

**MONTROSE COUNTY BOARD OF COUNTY COMMISSIONERS
FOR THE LOCK STOCK AND BARREL SPECIAL USE PERMIT LOCATED AT 5328
HIGHWAY 348, OLATHE, CO.**

WHEREAS, on the 1st day of July 2020, the Montrose County Board of County Commissioners approved the Lock Stock and Barrel Special Use Permit (SUP) to allow an event facility; and

WHEREAS, the legal description of the property is Roth Subdivision, the Replat of Lot: 2 S: 12 T: 50 R: 11; and

WHEREAS, the Montrose Count Board of County Commissioners approved the SUP with the following conditions:

1. The permit shall be applicable only to the specific use and specific property for which it was issued.
2. The Special Use Permit shall run with the land.
3. Where applicable, all event activities shall be in compliance with all local, state, and federal regulations.
4. The development of the facility shall be in conformance with the narrative and maps dated March 4, 2020.
5. Prior to operation of the facility the Planning and Development Department will inspect the site to verify compliance with all approved plans, acceptance by all appropriate County Departments and compliance with all conditions attached to the permit.
6. Portable sanitation facilities shall be required based on the following: On site bathroom facilities and one portable sanitation facility for the first 25 guests. When the number of guests exceeds 25, one additional portable sanitation facility will be required for each additional 25 guests. When the number of guests exceeds 25, at least one of the portable sanitation facilities will be handicap accessible.
7. Prior to event operations, an updated access permit associated with the new facility shall be approved by the Colorado Department of Transportation.
8. Event hours shall be from 8:00am to 11:00pm. All outdoor music, all amplified sound and fireworks shall cease at 10:00pm. The sound shall not exceed a maximum permissible noise level of 65db, measured from the property line.
9. If necessary, Montrose County in conjunction with the State Highway Department may require implementation of a traffic control plan to reduce negative impacts on Highway 348.
10. The applicant shall provide dust control on the property, specifically for the gravel access drive and gravel parking areas.
11. Trash facilities sufficient to address guest activities shall be located on site, and the applicant shall be responsible to keep all trash on the subject property. All trash shall be contained and removed in a timely manner.
12. All exterior lighting associated with the event facility shall be down directed. The lighting shall be placed in a way that will effectively insulate the adjacent properties from adverse impacts of permeant lighting. This condition will not apply to lights that are of a non-permanent nature which include accent, decorative and seasonal lighting. Decorative lights shall be a maximum of 15 watts or 138 lumens for each bulb. The decorative lights shall not include any flashing lights or neon lighting. All decorative lighting shall be placed in a manner that will not negatively affect neighboring properties by reason of glare or intensity.


- placed in a manner that will not negatively affect neighboring properties by reason of glare or intensity.
13. Approval of this permit does not limit the Commissions power to terminate this permit, if a finding of non-compliance with the provisions of the permit, Zoning Resolution or other laws of the County or State.
 14. The RV and Glamping tent under the ownership of the owner/applicant shall have operable smoke detectors.
 15. A fire extinguisher or similar fire protection device shall be located near any open fire rings and guest shall be provided with information on how to use the safety devices.
 16. Additional landscaping shall be planted along the east property line, terminating at the north parking area boundary.
 17. The applicant shall provide all renters and vendors with information regarding the conditions of the SUP
 18. Only one RV site and one camping site shall be allowed for overnight stays and the camping site shall be limited to six people.
 19. The fire pit, tent, portable toilet and trash receptacle shall be located at least 100 feet from the east property line and 75 feet from all other property lines.
 20. A fence or similar apparatus shall be placed on the north, east and west sides of the camping area to limit access to adjacent private properties and the canal. Where fences do not physically connect, warning signs shall be installed regarding trespass and canal safety. Additional information signs shall be placed along the fence line providing warning information to guests.
 21. The fence located on the east side of the property shall extend south 600 feet starting at the northeast corner of the property, and the fence located on the west shall extend south 200 feet starting at the northwest corner of the property. This condition will be applicable to the creation and use of the glamping/camping site.

NOW THEREFORE BE IT RESOLVED, that the undersigned Board of County Commissioners of Montrose County, Colorado, does hereby approve the Lock Stock and Barrel Special Use Permit (SU-20-0007).

BE IT FURTHER RESOLVED, that this Special Use Permit shall be subject to all conditions of approval.

ADOPTED AND EFFECTIVE this 15th day of July, 2020.

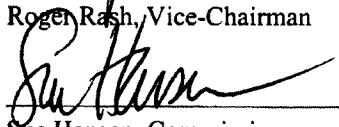
BOARD OF COUNTY COMMISSIONERS,



Keith Caddy, Chairman



Roger Rash, Vice-Chairman



Sue Hansen, Commissioner

ATTEST: Tressa Guynes
Eloise Bentz
Clerk/Deputy Clerk to the Board

Date 7-15-20

