

MINOR USE PERMIT

Permit No. PL20240067

Project Name: Warhorse Ranch Freedom Retreat

Permittee: Michael Lozano

Property Owner: LOZANO, MICHAEL & VALERY (JT)

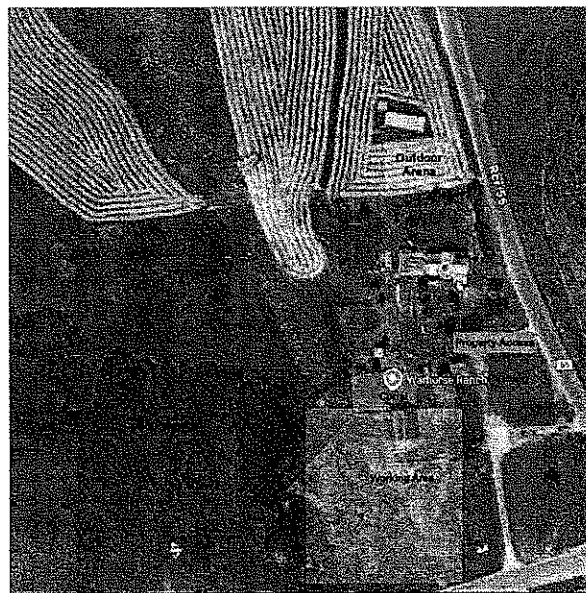
Type of Use: Minor Use - Special Event

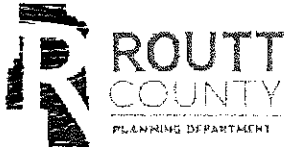
Property Address: 21850 COUNTY ROAD 56, ROUTT, CO 80487

Legal Description: LOT 1 SMITH CREEK PARK SUBD TOTAL: 35.45 AC

Conditions of Approval:

1. The permit is limited to uses and facilities presented in the approved project site plan including the written narrative below. Due to the public benefit to the citizens of Routt County fees were waived for this event.
2. Any complaints or concerns which may arise from this operation may be cause for review of the permit, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
3. This approval is contingent upon any required federal, state and local permits being obtained and complied with; the operation shall comply with all federal, state and local laws.
4. Accessory structures/uses associated with this event may be administratively approved by the Planning Director, without notice.






136 6th St., Suite 200
Steamboat Springs, CO 80487
970-879-2704
www.co.routt.co.us/Planning

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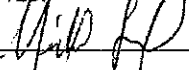
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Warhorse Ranch Freedom Retreat Narrative Warhorse Ranch is hosting an intensive retreat which is specifically designed to support individuals dealing with trauma, particularly veterans, first responders, and their families. These retreats provide a safe and nurturing environment where participants will engage in various therapeutic activities, including equine therapy, mindfulness environmental exercises on the land, and peer support sessions. By working closely with horses, individuals learn to build trust, improve communication, and develop emotional resilience. The serene ranch setting allows for deep relaxation and reflection, promoting healing and personal growth. This retreat provides two of the 5 days to be offsite at local outfitters to engage in supportive therapeutic activities. Hours of operation will be from 8:00AM to 5:00PM each day during the dates of the retreat. This retreat is restricted to a 5 person attendance. These attendees are also housed off-site at a local lodging entity. The restroom facility for participants and volunteers is located in the house on the property. The anticipated number of volunteers will be 15. Access to the property will be the main driveway to the property. There is no anticipated traffic. A Warhorse Ranch insured vehicle will be utilized to transport participants to and from lodging. On Thursday September 26th, participants will leave directly from lodging to Hahns Peak Lake for a licensed guided fly fishing experience. At noon they will return to the ranch for equine therapy. On Saturday September 28th, the participants will leave directly from lodging to Del's Triangle Ranch for a half day of a licensed and guided horseback ride. At noon they will be returning to the ranch for a beekeeping experience and honey harvesting experience.

Permit Issued by Routt County Planning Staff

 9/23/2024
Michael Eggert, Planner Tech Date

ACCEPTED:

 9/20/2024
Mike and Valery Lozano, (Permittee) Date