CONDITIONAL USE PERMIT APPLICATION

Proposed Glamping Tent Sites
Applicant: Outpost Outdoor Hospitality LLC

Operating Manager: Christina Howe
Property: 111 Lake St, Lake City, Colorado 81235
Project Name: The Outpost – Tent / Glamping Sites

---

1. Project Description

This application requests approval for a **conditional use permit to operate four (4) seasonal glamping tent sites** on the subject property.

The proposed use is designed to provide **short-term, recreational lodging accommodations** consistent with campground use and will not be utilized for long-term or residential occupancy.

Each tent site will be professionally installed and maintained, with the following specifications:

- **Total Tent Sites:** 4
- **Tent Sizes:**
    - Two (2) tents: approximately 13–14’ x 13-14.’
    - Two (2) tents: up to 16’ x 16’
- **Maximum Occupancy:**
    - Smaller tents: 2-3 persons
    - Larger tents: up to 4 persons
- **Total Maximum Occupancy:** 14 persons
- **Tent Site #1:** Area sq footage 1008
- **Tent Site #2:** Area sq footage 1530
- **Tent Site #3:** Area sq footage 1152
- **Tent Site #4:** Area sq footage 1080

2. Grounds upkeep and maintenance

Each site area will be laid with compacted, decomposed granite to keep sites level, clean, and fresh. The existing driveway that goes through the property, that’s currently covered in mulch, will by laid with a ¾ inch gravel and only used for loading and unloading. All sites and walking pathways will be lit with adequate evening lighting.

The property is currently undergoing a major cleanup and beautification project to create a safer, cleaner, and more enjoyable guest experience. We have recently completed extensive tree trimming throughout the property to improve safety, while also clearing away old debris

piles and overgrowth left from previous years. We are currently finishing the cleanup by removing dead leaves, fallen branches, and remaining natural debris to ensure the grounds are well-maintained, inviting, and ready for guests to enjoy a clean and peaceful stay in a natural setting.

Additionally, to ensure guest and property safety, there will be no campfires allowed on the premises.

---

3. Parking & Access

- **On-site parking provided for 4–5 vehicles**, located in designated areas adjacent to the tent sites, on the west side of the property
- Internal access paths will be maintained for safe pedestrian movement
- Emergency access will be preserved at all times

---

4. Sanitation & Facilities

The property includes **existing restroom and shower facilities** located within close proximity to the tent sites:

- Separate **men's and women's restrooms**
- **Shower facilities available**
- Facilities exceed minimum requirements for the proposed occupancy

---

5. Water Supply

- **Two (2) potable water faucets** are located near the tent sites
- All sites are within reasonable access distance to potable water

---

6. Waste Management

- **Bear-proof garbage receptacles** are provided on-site
- Trash will be regularly collected and maintained
- The property is managed to prevent wildlife interaction and maintain cleanliness

---

7. Compliance with State of Colorado Regulations

The proposed tent sites are designed to comply with applicable **Colorado Department of Public Health and Environment (CDPHE) campground regulations under 6 CCR 1010-9 Colorado Campground and Recreational Area Regulations**, including but not limited to:

✔ Site Conditions (Section 3.0)

- Sites are located on **well-drained land**
- Property is maintained to prevent **standing water, pests, and fire hazards**
- Grounds are kept clean and sanitary

✔ Water Supply (Section 6.0)

- Potable water is provided and accessible to all sites
- Water supply meets required availability standards for campground use

✔ Sanitation Facilities (Section 12.0)

- Restroom and shower facilities are provided in compliance with required ratios
- Facilities are sufficient for the number of campsites and occupants

✔ Waste Disposal (Section 3.0 & 11.0)

- Approved waste collection systems are in place
- Bear-proof containers are utilized for safety and sanitation

✔ Campground Use Standards (General Provisions)

- Use is strictly **recreational and short-term**
- No long-term residency or permanent occupancy will be permitted

---

8. Operations Plan

- The tent sites will operate **seasonally**, consistent with local campground operations
- Reservations will be managed through a centralized booking system
- Quiet hours, guest conduct rules, and occupancy limits will be enforced
- On-site management will oversee daily operations and maintenance

---

9. Compatibility with Surrounding Area

The proposed use is consistent with the surrounding area's character as a **hospitality and recreational destination**. The project:

- Supports tourism and local economic activity
- Maintains a low-density footprint
- Utilizes existing infrastructure with minimal impact

---

10. Conclusion

This request meets both **state campground regulations** and local land use expectations for a low-impact, well-managed recreational lodging use.

