

Huerfano County Land Use Department
401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, Ext. 506



Huerfano County Planning Commission
Staff Report – Permit #24-008 Mace Campground
Meeting Type– Public Hearing

Meeting Date: April 25, 2024

Request:

With this Application, Amos Mace and his representative Sky Tallman (the Applicant), requests the following:

Conditional Use Permit pursuant to LUR Section §1.06 to establish a permanent 10-unit RV campground as well as an additional 10 sites for tent and car/van camping on his property. The site is addressed at 8055 County Road 570 (Parcel Number 29097).

The subject property is zoned Agricultural. Zoning standards for this district are set forth in LUR Section §1.03.

Key Questions to Consider:

Code References

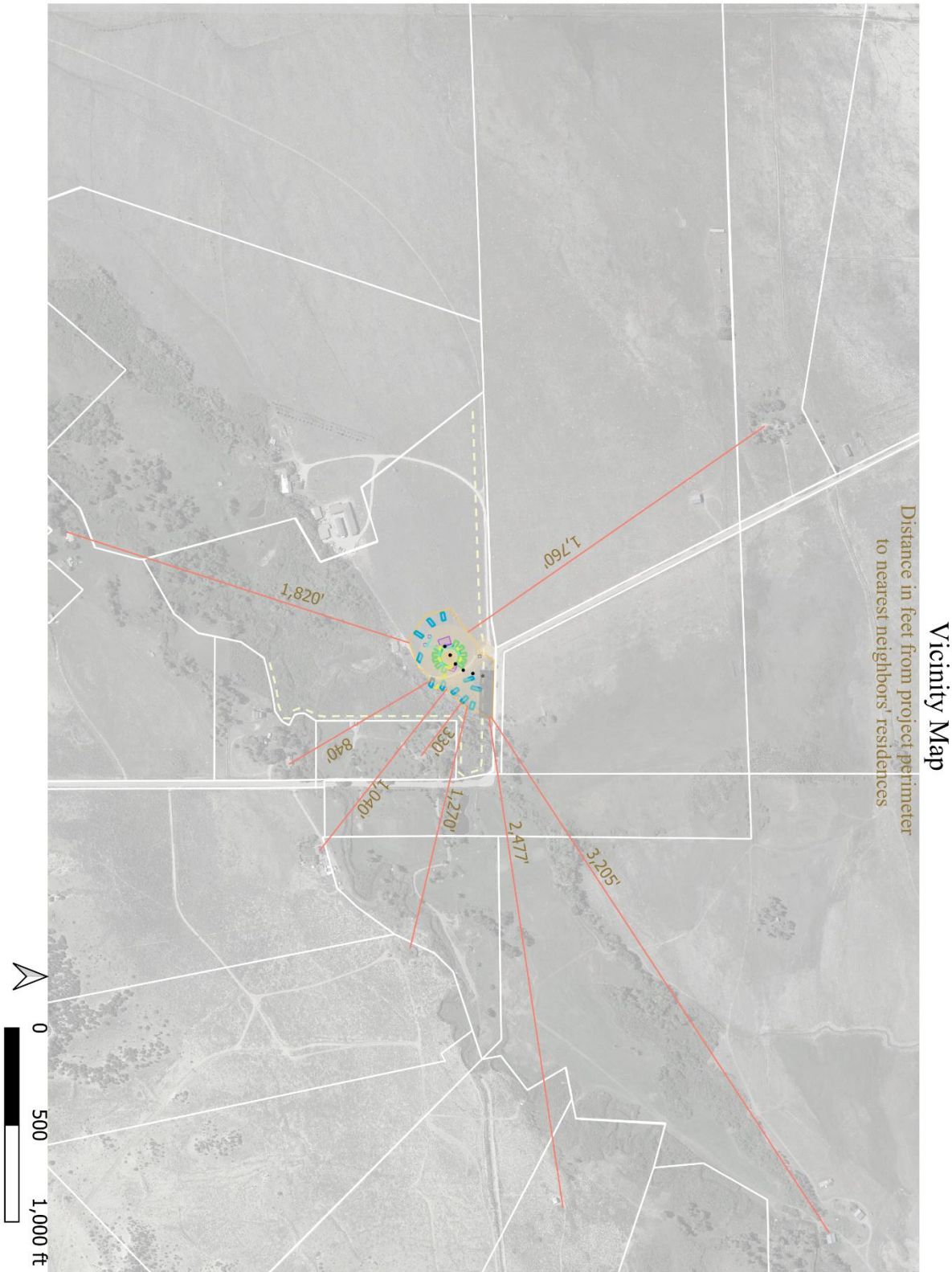
The following Code Sections are applicable to this application and may be referenced by the Planning Commission in their evaluation of the request:

- §1.05.36– Camping areas and campgrounds, conditional use for agricultural zoning
- §1.06– Conditional Use Approval and Approval Amendment Provisions
- §1.06.01– Letter of Intent Requirements
- §1.06.02– Site Plan Requirements
- §8.02– General Process Summary for Land Use Applications
- §9.01– The County Planning Commission

