

MAY 29 2025

Fremont County Department of Planning

ATTN: Dan Victoria

Re: TUP 24-009 The Venue at Oak Creek Extension Request

Date: May 29, 2025 (Filed at county)

We would like to request an extension of our existing Temporary Use Permit until December 31, 2025. We are requesting this extension because we are finalizing the acquisition of the property from our investor, the land owner, and do not want to file the final SRU application on the property until we have the property in our name (purchase finalize).

Extending the TUP for us would allow us to continue having events, making the necessary funds to be able to advance and finalize the purchase of the property and then submit the SRU in our name. We have already gotten the required aspects of the SRU application and are now waiting until we finalize the purchase of the property to file.

The possible real estate appraisal and steps on the property will take several more months, granting this extension allows us to continue business as usual until we are able to finalize the purchase.

Since being granted the TUP in November of 2024, we have had numerous events we consider highly successful and brought in hundreds of people to our area and thousands of dollars into the Fremont County economy.

We have filed / received the needed Special Event Permits with the county for any events that sell or provide alcohol. We have sponsored numerous events at no charge to nonprofits and hosted fundraisers for varying organizations while supplying staff and the facility at no charge.

We have hosted weddings, family reunions, baby showers, birthday parties, small banquets, memorials. 4-H club meetings, dedications, art shows, craft fairs and other small events that the community loves and is supporting.

These past 6 months of events at The Venue at Oak Creek have brought successful events and highlighted the wonderful event center, venue we have worked so very hard on to bring to life, the correct way.

We have numerous events scheduled every month this year, so requesting TUPs for them would be, we believe, a massive time pull for the county and us and hope we are granted the extension for this reason additionally.

Our next focus includes the installation of the only exclusive Colorado Orange Apple Heritage Orchard in the world, and the very rare instance where a once thought extinct species is brought back to its place of origin (our property is where in 1867, Jesse Frazier had Frazier Orchards and produced the Colorado Orange apple – it was thought to have been extinct for over a century). We have already planted our first two Colorado Orange apple trees and hope to complete the installation early summer or fall of this year. We offer historical tours and have had the Florence Pioneer Museum host classes about the Colorado Orange apple and Jesse Frazier at our venue.

We are grateful for the consideration of this extension. We have worked hard to be transparent and thorough in our commitment to bring this property back to life in a new light that is great for the community and a legacy project for our family.

Gratefully,

Jason & Amy Dawn Hilterbran