PLAT OF RANCHES AT DEER CREEK FILING NO. 1, AMENDMENT NO. 2, AS RECORDED AUGUST 1, 2002 AT RECEPTION NO. 569539 OF THE RECORDS OF SAID COUNTY;

THENCE NORTH 86°52'34" EAST ALONG THE NORTH LINE OF SAID SECTION 5 A DISTANCE OF 1253.72 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5;

THENCE NORTH 86°24'08" EAST ALONG THE NORTH LINE OF SAID SECTION 4 A DISTANCE OF 2665.83 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH 86°24'08" EAST CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 2685.31 FEET TO THE NORTHEAST CORNER OF SAID SECTION 4;

THENCE NORTH 87°22'30" EAST ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 5370.62 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3;

THENCE SOUTH 00°40'49" WEST ALONG THE EAST LINE OF SAID SECTION 3 AND ALONG THE WEST LINE OF TRACT "A" OF THE EXEMPTION SURVEY RECORDED DECEMBER 7, 2000 AT RECEPTION NO. 536373 OF THE RECORDS OF SAID COUNTY, A DISTANCE OF 1091.43 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A";

THENCE SOUTH 89°07'12" EAST ALONG THE SOUTH LINE OF SAID TRACT "A" A DISTANCE OF 1485.70 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A" AND THE SOUTHWEST CORNER OF WOODSIDE PARK UNIT NO. 6 AS RECORDED AUGUST 28, 1985 AT RECEPTION NO. 343678 OF THE RECORDS OF SAID COUNTY;

THENCE SOUTH 89°09'03" EAST ALONG THE SOUTH LINE OF SAID WOODSIDE PARK UNIT NO. 6 A DISTANCE OF 1155.67 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF WOODSIDE PARK UNIT NO. 6;

THENCE ALONG THE WEST LINE OF THE PARCEL DESCRIBED IN DEED RECORDED JUNE 19, 2001 AT RECEPTION NO. 546278 OF THE RECORDS OF SAID COUNTY THE FOLLOWING THREE (3) COURSES:

(1) THENCE SOUTH 00°14'12" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 2 A DISTANCE OF 1394.36 FEET TO THE CENTER QUARTER OF SAID SECTION 2;

(2) THENCE SOUTH 85°25'01" EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2 A DISTANCE OF 1301.48 FEET TO THE EAST CENTER SIXTEENTH CORNER OF SAID SECTION 2;

(3) THENCE SOUTH 00°40'01" WEST A DISTANCE OF 1416.89 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 2;

THENCE SOUTH 00°36'24" WEST ALONG THE WEST LINE OF THE PARCEL DESCRIBED IN DEED RECORDED JUNE 27, 1997 AT RECEPTION NO. 476280 AS RECORDED IN THE RECORDS OF SAID COUNTY A DISTANCE OF 1004.45 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED INSTRUMENT RECORDED AT RECEPTION NO. 281440 OF THE RECORDS OF SAID COUNTY;

THENCE SOUTH 00°36'24" WEST ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 41.43 FEET TO A POINT 372.50 FEET NORTH OF THE EAST SIXTEENTH CORNER OF SAID

SECTIONS 2 AND 11, SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED RECORDED JULY 5, 1984 AT RECEPTION NO. 332482 OF THE RECORDS OF SAID COUNTY;

THENCE SOUTH 88°42'29" WEST ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 425.00 FEET;

THENCE SOUTH 00°36'24" WEST ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 372.50 FEET TO THE SOUTH LINE OF SAID SECTION 2 AND THE NORTH LINE OF MCKINLEY SUBDIVISION UNIT 1, AS RECORDED SEPTEMBER 4, 1962 AT RECEPTION NO. 158389 OF THE RECORDS OF SAID COUNTY;

THENCE SOUTH 88°42'29" WEST ALONG SAID SOUTH LINE A DISTANCE OF 855.91 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 2;

THENCE SOUTH 88°16'51" WEST CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 2401.55 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 2;

THENCE SOUTH 02°29'32" WEST ALONG THE EAST LINE OF SAID SECTION 10 AND THE WEST LINE OF SAID MCKINLEY SUBDIVISION A DISTANCE OF 2495.24 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 03°14'28" WEST CONTINUING ALONG SAID EAST LINE A DISTANCE OF 71.98 FEET TO THE RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 285 AS RECORDED JANUARY 3, 1957 IN BOOK 156 AT PAGE 209 OF THE RECORDS OF SAID COUNTY AND AS SHOWN ON RETRACEMENT SURVEY PREPARED BY CARTER-BURGESS FOR THE COLORADO DEPARTMENT OF TRANSPORTATION DATED OCTOBER 2003, PROJECT CODE 13384;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES:

