



**Community Development Review
Land Use Application**

Town of Keystone
1628 Saints John Road
Keystone, Co 80435
970-450-3500

<https://keystone.colorado.gov/>

Project Name: _____

Legal Description: _____

Street Address: _____

Request: please check all that apply

<input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final PUD <input type="checkbox"/> Site Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Final Zoning	<input type="checkbox"/> Non-conforming Parcel Plan Review <input type="checkbox"/> Vacation/Easement <input type="checkbox"/> Preliminary Zoning <input type="checkbox"/> Variance <input type="checkbox"/> Preliminary PUD <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Sign Permit <input type="checkbox"/> Other
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Applicant

Name: _____ Phone # _____
 E Mail Address: _____ Fax # _____
 Mailing Address: _____ City, State, Zip _____

Owner (if different from applicant)

Name: _____ Phone # _____
 E Mail Address: _____ Fax # _____
 Mailing Address: _____ City, State, Zip _____

Applicant's project planner (if different from applicant)

Name: _____ Phone # _____
 E Mail Address: _____ Fax # _____
 Mailing Address: _____ City, State, Zip _____

Project Description

Size of site: _____ acres _____ square feet
 Zoning: current _____ proposed _____
 Residential uses _____
 Number of units proposed _____ Number of employee units proposed _____
 Non-residential use: _____ square feet _____
 Lodging uses: _____ # of units proposed _____ square feet _____

For Staff Use Only:

Date Submitted:	Project #
Date Deemed Complete:	Class
Amount Paid:	Notes:

2025 Keystone Neighbourhood Company and Keystone Resort Events Matrix

Event Name	Event Date & Time	Event Description	Number of Festival Participants	Number of Festival Attendees Expected	Location/ Venue	Parking Areas to be Used	Ticketed Event	Environmental Health: Toilets, Water, Trash	Town Services: ambulance and sheriff	Road Closures / Traffic Control (Is town owned property utilized or affected?)	Alcohol Yes/No	Animals Permitted Yes/No	Have adjacent property owners been notified?	Annual recurring event?	LARGE or small event per PUD guidelines	Contact Name, Phone & Email
Mardi Gras	3/4/25 - 3pm-5pm	Keystone's classic Fat Tuesday Gumbo Cook-Off and Mardi Gras Party is excited to bring back the second line march through the village from Bourbon Street Hurricanes, a New Orleans style funk band. Local chefs show off their stuff in the gumbo competition, and Keystone guests will be excited to try unlimited gumbo samplings from each vendor to spice up the afternoon. Adult and children's wristbands are available to purchase in advance and on site. Don't miss the free, funky, fun from Bourbon Street Hurricanes playing live music all afternoon in River Run Village. Keystone's Mardi Gras Party is fun for the whole family and will also include a photo booth and free face painting for the kiddos.	(1) Apex Stage (8) Gumbo Tasting tents (2) Kids tents (2) Bar tents (3) Sound tents	3,000 throughout the afternoon	River Run Events Plaza	River Run Gondola Lot / Powerline Lot	Yes: tickets sold for gumbo tasting	Restrooms available in River Run Village in Silvermill and Buffalo Courtyards. Trash will be patrolled by KNC Village Ops. and taken to WM resort dumpsters.	No (Keystone Emergency Services Department is notified of the event and on duty). In addition, the KNC has contracted On Guard security and will have 12 guards on duty per day	No town property utilized / no road closures / no traffic control	Yes; KNC liquor license # 13-36764-000	No	Yes	Yes	small	Maja Russer, Keystone Neighbourhood Company 970.423.8996 maja@keystone.neighbourhood.com
Keystone Peaks & Boats Concert Weekend	3/7/25 - 3/8/25 - 3pm - 5pm	Join us at the Keystone Resort stop of Vail Resort's Summit Music Series. National acts play for free on the Apex Stage in River Run Village on Saturday and Sunday for a weekend you won't forget! Learn more and get swag from Vail Resorts sponsors, and grab a drink at the KNC Beer Garden.	(1) Apex Stage (4) Sound tents (3) Bar tents (2) Sponsor Tents	2,200 attendees per day Sat / Sun	River Run Events Plaza	River Run Gondola Lot / Powerline Lot	Free Event	Permanent restrooms available in River Run Village in both the Silvermill and Buffalo Courtyards. Additional Rental: - 2 standard porta-potties - 1 ADA porta-potties	No (Keystone Emergency Services Department is notified of the event and on duty). In addition, the KNC has contracted On Guard security and will have 12 guards on duty per day	No town property utilized / no road closures / no traffic control	Yes; KNC liquor license # 13-36764-000	No	Yes	No	small	Jason Mende, Keystone Resort Field Marketing Manager 843-999-3808 jason.mende@vailresorts.com
Bacon and Bourbon Festival	6/21/2025 - 6/22/2025 Times: 1pm-5pm daily	The Keystone Bacon and Bourbon Festival caters, literally, to the entire family. Whether you are a bacon enthusiast or the loved one of a bacon connoisseur, this event is for you. With an abundance of bacon-inspired cuisine at your fingertips, you won't want to miss this weekend-long celebration of all things bacon and bourbon. Immerse yourself in River Run Village's streets lined with culinary creations from Keystone restaurants making for a mountain festival that will make your mouth water.	(15) Food & Bacon Vendors - cooking and serving bacon and bacon inspired dishes out of outdoor 10 x 10 tents (1) Grillzeebo - outdoor bacon cooking zone in River Run Village (15) Bourbon & Whiskey Company - 10 x 10 tents pouring 1oz samples (8) Festival Merchant and Sponsor tents (8) Bands - 3-4 Stages with local, regional and National bands playing throughout the day (3) KNC Run Bars	2,000 - 3,200 attendees per day Sat / Sun	River Run Events Plaza, Surrounding Village and Warren Station	River Run Gondola Lot	Yes: 21+ Ticket and Under 21 ticket	Permanent restrooms available in River Run Village in both the Silvermill and Buffalo Courtyards. Additional Rental: - 4 standard porta-potties - 2 ADA porta-potties - 2 hand washing stations Trash will be patrolled by KNC Village Ops. and taken to WM resort dumpsters. Food booths all permitted under SCEH.	No (Keystone Emergency Services Department is notified of the event and on duty). In addition, the KNC has contracted 5D security and will have 14 guards on duty per day	No town property utilized / no road closures / no traffic control	Yes; KNC liquor license # 13-36764-000	No	Yes	Yes	LARGE	Maja Russer, Keystone Neighbourhood Company 970.423.8996 maja@keystone.neighbourhood.com