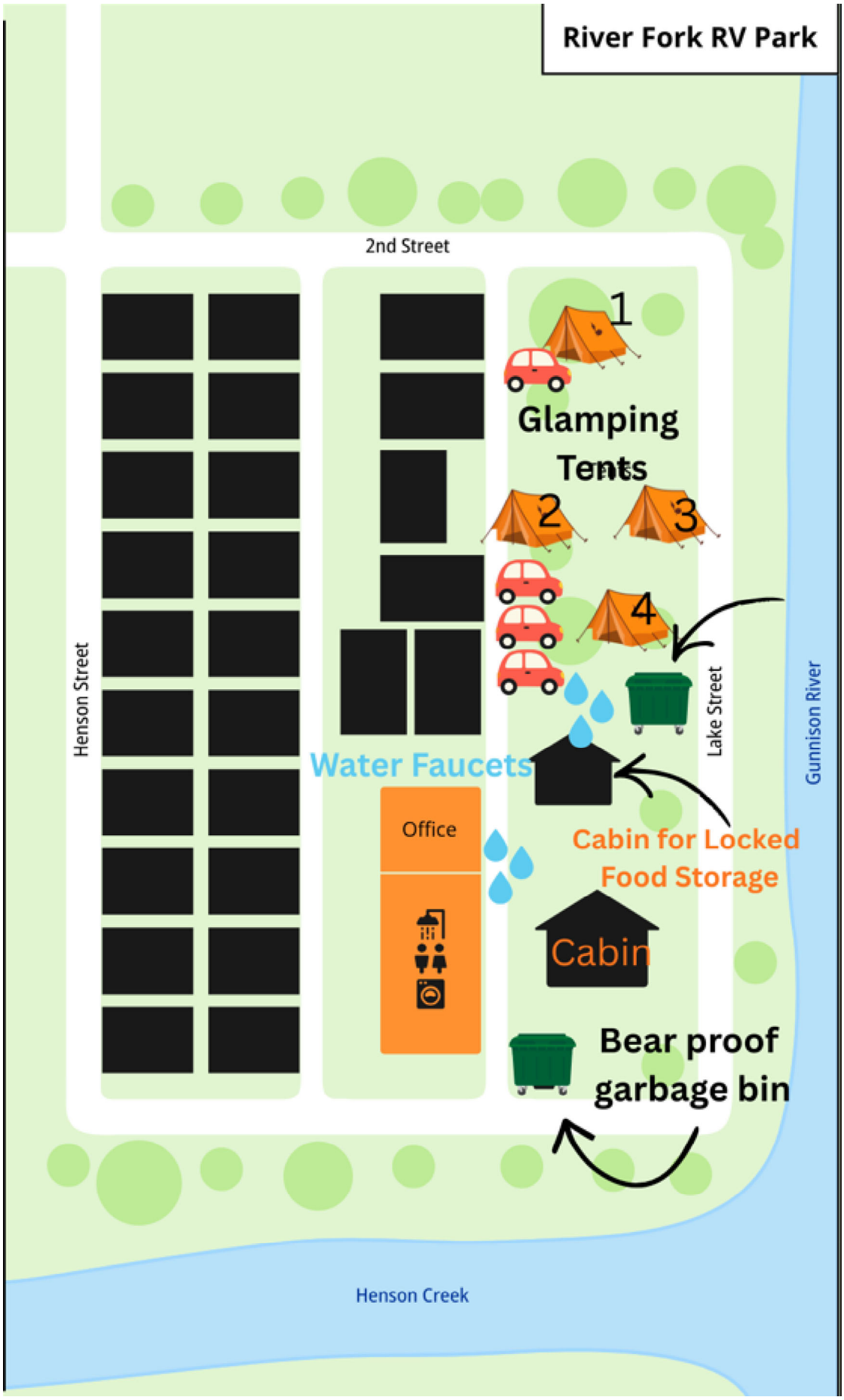
The applicant respectfully requests approval of this Conditional Use Permit to allow the operation of four (4) glamping tent sites as described herein.