- (1) THENCE NORTH 76°25'03" WEST A DISTANCE OF 849.38 FEET;
- (2) THENCE NORTH 75°45'03" WEST A DISTANCE OF 196.50 FEET;
- (3) THENCE 411.80 FEET ALONG THE ARC OF A 2765.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°32'00" AND SUBTENDING A CHORD BEARING NORTH 70°09'03" WEST A DISTANCE OF 411.42 FEET;
- (4) THENCE NORTH 64°33'03" WEST A DISTANCE OF 196.50 FEET;
- (5) THENCE NORTH 63°53'03" WEST A DISTANCE OF 401.90 FEET;
- (6) THENCE NORTH 66°53'03" WEST A DISTANCE OF 265.00 FEET;
- (7) THENCE 675.62 FEET ALONG THE ARC OF A 918.60 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42°08'26" AND SUBTENDING A CHORD BEARING SOUTH 86°17'46" WEST A DISTANCE OF 660.50 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED NOVEMBER 29, 1999 AT RECEPTION NO. 517318 OF THE RECORDS OF SAID COUNTY;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- (1) THENCE NORTH 39°14'31" WEST A DISTANCE OF 1001.66 FEET;
- (2) THENCE NORTH 49°05'04" WEST A DISTANCE OF 671.69 FEET TO THE CORNER OF A PARCEL DESCRIBED IN DEED RECORDED JUNE 5, 2000 AT RECEPTION NO. 525949 OF THE RECORDS OF SAID COUNTY;

THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- (1) THENCE NORTH 49°05'04" WEST A DISTANCE OF 943.38 FEET;
- (2) THENCE SOUTH 42°25'02" WEST A DISTANCE OF 2568.36 FEET;
- (3) THENCE SOUTH 51°30'48" EAST A DISTANCE OF 3359.61 FEET TO SAID STATE HIGHWAY NO. 285 RIGHT-OF-WAY LINE;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- (1) THENCE SOUTH 16°06'57" WEST A DISTANCE OF 34.65 FEET;
- (2) THENCE SOUTH 17°35'57" WEST A DISTANCE OF 292.10 FEET;

(3) THENCE 317.61 FEET ALONG THE ARC OF A 1810.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°03'14" AND SUBTENDING A CHORD BEARING SOUTH 25°38'34" WEST A DISTANCE OF 317.20 FEET TO A CORNER OF A PARCEL DESCRIBED IN DEED RECORDED AT RECEPTION NO. 587942 OF THE RECORDS OF SAID COUNTY;

THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- (1) THENCE NORTH 51°25'52" WEST A DISTANCE OF 3647.50 FEET;
- (2) THENCE SOUTH 43°49'19" WEST A DISTANCE OF 2511.18 FEET TO A POINT ON THE EASTERLY LINE OF LOT 49 OF MILL-IRON D ESTATES AS RECORDED APRIL 16, 1982 AT RECEPTION NO. 309478 OF THE RECORDS OF SAID COUNTY;

THENCE ALONG THE EASTERLY LINE OF SAID MILL-IRON D ESTATES THE FOLLOWING TEN (10)

COURSES:

- (1) THENCE NORTH 48°17'56" WEST A DISTANCE OF 152.32 FEET;
- (2) THENCE NORTH 41°14'06" WEST A DISTANCE OF 605.40 FEET;
- (3) THENCE NORTH 15°36'07" WEST A DISTANCE OF 913.84 FEET;
- (4) THENCE NORTH 48°49'17" WEST A DISTANCE OF 690.92 FEET;
- (5) THENCE NORTH 34°36'38" WEST A DISTANCE OF 1308.64 FEET;
- (6) THENCE NORTH 42°17'12" WEST A DISTANCE OF 1310.02 FEET;
- (7) THENCE NORTH 21°32'50" WEST A DISTANCE OF 525.62 FEET;
- (8) THENCE NORTH 46°43'34" WEST A DISTANCE OF 668.48 FEET;
- (9) THENCE NORTH 27°57'14" WEST A DISTANCE OF 500.40 FEET;
- (10) THENCE NORTH 55°51'25" WEST A DISTANCE OF 538.24 FEET TO THE NORTHWEST CORNER OF LOT 68 OF SAID MILL-IRON D ESTATES, SAID POINT ALSO BEING A POINT ON THE PARCEL DESCRIBED IN DEED RECORDED JULY 10, 2001 AT RECEPTION NO. 547330 OF THE RECORDS OF SAID COUNTY;