*Stars & Guitars: A 4th of July Celebration (merchant funded event)	Saturday, July 5 Times: 11am - 5pm	Come out to Keystone's River Run Village and enjoy an afternoon concert in the sun with the whole family. Live concerts are complemented by performing circus artists in the village in addition to an interactive Kidszone.	(1) Main Stage with a heading band as well as support act (2) Family / Kid based entertainers (1) KNC Bar (3) Sponsor Tents (2) Kids craft/swag tents	400 - 1000 ppl per event	River Run Events Plaza	River Run Gondola Lot	Free Event	Restrooms available in River Run Village in Silvermill and Buffalo Courtyards. Trash will be patrolled by KNC Village Ops. and taken to WM resort dumpsters.	No (Keystone Emergency Services Department is notified of the event and on duty). In addition, the KNC has contracted 5D security and will have 14 guards on duty per day	No town property utilized / no road closures / no traffic control	Yes; KNC liquor license # 13-36764-001	Yes	Yes	Yes	small	Maja Russer, Keystone Neighbourhood Company 970.423.8996 maja@keystone.neighbourhood.com
Keystone Wine and Jazz Festival	7/12/2025 - 7/13/2025 Times: Sat 1pm-5pm, Sun 11am - 3pm	River Run braids a variety of wines into a picturesque piazza of culinary delights paired with deluxe jazz ensembles complemented by wine samples from throughout the world. Learn about different regions and the delicate nuance of flavors that evolve the finest vineyard blends. Enjoy live music from local jazz musicians alongside local artisan festival vendors and merchants.	(15) Food Vendors - cooking and serving paired culinary dishes (25) Wine Suppliers - 10 x 10 tents pouring 4 oz samples (8) Festival Merchant and Sponsor tents (8) Bands - 3-4 Stages with local, regional and National bands playing throughout the day (1) KNC Bar (4) Kids Zone	2,500 - 3,800 attendees per day- Sat / Sun	River Run Events Plaza and Warren Station	River Run Gondola Lot	Yes: 21+ Ticket	Permanent restrooms available in River Run Village in both the Silvermill and Buffalo Courtyards. Additional Rental: - 4 standard porta-potties - 2 ADA porta-potties - 2 hand washing stations Trash will be patrolled by KNC Village Ops. and taken to WM resort dumpsters. Food booths all permitted under SCEH.	No (Keystone Emergency Services Department is notified of the event and on duty). In addition, the KNC has contracted 5D security and will have 14 guards on duty per day	No town property utilized / no road closures / no traffic control	Yes; KNC liquor license # 13-36764-000	No	Yes	Yes	LARGE	Maja Russer, Keystone Neighbourhood Company 970.423.8996 maja@keystone.neighbourhood.com
River Run Art Festival	7/17/2025 - 7/19/2025, Times: 10am - 5pm	50 - 60 artists from throughout the country convene on the beautiful River Run Village at Keystone. Come ready to shop until your heart's content and come home with that one of a kind piece of art to always remind you of Keystone and your time in the mountains. The art festival is a juried event so artists will be showcasing their finest works. Join us for a mountain weekend with an artsy twist and enjoy all that Keystone summer has to offer.	50-60 Artists exhibitors, (1) KNC Bar	2,000 attendees per day- Fri / Sat / Sun	River Run Events Plaza and Warren Station	River Run Gondola Lot	Free Event	Restrooms available in River Run Village in Silvermill and Buffalo Courtyards. Trash will be patrolled by KNC Village Ops. and taken to WM resort dumpsters.	No (Keystone Emergency Services Department is notified of the event and on duty.)	No town property utilized / no road closures / no traffic control	Yes; KNC liquor license # 13-36764-000	Yes	Yes	Yes	LARGE	Maja Russer, Keystone Neighbourhood Company 970.423.8996 maja@keystone.neighbourhood.com
Bluegrass and Beer Festival	8/2/2025 - 8/3/2025 Times: 12pm - 5pm daily	Keystone, CO combines the Appalachian bluegrass music tradition with Colorado mountain town vibes in a whirlwind of string bands, craft beer pours, mountain merch and inspired melt-in-your-mouth morsels. Come for the smooth sips from more than 30 craft breweries at the longest running beer festival in the state.	(25-35) Craft beer vendors (10-15) Keystone based food vendors (8) Festival Merchant and Sponsor tents (16) Bands on 3-4 Stages with local, regional and National bands playing throughout the day (1) KNC Bar	2,800 - 4,000 attendees per day- Sat / Sun	River Run Events Plaza and Warren Station	River Run Gondola Lot	Yes: 21+ Ticket	Permanent restrooms available in River Run Village in both the Silvermill and Buffalo Courtyards. Additional Rental: - 4 standard porta-potties - 2 ADA porta-potties - 2 hand washing stations Trash will be patrolled by KNC Village Ops. and taken to WM resort dumpsters. Food booths all permitted under SCEH.	No (Keystone Emergency Services Department is notified of the event and on duty). In addition, the KNC has contracted 5D security and will have 14 guards on duty per day	No town property utilized / no road closures / no traffic control	Yes; KNC liquor license # 13-36764-000	No	Yes	Yes	LARGE	Maja Russer, Keystone Neighbourhood Company 970.423.8996 maja@keystone.neighbourhood.com
