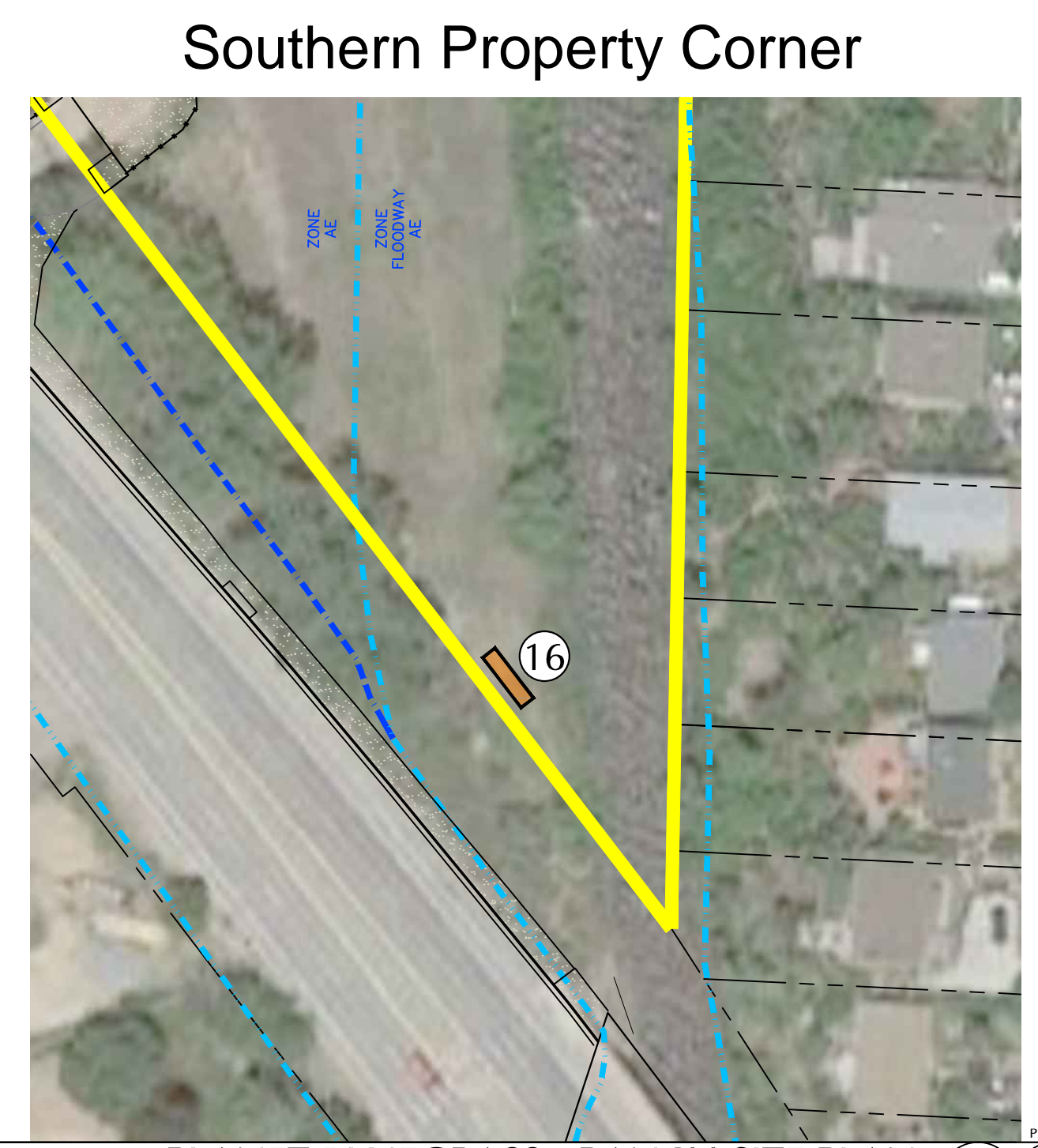


Proposed additional improvements to the Ranch parcel as shown on the site plan include the following:

1. The multi-purpose structure becomes the bathhouse structure with the option to expand into a larger workshop area or a full redesign and rebuild of structure.
2. Add west gate structure.
3. Add portico structures at the vendor gate and backstage gate.
4. Add event fence and backstage fence.
5. Add seating retaining wall in back of bowl.
6. Add yurt east of Pavilion
7. Future box office and ticket structure in the northwest corner of the property.
8. Rebuild or add to the garage to make a box office and/or maintenance shop.
9. Rebuild the FOH structure.
10. Addition of pavilion storage facility.
11. Cabin renovation and construction of dressing room facility pending flood plain approval. Optional building expansion, west of existing structure.
12. Add reference to underpass.
13. Add transformer/vault structure and
14. Add speaker hang structures next to the stage.
15. Add up to 12 temporary yurts and/or tiny homes north and west of stage.
16. Add signage structure

- KEY**
- EXISTING PAVED ROAD
 - EXISTING "PREVIOUSLY APPROVED" STRUCTURE (SEE SITE LABEL)
 - PROPOSED STRUCTURE
 - OPTIONAL EXPANDED STRUCTURE
 - PROPERTY BOUNDARY
 - USE AREA
 - ZONE AE FLOODWAY & ZONE AE BOUNDARY
 - ZONE AE & ZONE X BOUNDARY



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Planet Bluegrass
 Lyons, Colorado
 Ranch CUP

Owner:
 Planet Bluegrass Annex, LLC
 500 West Main Street
 Lyons, CO 80540

Project Number:
 FLA2121
 Project Phase:
 CUP PLAN

Drawn:
 CEF
 Checked:
 TDJ

Set Date:
 11/2022 | project milestone
 Revisions:

A0.01

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