THENCE NORTH 12°35'43" WEST ALONG THE EASTERLY LINE OF SAID PARCEL A DISTANCE OF 406.28 FEET TO THE RIGHT-OF-WAY LINE OF PARK COUNTY ROAD NO. 43;

THENCE, ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- (1) THENCE NORTH 10°49'22" EAST A DISTANCE OF 161.86 FEET;
- (2) THENCE 79.10 FEET ALONG THE ARC OF A 2642.92 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 1°42'53" AND SUBTENDING A CHORD BEARING NORTH 11°40'49" EAST A DISTANCE OF 79.09 FEET;
- (3) THENCE NORTH 12°32'15" EAST A DISTANCE OF 478.00 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED IN DEED RECORDED AUGUST 31, 1998 AT RECEPTION NO. 494269 IN THE RECORDS OF SAID COUNTY;

THENCE ALONG SAID PARCEL THE FOLLOWING SIX (6) COURSES:

- (1) THENCE NORTH 85°34'35" EAST A DISTANCE OF 648.81 FEET;
- (2) THENCE NORTH 04°42'46" EAST A DISTANCE OF 782.81 FEET;
- (3) THENCE NORTH 05°58'40" WEST A DISTANCE OF 177.79 FEET;
- (4) THENCE SOUTH 45°16'27" WEST A DISTANCE OF 351.67 FEET;
- (5) THENCE SOUTH 51°54'23" WEST A DISTANCE OF 276.85 FEET;
- (6) THENCE SOUTH 66°40'25" WEST A DISTANCE OF 126.52 FEET TO A POINT ON SAID PARK COUNTY ROAD NO. 43 RIGHT-OF-WAY LINE;

THENCE NORTH 03°37'00" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 63.77 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF RANCHES AT DEER CREEK FILING NO. 1, AMENDMENT NO. 2;

THENCE ALONG SAID PROPERTY THE FOLLOWING FOUR (4) COURSES:

- (1) THENCE NORTH 66°41'28" EAST A DISTANCE OF 97.24 FEET;
- (2) THENCE NORTH 51°54'02" EAST A DISTANCE OF 265.95 FEET;

(3) THENCE NORTH 45°19'12" EAST A DISTANCE OF 431.09 FEET;
(4) THENCE NORTH 03°04'29" EAST A DISTANCE OF 1224.75 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY AND THE POINT OF BEGINNING.

EXCEPT THAT PART CONVEYED TO LONE ROCK RANCH, LLC, A LIMITED LIABILITY COMPANY, AS DESCRIBED IN DEED RECORDED DECEMBER 27, 2004 AT RECEPTION NO. 608417 AND CORRECTED AND RECORDED JANUARY 18, 2005 AT RECEPTION NO. 609151, PARK COUNTY RECORDS.

LONE ROCK RANCH EAST PARCEL

A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 2, 3 AND 10, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S 00°40'49" W ALONG THE EAST LINE OF SAID SECTION 3 AND ALONG THE WEST LINE OF TRACT "A" OF THE EXEMPTION SURVEY RECORDED DECEMBER 7, 2000 AT RECEPTION NO. 536373 OF THE RECORDS OF SAID COUNTY, A DISTANCE OF 1091.43 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE S 89°07'12" E ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 1485.70 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A" AND THE SOUTHWEST CORNER OF WOODSIDE PARK UNIT NO. 6 AS RECORDED AUGUST 28, 1985 AT RECEPTION NO. 343678 OF THE RECORDS OF SAID COUNTY;

THENCE S 89°09'03" E ALONG THE SOUTH LINE OF SAID WOODSIDE UNIT NO. 6, A DISTANCE OF 1155.67 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF WOODSIDE PARK UNIT NO. 6;

THENCE ALONG THE WEST LINE OF THE PARCEL DESCRIBED DEED RECORDED JUNE 19, 2001 AT RECEPTION NO. 546278 OF THE RECORDS OF SAID COUNTY, THE FOLLOWING THREE (3) COURSES:

- 1) S 00°14'12" W, A DISTANCE OF 1394.36 FEET;
- 2) S 85°25'01" E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2, A DISTANCE OF 1301.48 FEET TO THE EAST CENTER SIXTEENTH CORNER OF SAID SECTION 2;
- 3) S 00°40'01" W, A DISTANCE OF 1416.89 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 2;

THENCE S 00°36'24" W ALONG THE WEST LINE OF THE PARCEL DESCRIBED IN DEED RECORDED JUNE 27, 1997 AT RECEPTION NO. 476280 AS RECORDED IN THE RECORDS OF SAID COUNTY, A DISTANCE OF 1004.45 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN RECEPTION NO. 281440 OF THE RECORDS OF SAID COUNTY;