*Mountain Town Music Fest	Saturday, August 16 Times: 11am - 5pm	Come out to Keystone's River Run Village on select Saturday's throughout the summer and enjoy an afternoon concert in the sun with the whole family. Live concerts are complemented by performing artists in the village. In addition, check out the River Run Merchant Sidewalk Sale taking place throughout the day.	(1) Main Stage with a heading band as well as support act (2) Family / Kid based entertainers (1) KNC Bar (1) Farm Vendor selling produce (3) Sponsor Tents (2) Kids craft/swag tents	400 - 1000 ppl per event	River Run Events Plaza	River Run Gondola Lot	Free Event	Permanent restrooms available in River Run Village in both the Silvermill and Buffalo Courtyards. Additional Rental: - 4 standard porta-potties - 2 ADA porta-potties - 2 hand washing stations Trash will be patrolled by KNC Village Ops. and taken to WM resort dumpsters. Food booths all permitted under SCEH.	No (Keystone Emergency Services Department is notified of the event and on duty). In addition, the KNC has contracted 5D security and will have 8 guards on duty.	No town property utilized / no road closures / no traffic control	Yes; KNC liquor license # 13-36764-001	No	Yes	Yes	small	Maja Russer, Keystone Neighbourhood Company 970.423.8996 maja@keystone.neighbourhood.com
Das Bier Burner 5k at Keystone Oktoberfest	8/30/2025 Times: 9am - 11am	Enjoy a fun run through Keystone before heading to Keystone Oktoberfest. The 5k starts at the info center, weaves through the neighbourhoods in East Keystone, and finishes back in the village so you can cruise right into the Oktoberfest celebrations.	same as Oktoberfest below	100-350 with a cap of 350	River Run Village and East Keystone	River Run Gondola Lot	Yes: all ages	Same as below	No (Keystone Emergency Services Department is notified of the event and on duty.) In addition, the KNC has contracted 5D security and will have 14 guards on duty.	No road closures. Crossing guards as well as signage will be placed at intersections to direct runners.	Yes; KNC liquor license # 13-36764-001	No	Yes	Yes	small	Maja Russer, Keystone Neighbourhood Company 970.423.8996 maja@keystone.neighbourhood.com
Keystone Oktoberfest	8/30/2025 Times: 10am-5pm	Dig out the lederhosen and bring out the family for Keystone's 13th Annual Oktoberfest taking place in the River Run Village on Saturday, August 30th. Kick off the day with Summit Cove's Das Bier Burner 5k Fun Run through east Keystone! Enjoy local ompah bands and the KNC pouring seasonal craft beer along with multiple food vendors and merchant participants.	(10) Food Vendors - cooking and serving paired culinary dishes (2) KNC Beer Gardens - total of (5) 10 x 10 tents (8) Festival Merchant and Sponsor 10 x 10 tents (2) Local community bands playing on the River Run Main Stage	3500 people, 250 das bier burner runners	River Run Events Plaza and Warren Station	River Run Gondola Lot	Yes: 21+ Ticket	Permanent restrooms available in River Run Village in both the Silvermill and Buffalo Courtyards. Additional Rental: - 4 standard porta-potties - 2 ADA porta-potties - 2 hand washing stations Trash will be patrolled by KNC Village Ops. and taken to WM resort dumpsters.	No (Keystone Emergency Services Department is notified of the event and on duty). In addition, the KNC has contracted 5D security and will have 14 guards on duty per day	No town property utilized / no road closures / no traffic control	Yes; KNC liquor license # 13-36764-000	No	Yes	Yes	LARGE	Maja Russer, Keystone Neighbourhood Company 970.423.8996 maja@keystone.neighbourhood.com
Align in the Pines Summer Yoga Series	Every Thursday 11am - 12pm from 6/19/25 - 8/28/25	Align in the Pines Yoga Series continues in Summer 2024 with a weekly Thursday flow for all levels, starting on June 17th. Join us in Quaking Aspen Amphitheatre every Thursday throughout the summer for an hour of mindful movement in River Run Village with Align in the Pines Yoga Instructor.	30 yoga mats in courtyard	30 people	River Run Events Plaza	River Run Gondola Lot	Yes	Restrooms available in River Run Village in Silvermill and Buffalo Courtyards. Trash will be patrolled by KNC Village Ops. and taken to WM resort dumpsters.	No	No town property utilized / no road closures / no traffic control	No	No	Yes	Yes	small	Maja Russer, Keystone Neighbourhood Company 970.423.8996 maja@keystone.neighbourhood.com
Keystone Concert Series	Every Friday 4pm-6pm from 6/13/25 - 8/29/25	The Keystone Concert Series returns to River Run Village every Friday in the summer for two hours of live music in the village. Take in some free live music and catch up on your week with friends, then grab dinner and drinks at one of the fabulous River Run Village restaurants to kick off your summer weekend the fun way!	(1) music tent	100 people	River Run Events Plaza	River Run Gondola Lot	Free Event	Restrooms available in River Run Village in Silvermill and Buffalo Courtyards. Trash will be patrolled by KNC Village Ops. and taken to WM resort dumpsters.	No	No town property utilized / no road closures / no traffic control	No	Yes	Yes	Yes	small	Maja Russer, Keystone Neighbourhood Company 970.423.8996 maja@keystone.neighbourhood.com



