

230 N. Bluff Street
PO Box 544 Lake City, CO 81235
970-944-2333
www.townoflakecityco.gov
townmanager@townoflakecity.co

TOWN OF LAKE CITY

May 8th, 2025

Doug Franz
Alpine Loop Outpost
PO Box 847
Lake City, CO 81235

Re: Conditional Use Permit – 131 N. Gunnison Avenue


Dear Mr. Franz,

Please consider this letter as confirmation that, at its regular meeting on May 7th, 2025, the Lake City Board of Trustees unanimously agreed to grant Alpine Loop Outpost a conditional use permit to operate a OHV Rental Business at 131 N. Gunnison Avenue in Lake City.

The conditions for the issuance of this permit are as follows:

1. The Conditional Use Permit is valid beginning May 8th, 2025.
2. Any changes to this Conditional Use Permit shall be reviewed and approved by the Planning and Zoning Commission and Board of Trustees.
3. Review of this Conditional Use Permit may be warranted by the Planning and Zoning Commission and Board of Trustees if three (3) or more written complaints are received by the Town in any six (6) month period.
4. Screening in the form of a hedge of at least six feet high shall be erected along the south, north, and northwest sides of the property boundary of 131 N. Gunnison Avenue, Lake City Colorado 81235 as described in your application.
5. In one year on May 28th, 2026 at the Planning and Zoning regular meeting there will be a review of your conditional use permit and the height of the hedge that you proposed in your application.
6. Failure to adhere to these conditions shall be cause for the Town Staff to either suspend or revoke the Conditional Use Permit without notice or hearing.

Sincerely,



Alexander Mulhall
Town Manager