THENCE S 00°36'24" W ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 41.43 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED DEED RECORDED JULY 5, 1984 AT RECEPTION NO. 332482 OF THE RECORDS OF SAID COUNTY;

THENCE S 88°42'29" W ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 425.00 FEET;

THENCE S 00°36'24" W ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 372.50 FEET TO THE SOUTH LINE OF SAID SECTION 2 AND THE NORTH LINE OF MCKINLEY SUBDIVISION AS RECORDED SEPTEMBER 4, 1962 AT RECEPTION NO. 158589 OF THE RECORDS OF SAID COUNTY;

THENCE S 88°42'29" W ALONG SAID SOUTH LINE, A DISTANCE OF 855.91 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 2;

THENCE S 88°16'51" W CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 2401.55 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 2;

THENCE S 02°29'32" W ALONG THE EAST LINE OF SECTION 10 AND THE WEST LINE OF SAID MCKINLEY SUBDIVISION, A DISTANCE OF 2495.24 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE S 03°14'28" W CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 71.98 FEET TO THE RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 285 AS RECORDED JANUARY 3, 1957

IN BOOK 156 AT PAGE 209 OF THE RECORDS OF SAID COUNTY AND AS SHOWN ON RETRACEMENT SURVEY PREPARED BY CARTER BURGESS FOR THE COLORADO DEPARTMENT OF TRANSPORTATION DATED OCTOBER 2003, PROJECT CODE 13384; THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING SIX (6) COURSES:

- 1) N 76°25'03" W, A DISTANCE OF 849.38 FEET;
 - 2) N 75°45'03" W, A DISTANCE OF 196.50 FEET;
 - 3) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°32'00", A RADIUS OF 2765.00 FEET, AN ARC LENGTH OF 411.80 FEET, AND WHOSE CHORD BEARS N 70°09'30" W, A DISTANCE OF 411.42 FEET;
 - 4) N 64°33'03" W, A DISTANCE OF 196.50 FEET;
 - 5) N 63°53'03" W, A DISTANCE OF 401.90 FEET;
 - 6) N 66°53'03" W, A DISTANCE OF 68.34 FEET;
- THENCE N 16°08'47" W, A DISTANCE OF 1694.01 FEET;
 THENCE N 79°22'11" E, A DISTANCE OF 565.26 FEET;
 THENCE N 15°02'39" E, A DISTANCE OF 1798.14 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE ALONG THE FOLLOWING TWENTY-SEVEN (27) COURSES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°49'47", A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 66.13 FEET, AND WHOSE CHORD BEARS N 88°05'57" E, A DISTANCE OF 66.11 FEET;
- 2) THENCE N 85°11'03" E, A DISTANCE OF 131.33 FEET;
- 3) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 71°05'38", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 186.12 FEET, AND WHOSE CHORD BEARS S 59°16'07" E, A DISTANCE OF 174.41 FEET TO A POINT OF REVERSE CURVATURE;
- 4) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°35'31", A RADIUS OF 191.79 FEET, AN ARC LENGTH OF 109.10 FEET, AND WHOSE CHORD BEARS S 39°12'24" E, A DISTANCE OF 107.63 FEET;
- 5) THENCE S 05°15'19" E, A DISTANCE OF 44.03 FEET;
- 6) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 46°34'45", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 60.97 FEET, AND WHOSE CHORD BEARS S 18°02'04" W, A DISTANCE OF 59.31 FEET;
- 7) THENCE S 41°19'26" W, A DISTANCE OF 145.65 FEET;
- 8) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 127°33'40", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 166.98 FEET, AND WHOSE CHORD BEARS S 22°27'24" E, A DISTANCE OF 134.57 FEET;
- 9) THENCE S 86°19'14" E, A DISTANCE OF 88.09 FEET;
- 10) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 95°37'19", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 166.89 FEET, AND WHOSE CHORD BEARS S 38°25'35" E, A DISTANCE OF 148.19 FEET;
- 11) THENCE S 09°23'05" W, A DISTANCE OF 280.19 FEET;
- 12) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 92°11'44", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 80.46 FEET, AND WHOSE CHORD BEARS S 36°42'47" E, A DISTANCE OF 72.05 FEET;
- 13) THENCE S 82°48'39" E, A DISTANCE OF 71.82 FEET;
- 14) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 98°54'42", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 86.32 FEET, AND WHOSE CHORD BEARS S 33°21'18" E, A DISTANCE OF 75.99 FEET TO A POINT OF REVERSE CURVE;
- 15) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28°04'36", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 73.50 FEET AND WHOSE CHORD BEARS S 02°03'45" E, A DISTANCE OF 72.77 FT;

