

RESOLUTION NO: 2025-19
Planning Division No. 2024-0288 CUP

**A RESOLUTION FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR MESA VIEW RANCH,
2729 S 21 ½ RD, GLADE PARK, COLORADO**

WHEREAS, that Cheryl Norton, Scott Norton, and Charles Hoge requested a Conditional Use Permit to allow for weddings and special events, which is classified as a minor entertainment events venue in Section 6.02.Z of the 2020 Mesa County Land Development Code; and

WHEREAS the proposed facility will be located on a property zoned AFT, located at 2729 S 21 ½ Rd, Glade Park, Colorado, as shown in Exhibit "A" and more particularly described in Exhibit "B", Legal Description; and

WHEREAS, the staff recommendation was contained in a project report dated March 24, 2025 and updated on May 1, 2025; and

WHEREAS, the Mesa County Planning Commission recommended denial (4-0) at their April 17, 2025 public hearing; and

WHEREAS, the public hearing before the Mesa County Board of County Commissioners was held on May 27, 2025.

**NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA
FINDS AS FOLLOWS:**

THAT Public notice requirements of Section 3.02.D of the 2020 Mesa County Land Development Code have been met; and

THAT The MESA VIEW RANCH Conditional Use Permit application can meet (with conditions) to demonstrate sufficient compliance with the General Approval Criteria (Section 3.09), the Approval Criteria for a Conditional Use Permit (Section 4.03), and the Use-Specific Standards for Minor Entertainment Events (Section 6.02.Z) of the 2020 Mesa County Land Development Code including consistency with intergovernmental agreements; and

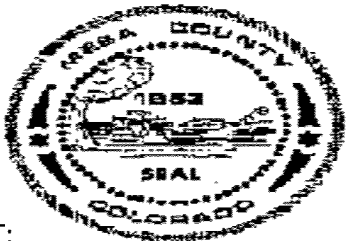
THAT this request is in accordance with the health, safety and welfare of the residents of Mesa County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MESA COUNTY, COLORADO THAT:

The request for the Mesa View Ranch Conditional Use Permit is approved with the following conditions:

1. Bathroom trailers with hand washing stations shall be provided for each event and shall be cleaned and maintained between events.
2. 42 events per year will be allowed.
3. Events will end no later than 10 p.m.
4. The noise limits of C.R.S. 25-12-103 shall be adhered to
5. Parking areas will be watered down as needed to mitigate impacts of dust.
6. Amplified music will only be allowed within the 60' X 80' event venue barn.
7. All outdoor light sources mounted on poles, buildings, or trees to illuminate streets, sidewalks, parking lots, or other outdoor areas between the hours of 10 p.m. and 6 a.m. shall use full cutoff light fixtures.
8. Vegetation in the right-of-way will be trimmed or removed to meet sight distance requirements.

DULY MOVED, SECONDED and PASSED this 27th day of May 2025.



ATTEST:

Bobbie Gross

Mesa County Clerk and Recorder

Cody Davis, Chair
Board of County Commissioners of
Mesa County, Colorado

EXHIBIT A – Location Map

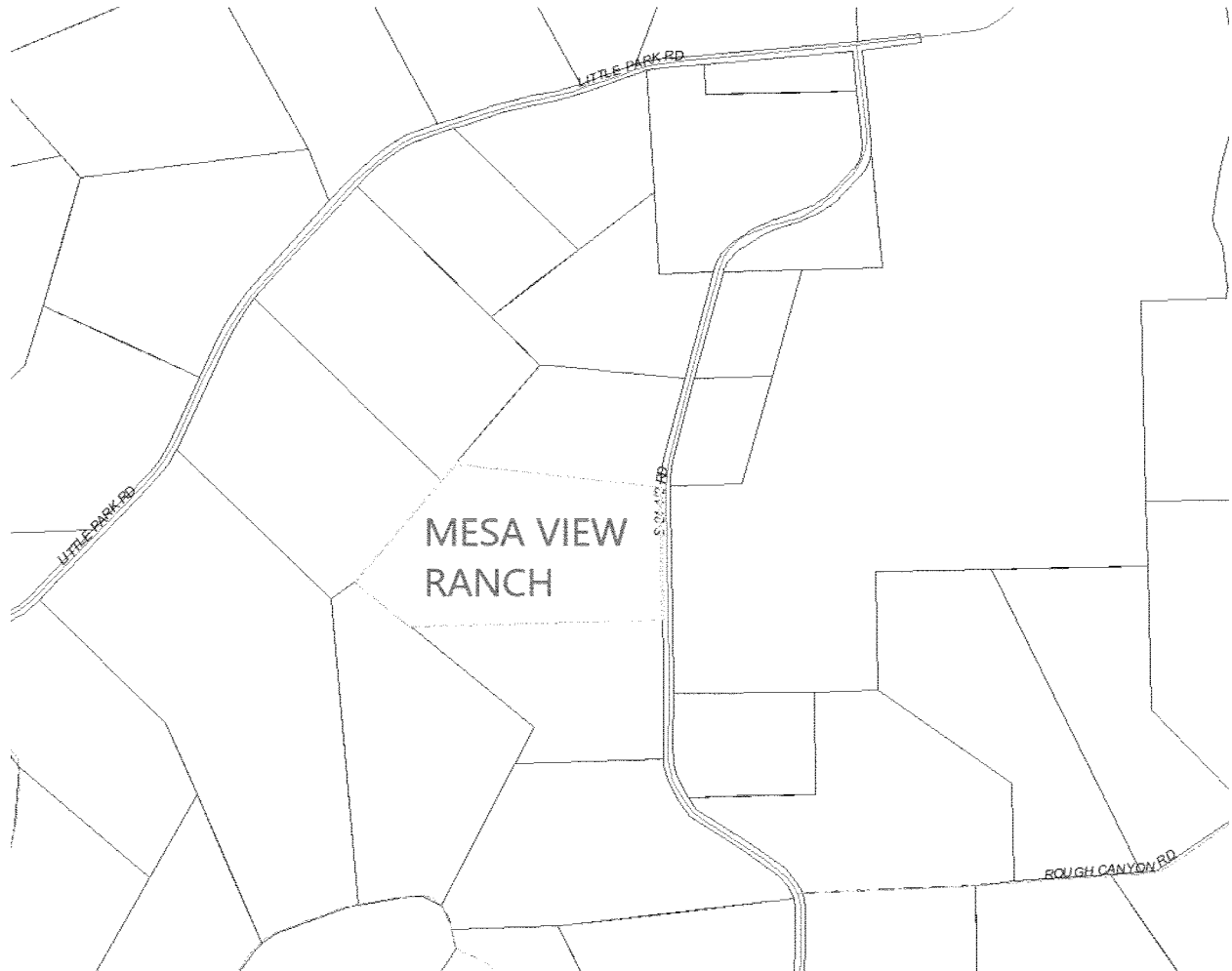


EXHIBIT B – Legal Description

COMMENCING AT SE COR SEC 27 12S 101W 6TH PM N 28DEG44'29"W 715.64FT
TO POB N 90DEG00'00" W 1555.45FT N 48DEG12'05" W 434.56FT N 41DEG26'45" E
829.66FT N 40DEG59'41" E 141.38FT S 81DEG50'26" E 1259.11FT S 03DEG34'12" W
74.53FT S 0DEG18'58" W 765.17FT TO POB