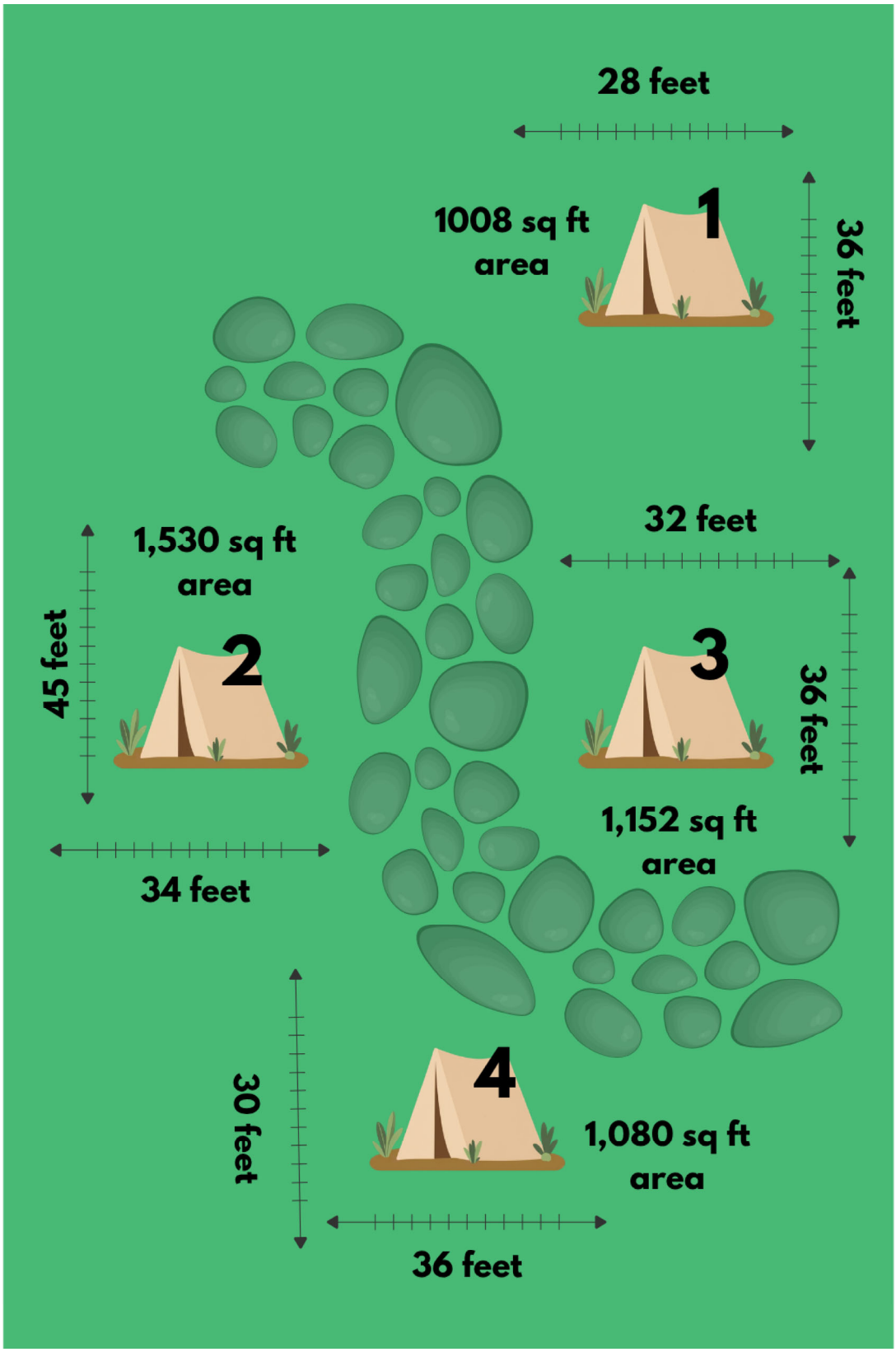
Thank you for your time and consideration,

Manganing operator,

Christina Howe

970-596-8646


River Fork RV Park
2nd Street
1
Glamping Tents
2
3
4
Henson Street
Lake Street
Gunnison River
Water Faucets
Office
Cabin for Locked Food Storage
Cabin
Bear proof garbage bin
Henson Creek


28 feet
1008 sq ft
area
1
36 feet
1,530 sq ft
area
45 feet
2
34 feet
32 feet
3
36 feet
1,152 sq ft
area
30 feet
4
1,080 sq ft
area
36 feet