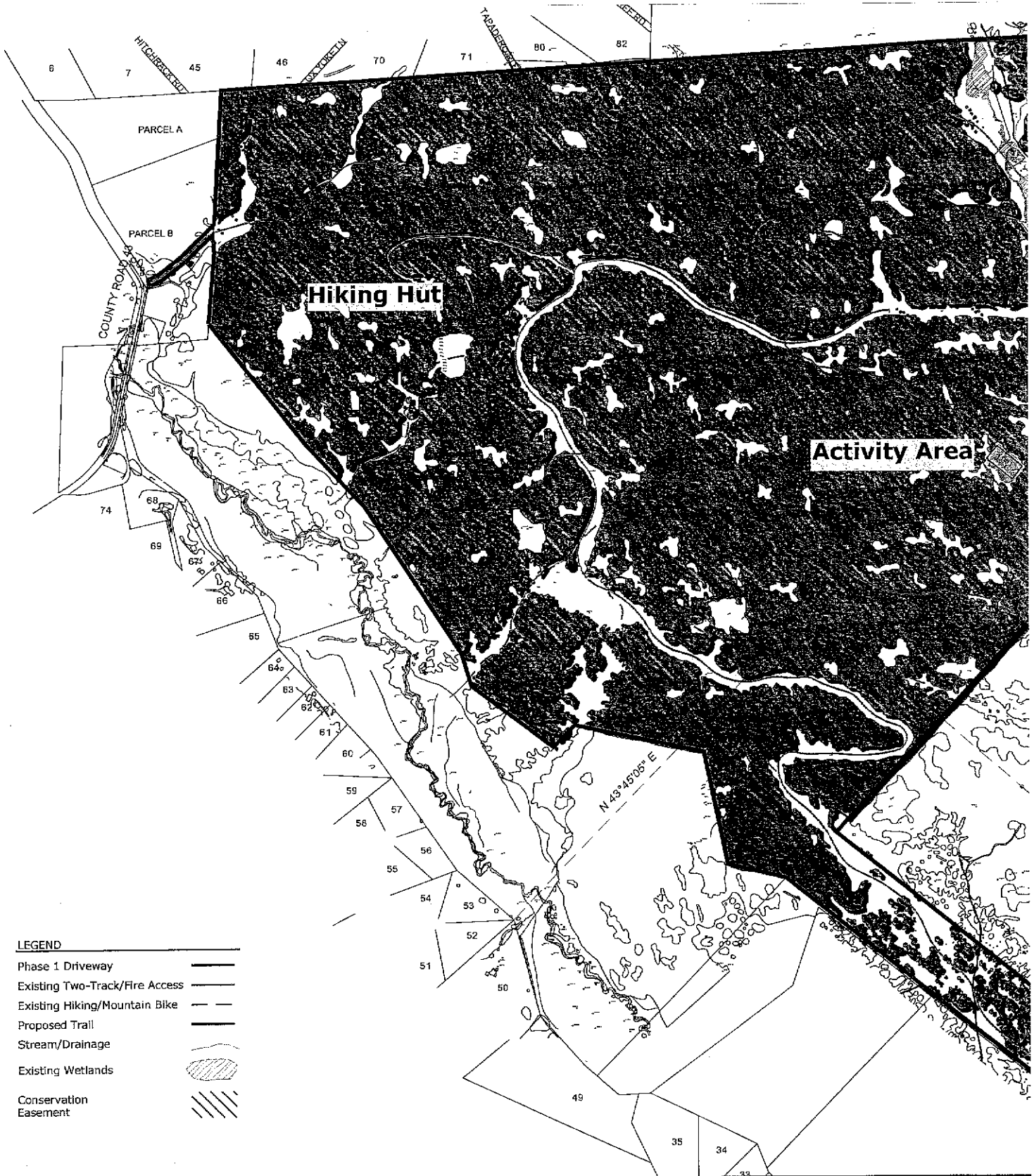
16) THENCE S 11°58'33" E, A DISTANCE OF 11.37 FEET;
17) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°29'13", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 105.99 FEET, AND WHOSE CHORD BEARS S 32°13'10" E, A DISTANCE OF 103.80 FEET;
18) THENCE S 52°27'47" E, A DISTANCE OF 73.94 FEET;
19) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40°09'21", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 70.08 FEET, AND WHOSE CHORD BEARS S 32°23'06" E, A DISTANCE OF 68.66 FEET TO A POINT OF REVERSE CURVE;
20) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 58°35'07", A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 255.63 FEET, AND WHOSE CHORD BEARS S 41°36'00" E, A DISTANCE OF 244.64 FEET;
21) THENCE S 70°53'33" E, A DISTANCE OF 146.72 FEET;
22) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 54°59'34", A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 239.95 FEET, AND WHOSE CHORD BEARS S 81°36'40" E, A DISTANCE OF 230.85 FEET;
23) THENCE N 54°06'53" E, A DISTANCE OF 56.18 FEET;
24) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°32'27", A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 115.81 FEET, AND WHOSE CHORD BEARS S 40°50'40" E, A DISTANCE OF 114.77 FEET;
25) THENCE N 27°34'26" E, A DISTANCE OF 164.36 FEET;
26) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°34'26", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 35.91 FEET, AND WHOSE CHORD BEARS S 37°51'39" W, A DISTANCE OF 35.72 FEET;
27) THENCE N 48°08'51" E, A DISTANCE OF 9.55 FEET;
THENCE N 16°24'05" W, A DISTANCE OF 582.14 FEET;
THENCE N 25°20'19" W, A DISTANCE OF 453.76 FEET;
THENCE N 33°23'09" W, A DISTANCE OF 786.19 FEET;
THENCE N 17°59'37" W, A DISTANCE OF 833.46 FEET;
THENCE N 22°37'39" W, A DISTANCE OF 618.00 FEET;
THENCE N 27°21'57" W, A DISTANCE OF 322.14 FEET;
THENCE N 21°09'15" E, A DISTANCE OF 818.48 FEET;
THENCE N 24°39'24" E, A DISTANCE OF 92.46 FEET;
THENCE N 09°05'03" E, A DISTANCE OF 1037.87 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 3;
THENCE N 87°22'30" E ALONG SAID NORTH LINE OF SECTION 3, A DISTANCE OF 744.15 FEET TO THE POINT OF BEGINNING.

