



Huerfano County, CO  
Huerfano County Land Use and Building Department

401 Main St  
Ste 304  
Walsenburg, CO 81089  
(719) 738-1220, x506

PERMIT

LU-24-008

CONDITIONAL USE PERMIT

SITE ADDRESS: CO RD 570 UNKNOWN  
PRIMARY PARCEL: 29097  
PROJECT NAME: MACE CAMPGROUND

ISSUED:  
EXPIRES:

APPLICANT: Tallman, Sky  
403 S Animas  
Trinidad, CO 81082  
505-265-0673

OWNER: MACE, AMOS  
8055 COUNTY ROAD 570  
GARDNER, CO 81040-0000

Detail Name	Detail Value
Conditional Use Permit Type	General Permit
Detailed project description	RV campground with ten sites with hookups and ten sites without hookups for tents or vans.
Number of Spaces (Mobile/Manufacture Home Park Only)	10
Do you want to schedule a pre-application conference?	No
Parcel (Schedule) Number (Available from Assessor):	29097
Please enter Parcel Area (Acres)	38.27
Zoning	AGRICULTURAL
Land Owner's Phone Number (if applicable or enter N/A)	970-309-1799
Applicant's Phone Number (if different from above or enter N/A)	N/A
Description of the current land use(s) on the property, the characteristics of the land within the property boundaries, and any current land uses on all adjoining property.	Property has one dwelling connected with a driveway. A second driveway connects to the applicant's home on the adjacent parcel. There is a ~30-foot drop in elevation on the east side of the property.
Is your project in one of the HOA/POAs listed?	1-MY HOA/POA IS NOT LISTED
I understand that this permit does not relieve me of any obligation to follow all legally binding subdivision rules, regulations, and covenants as adopted by my property owners' association, if applicable. All documents submitted may be subject to internet publishing.	I acknowledge
Is all or part of the proposed project in a 100-year flood zone?	No
Are there slopes in excess of 20% in the project area?	No
Will project require any state or federal permits?	No



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Is an H.B. 1041 Permit Required? (Applies to site selection for: airports, mass transit, highways/interchanges/collector highways, public utility facilities, new communities, municipal/industrial water projects, and use of geothermal resources.)

No

I hereby certify that this Application is made with full knowledge of the design standards, all fees, procedures, public hearing and meeting requirements contained in the Huerfano County Land Use Regulations. Furthermore, I understand that all land use permits are non-transferable, unless specifically approved by the Huerfano County Board of County Commissioners.

I Certify

The Board of County Commissioners may impose permit transfer fees as it deems appropriate. I also understand that issuance of a permit does not relieve me of the requirement to comply with all federal, state, and local laws as well as all relevant subdivision regulations, declarations, and covenants. All documents submitted may be subject to internet publishing.

I Certify

**CONDITIONS**

\* Below are descriptions of the requirements for the Site Plan and Letter of Intent listed in the "submittals" section:

\* Letter of Intent:

1. A description of the proposed conditional use of the property and project activities, including all utility sources and supplies, needed to bring about that use.
2. A statement of the impacts of the proposed use on items such as roads, traffic and public safety protection services on the features of the subject property and the neighboring environment including but not necessarily limited to flora, fauna, critical wildlife habitat, wildlife migration corridors and the quantity and quality of surface and ground water resources.
3. A statement demonstrating that the proposed conditional use would be in compliance with the comprehensive plan.
4. Current land use(s), characteristics of the land, and current land use on all adjoining property.
5. Zoning of adjoining property.
6. Comprehensive Plan Compliance Statement.

\* Site Plan:

1. Map drawn to scale.
2. Location, height and approximate dimensions or envelope location of each existing and proposed structure in the proposed conditional use area.
3. Uses to be contained within existing and proposed structures; Existing and proposed building setbacks.
4. Property lines, rights-of-way, easements watercourses and other natural and historic features of the site.
5. Parking/loading plan.
6. Access Plan (roads, streets, footpaths, traffic devices, driveways and curb cuts).
7. Right-of-way dedication plan.
8. Signs, Lighting and Landscaping.
9. Utilities plan for water, sewage/septic, electrical, telephone and other utilities and facilities needed to develop the proposed conditional use.
10. Grading, storm water runoff and re-vegetation plans.
11. Phases.

<b>FEES:</b>	<b><u>Paid</u></b>	<b><u>Due</u></b>
Public Noticing		\$20.00
Administrative Fee		\$84.60
Conditional Use Application / Manufactured Home Park or Campground		\$50.00
Conditional Use Permit Fee		\$300.00
<b>Totals :</b>		<b>\$454.60</b>



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