



Sky Tallman <stallman@huerfano.us>

Fw: CUP Amendum

Becca Dimmer <beccadimmer@yahoo.com>
To: Sky Tallman <stallman@huerfano.us>

Sun, Dec 18, 2022 at 6:49 PM

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From: Becca Dimmer <beccadimmer@yahoo.com>
To: Becca Dimmer <beccadimmer@yahoo.com>
Sent: Sunday, December 18, 2022 at 06:48:45 PM MST
Subject: CUP Amendum

Conditional Use Permit Addendum

Lighting:

No lighting plan currently in place. Will obey the Dark Sky Ordinance.

Noise:

Will enforce a generator curfew (quiet hours 10pm to 8am). No generators after phase one.

Time of Development:

Phase one will be completed after twelve months of operation. Based on our lower projections the campground will generate enough income to complete the electric to all RV sites after that time. Estimated minimum seventy-five thousand to one-hundred thousand for all RV sites to be installed with electricity.

Traffic:

Conditional use will not result in unmitigated traffic congestion or hazards to vehicular or pedestrian traffic. Its roads will meet the requirements of subdivision county road standards and specifications. At full capacity, each camping space may be expected to generate two to four trips per day generating a maximum of one hundred and forty trips per day, a marginal impact overall.

Comprehensive Plan:

We believe that the proposed conditional use conforms to Huerfano County objectives and policies in the county comprehensive plan. The campground is opening with the encouragement of tourism and recreational opportunities to meet the current and future need of the citizens and visitors to the area. We will ensure the campground is appropriately located to prevent any land use conflicts in which will ensure the campgrounds sustainability. We will be able to maintain a balance between economic vitality and the natural rural character to preserve the environment and high quality of life with this comprehensive plan.

Policy ED.1.3: Encourage tourism-oriented business and organizations and branding (including "Spanish Peaks Country") in the County.

Policy ED.1.10: Encourage development of well maintained RV parks throughout the County.

Policy ED.4.2: Develop and promote outdoor recreation and tourism opportunities Huerfano County including but not limited to hiking and historic trails, historic sites, birding, virtual tours, reopening Grandote golf Course, non-motorized outdoor sports, endurance rides, and clays courses.

This conditional use permit is consistent with and in harmony with neighboring land uses and future indented land uses in the area. We will assert that due to terrain, near-by neighbors will not be in the line of site of majority of this project. We are providing pictures to prove density of trees on the property to hide development of our project. We plan on maintaining the

natural environment by not destroying as many trees as possible. We plan on re-vegetating as well as replanting trees throughout the park while not disturbing any wildlife activities.

4 attachments