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





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Park County Clerk



LEGEND

- Phase 1 Driveway 
- Existing Two-Track/Fire Access 
- Existing Hiking/Mountain Bike 
- Proposed Trail 
- Stream/Drainage 
- Existing Wetlands 
- Conservation Easement 



3457 Ringsby Court, Unit 223, Denver, Colorado 80216
tel 303.433.7100 fax 303.433.4301
studio-insite.com

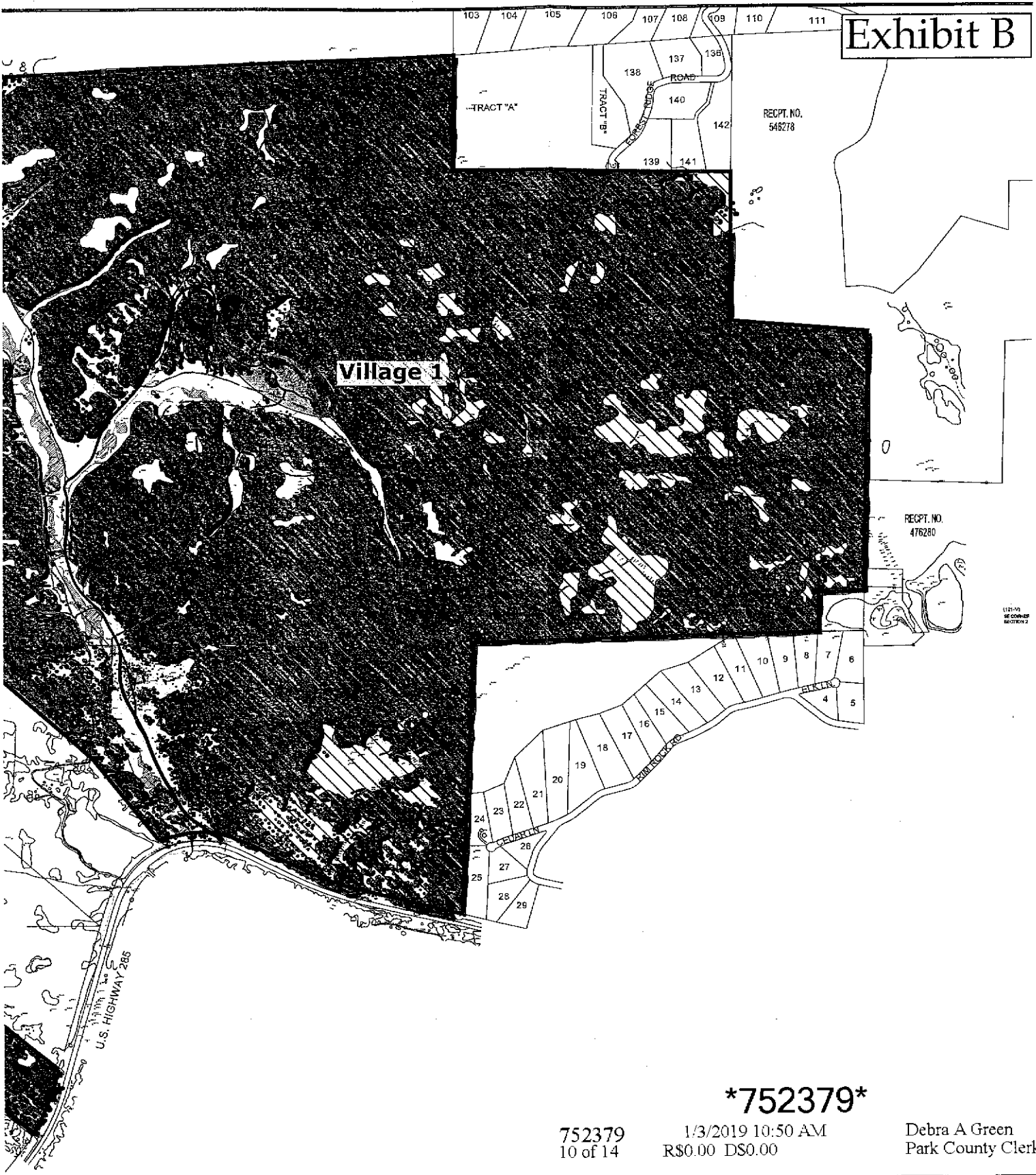


ARCHITECTURE
3003 LARIMER ST.
DENVER, CO 80205
PHONE 303.861.5704



RETREAT
Bailey, Colorado

Exhibit B



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LAND at LONE ROCK

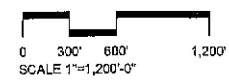


Exhibit C

PROJECT DESCRIPTION

Existing Use

Retreat Land, LLC is under contract to purchase Lone Rock Ranch (Parcel #: 46013, 16190), located off of highway 285 between Bailey and Conifer in Park County, Colorado. Lone Rock Ranch parcel #16190 is zoned Agricultural and used for grazing. Parcel #46013 is a conservation easement.

Proposed Use

Retreat Land, LLC proposes to maintain the Agricultural zoning designation for parcel #16190, seeking a Conditional Use Permit to develop a Conference and Retreat Facility. The proposed development will be very low density impact in order to maintain the natural beauty and pristine qualities of the property. We intend to continue with the existing conservation easement designation for parcel #46013, and are not planning to make any changes to the parcel.

The Conference and Retreat Facility is intended to connect guests with nature and outdoor activities. The architectural character will be a modern interpretation of ranch architecture in mass and scale while using indigenous materials. Landscaping will be minimalistic with the preference for native plants and an abundant use of the natural rock outcroppings and stands of aspen trees. buildings will be sited as not to interfere with the existing wildlife migration patterns and natural springs, existing reservoirs, and wetlands will be maintained.