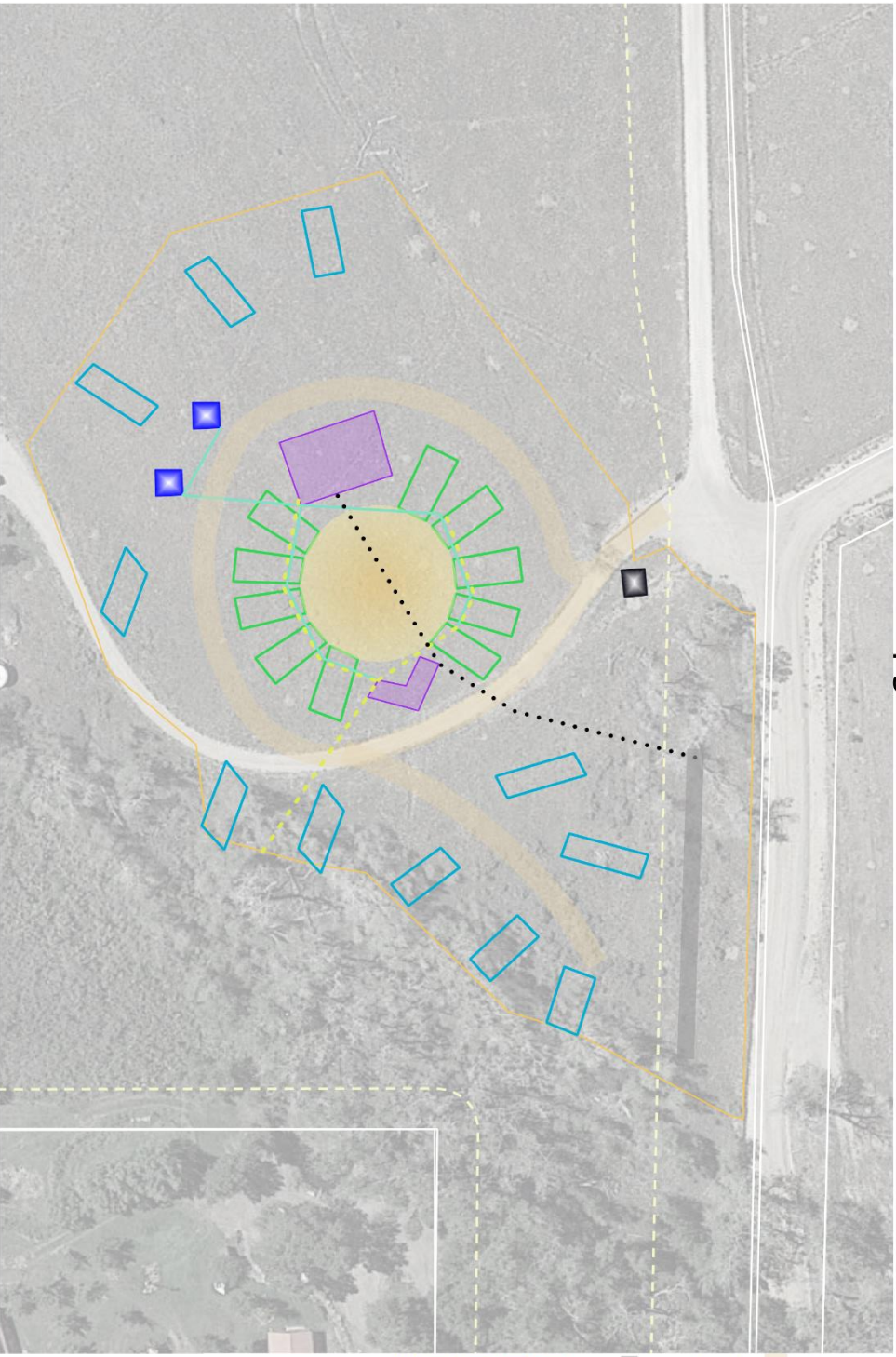
Background

On February 19, 2024, an Application (Conditional Use Permit), Application Fees, site plan, letter of intent, and submittals were received by the County. The Application was determined to be complete on April 10, 2024.

Site Map/Vicinity Map:



Mace Campground Site Plan



- Mace Campground 3
- Water Line
- Road
- Setback
- Electric
- Sewer
- Leach Field
- Mace Campground 3
- Campsites
- Printave Sites
- Buildings
- Campground perimeter
- Well/Fill station
- Dump Station
- Plaza
- Parcels Huertano
- Google Satellite

Length of water pipe 400 ft.
 Campsites 20'x40' organized around circular 'plaza' or common space with a radius of 48 ft.
 Additional 10-12 printave campsites on periphery, spaced farther apart.
 Two potential buildings. Northern building could be showers/bathroom and communal kitchen. Larger building to south could be cartaker/attendant house; could include CS Woods gallery.
 "Plaza" concept to encourage community interaction, shared fireplace... Buildings and camper spaces arranged to break wind.
 Fill station near attendant house; dump station near entry.
 60' front setback, 20' side setback
 Perimeter area: 3.4 acres

Referral agencies contacted:

Huerfano County School District
San Isabel Electric
Division of Water Resources
Parks and Wildlife
Huerfano County Health Department
Upper Huerfano Fire Protection District
Huerfano County Economic Development
Huerfano County Tourism
Huerfano County Sheriff
Spanish Peaks Regional Health Center
Forest Service
Southern Colorado COG
Upper Huerfano Soil Conservation District
Huerfano County Water Conservancy District
Noxious Weeds

Please see attached comments from referral agencies.

Commission Action Options:

1. **Approval-** without any special conditions.
2. **Conditional-** Approval with a description of the special conditions.
3. **Denial-** indicating for the record the reason(s) for such action with reference to the criteria set forth in the Land Use Code.
4. **Continuation-** until a future date to gather more information or obtain clarification or for any other relevant cause.

Enclosures

- Application Materials:
 1. Site Plan
 2. Vicinity Map
 3. Letter of Intent
 4. Deed of Trust
 5. Notice of Inclusion