



LOCATION AND EXTENT REVIEW PERMIT

Routt County
Planning Commission

Permit No: PL20230040

Project Name: Strawberry Park Amphitheater

Permittee: Steamboat Springs School District, RE-2

Type of Use: Location and Extent Review for the Steamboat Springs School District (District) for an outdoor performance space on District grounds.

Location/Legal Description: LANDS IN 6-84 TR OF LAND EAST OF RCR 36 IN
SE4NW4NW4, SW4NE4NW4, E2SW4NW4, W2SE4NW4,
NE4NW4SW4, NW4NE4SW4 SEC 9-6-84 (HDR#2014-
052, #755408) TOTAL: 39.31AC

Conditions of Approval

General Conditions:

1. The Location and Extent Review is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 5 and 6.
2. Any complaints or concerns that may arise from this operation may be cause for review of the Location and Extent Review, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
3. In the event that Routt County commences an action to enforce or interpret this Location and Extent Review, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
4. No junk, trash, or inoperative vehicles shall be stored on the property.
5. This Location and Extent Review is contingent upon the acquisition of and compliance with any required federal, state and local permits. The operation shall comply with all federal, state and local laws. Copies of permits or letters of approval shall be submitted to the Routt County Planning Department prior to commencement of operations.
6. Except for stage lighting, all exterior lighting shall be downcast and opaquely shielded.
7. All trash shall be stored either inside a garage or inside Interagency Grizzly Bear Committee (IGBC) certified receptacles

8. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in compliance with the County's Insurance and Surety Requirements policy then in effect. The certificate of insurance shall include all permit numbers associated with the activity and Routt County shall be named as an additional insured. Permittee shall notify the Routt County Planning Department of any claims made against the policy.
9. Accessory structures/uses associated with this Location and Extent Review may be administratively approved by the Planning Director, without notice.
10. The Permittee shall prevent the spread of weeds to surrounding lands and comply with the most current version of the Colorado Noxious Weed Act and Routt County regulations for noxious weeds. A weed mitigation plan shall be developed by the Permittee and reviewed and approved by the Weed Supervisor prior to issuance of the Conditional Use Permit.

Specific Conditions:

11. The Location and Extent Review is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application. The approved project plan consists of:
 - a. During summer, performances will be conducted during daylight hours, not sooner than 0900 and will end at published sunset. This restriction does not apply to District operations or activities.
 - b. Performances not related to specific school programs will be conducted during summer months when school is not in session.
 - c. Use of the nearby Butcherknife Trail will be promoted as a desirable form of transportation to performances.
 - d. Vehicular parking will be limited to existing school parking areas.
 - e. The use of speakers to amplify performances is prohibited. Self-amplified instruments (such as keyboards) are allowed.
 - f. Audience sizes will not exceed 200 individuals.
 - g. The seating area may encroach by 25' into the 50' setback area. The stage canopy may encroach by 9' into the 50' setback area. Prior to any changes or future encroachments into the 50' setback area, the applicant must submit a formal request to Planning for review.
12. The Location and Extent Review is valid for the life of the use provided it is acted upon within one year of approval.
13. Revegetation of disturbed areas shall occur within one growing season with a seed mix that avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass seed mixes.
14. Alternative transportation options shall be encouraged and bikes racks shall be provided.
15. Inter-agency Grizzly Bear Certified bear-resistant canisters shall be used to reduce human-animal conflict.
16. Develop a Zero-Waste Plan for performance events.

Permit Issued by the Routt County Planning Commission:


Steve Warnke, Chair

7/19/23
Date

ACCEPTED:


Celine Wicks, Permittee

7/18/23
Date