Development Information

Retreat Land, LLC is proposing to develop up to three low density Villages for the Conference and Retreat Facility. At this time, we are planning for and requesting approval of: Village 1, Maintenance Area, Retreat driveways, Hiking hut, Use of existing Clearing for Activity Area, and Use of existing Trail System. We understand that we will be required to return to the County to request amendment to our Conditional Use Permit for future Villages. Conference and Retreat Facility details:

Village 1: Designed for up to 60 guests, not to exceed 80k square feet of buildings.

Village 2: Designed for up to 90 guests, not to exceed 120k square feet of buildings.

Village 3: Designed for up to 120 guests, not to exceed 160k square feet of buildings.

Each Village will consist of: Conference/Seminar building(s), Lodge including fitness and yoga, food and beverage facilities and guest lounge areas, Guest lodging, and Recreation amenity such as a series of man-made hot springs. Trails, footpaths, and driveways will connect the buildings.

Maintenance Area: Designed to meet maintenance and storage needs for the entire Conference and Retreat Facility, not to exceed 10k square feet of buildings. The proposed location is the already disturbed gravel pit area close to Conference and Retreat Facility

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entrance from Highway 285. Services provided by the Maintenance Area will be receiving, deliveries to the Villages, storage, parking, and driveway maintenance.

The Maintenance Area will consist of: Parking Spaces, Maintenance Building, Maintenance Yard, Pole Barn, and Material Storage.

Retreat driveways: Designed to meet County and Fire Department requirements, will provide vehicular and Fire access from the 285 to maintenance and the Villages.

Hiking hut: Off-the-grid hut for our guests to hike to and enjoy to during their visit. No utilities are planned. It will be a wood and canvas shelter with a wood burning stove with a series of decks nearby for tent camping.

Use of existing Clearing for Helicopter access: We've identified a clear, relatively flat area that we would like to designate for helicopter access. No changes will be made to the clearing other than necessary maintenance due to factors such as erosion.

Use of existing Clearing for Activity area: Our guests will participate in group activities such as soccer and frisbee. We've identified a relatively clear area in close proximity to the Villages that we would like to use for this purpose. No changes will be made to the clearing other than necessary maintenance due to factors such as erosion.

Use of existing Trail System: The parcels have an existing network of trails and two track driveways that we would like to encourage our guests to use for hiking, nature walks, and mountain biking. Trail widths are estimated 24" tread to a 36" tread depending on use. If a trails is intended for hiking only it will have a 24" tread. Multi-Use trails will have a 36" tread. No changes other than necessary maintenance due to factors such as erosion are planned.

Development Density

Village 1	12 Acres
Village 2	18 Acres
Village 3	24 Acres
Maintenance & Parking	1 Acre
<u>Driveways and trails</u>	<u>5 Acres</u>
Total	60 Acres

Site Area	1,536.55 Acres = Primary Parcel
	<u>572.30 Acres = Conservation Easement</u>
	2,108.85 Acres Total

Site Coverage	2.8%
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Architecture

Each Village has the opportunity to be designed different from the others. This will give unique character to each of the guest experiences. Structures are low in height (1-3 stories maximum) and



are planned to be harmonious with the site's topography. The massing of the program for each Village has been broken up into a series of structures connected by pedestrian feeling paths. This is a nod to the ranching history of the area and harkens back to a time when structures would have been built over time as need arose.

The architectural character is envisioned to start with a combination of traditional forms and massing found in Colorado ranching history and modern forms derived from the local landscape. Modern elements of design will be added (ie: large expanses of glazing, more refined exterior finish materials, steel details and green roofs) to ensure the structures are current, simple and elegant. A mix of stone, natural wood, heavy timbers and metal accents are being draw from for the building materials.

Landscape

Site development will include access/fire driveways to development areas, landscape improvement of entries and development sites and maintenance of existing trails to site features. Driveways will be provided as required for fire access. Existing trails will be maintained with bark mulch or crushed rock including drainage to prevent erosion. Landscape improvements of developed areas will include native and naturalized, drought tolerant planting with minimal irrigation with on-site water. Existing native habitat of forest and meadow near developed areas will be preserved and managed for wildlife, ongoing insect and disease control, and wildfire mitigation. Stormwater runoff from buildings and hardscape will be collected and managed on-site.

Activities

Outdoor activities will promote connecting small groups of retreat guests within the site's natural and existing landscape features. Nature walks, trail hiking (maybe with pack llamas), snowshoeing, bee-keeping, horseback riding and pond fishing will be encouraged.

Program/Target Audience

Retreat Land, LLC has a passion for the pursuit of educational excellence and equity. The proposed Conference and Retreat Facility will be run as a nonprofit institute serving the public education community's development of teachers and leadership. Currently, our target audience has an established history of booking retreat sessions at facilities such as Aspen Meadows. Retreat Land, LLC believes the proximity to Denver International Airport and pristine natural setting make Lone Rock a more attractive location for our future guests.

The retreat participant group sizes are expected to be +/-30 guests per session. The retreats will run year round and are expected to have lighter bookings during holidays and start/end of school year.



Traffic Impacts

One of the major goals of the Conference and Retreat Facility is providing an experience disconnected from reminders of everyday life. We will closely manage our operational vehicular traffic, keeping guest visual and auditory impact to a minimum.

We have a loading/receiving area built into the site plan where delivery trucks and waste management services can get to easily without disturbing guests. Supplies will be moved via small resort-style vehicles from this loading/service area to the Villages.

Below are some of the ways we will control the internal and external site traffic:

- Vast majority of vehicles will be scheduled, coming east from the Denver metropolitan area on Highway 285.
- Guest arrivals and departures will be coordinated via shuttle bus service from Denver International Airport, anticipating no more that 10 total shuttle bus trips per week per Village. Guests typically arrive and remain on-site for 4 days.
- We will target no more than 4 scheduled supply deliveries per week and expect daily deliveries from USPS and carriers such as FedEx. Deliveries are typically in box-trucks (lettuce truck size) and not semi-trailers.
- Services such as waste collection and janitorial/laundry collection services will be scheduled in the early morning hours, maximum of 2 daily visits.
- Daily staff is expected to be 10 persons providing hospitality management, food and beverage service, and maintenance per Village.