THIS LICENSE MUST BE POSTED IN PUBLIC VIEW

TOWN OF KEYSTONE

TOWN CLERK'S OFFICE

1628 STS. JOHN RD

KEYSTONE, CO 80435

ALCOHOLIC BEVERAGE LICENSE

STATE LICENSE # 13-3764-0000

**Keystone Neighbourhood Company
dba Keystone Neighbourhood Company
140 Ida Belle Dr Ste F4
Keystone, CO 80435**

Type of License
Optional Premises

License Expires
May 13, 2025

A handwritten signature in blue ink that reads "Kenneth D. Riley".

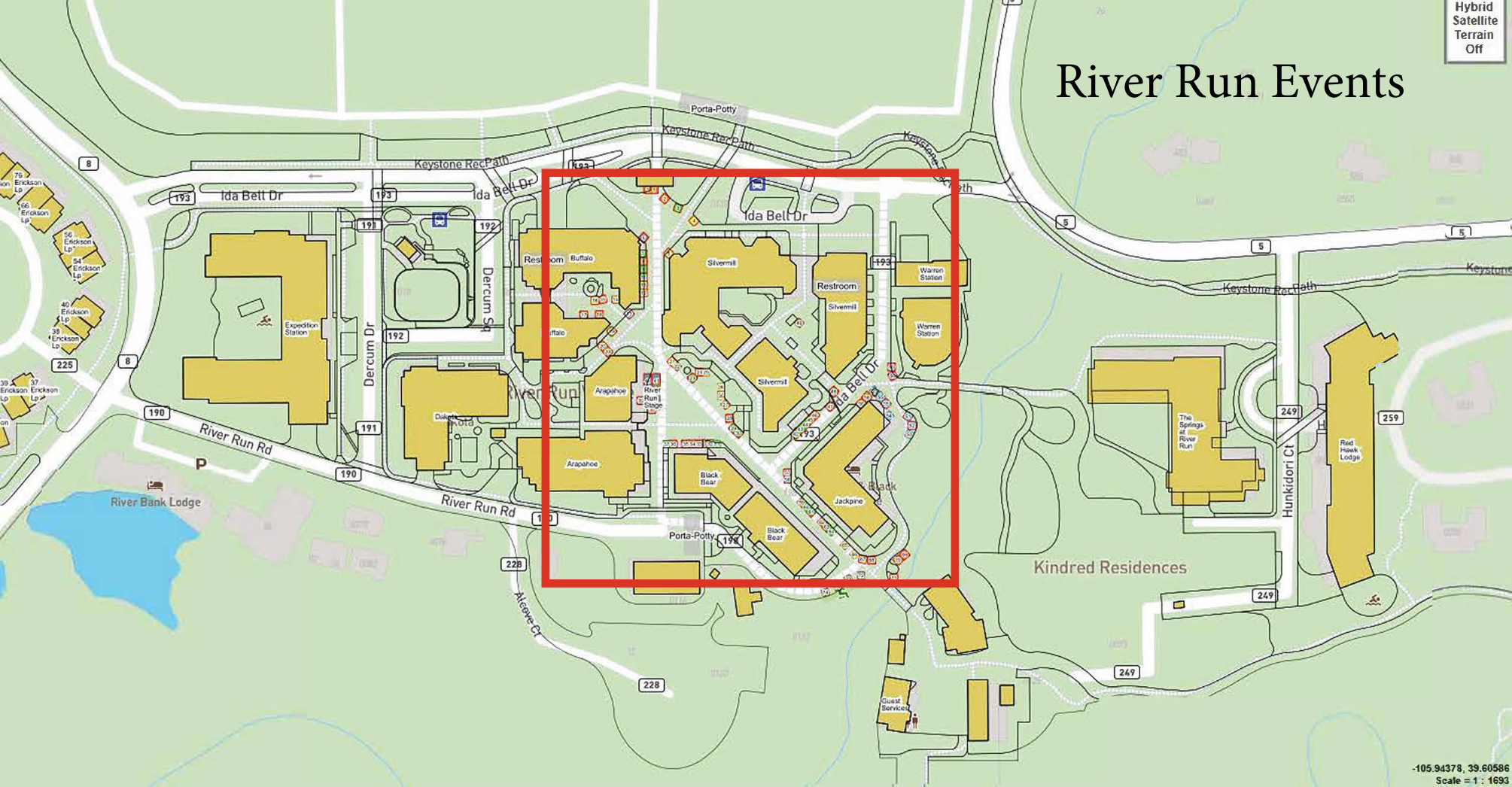
Kenneth D. Riley, LMLA Chair

A handwritten signature in blue ink that reads "Madeleine Sielu".

Madeleine Sielu, Town Clerk

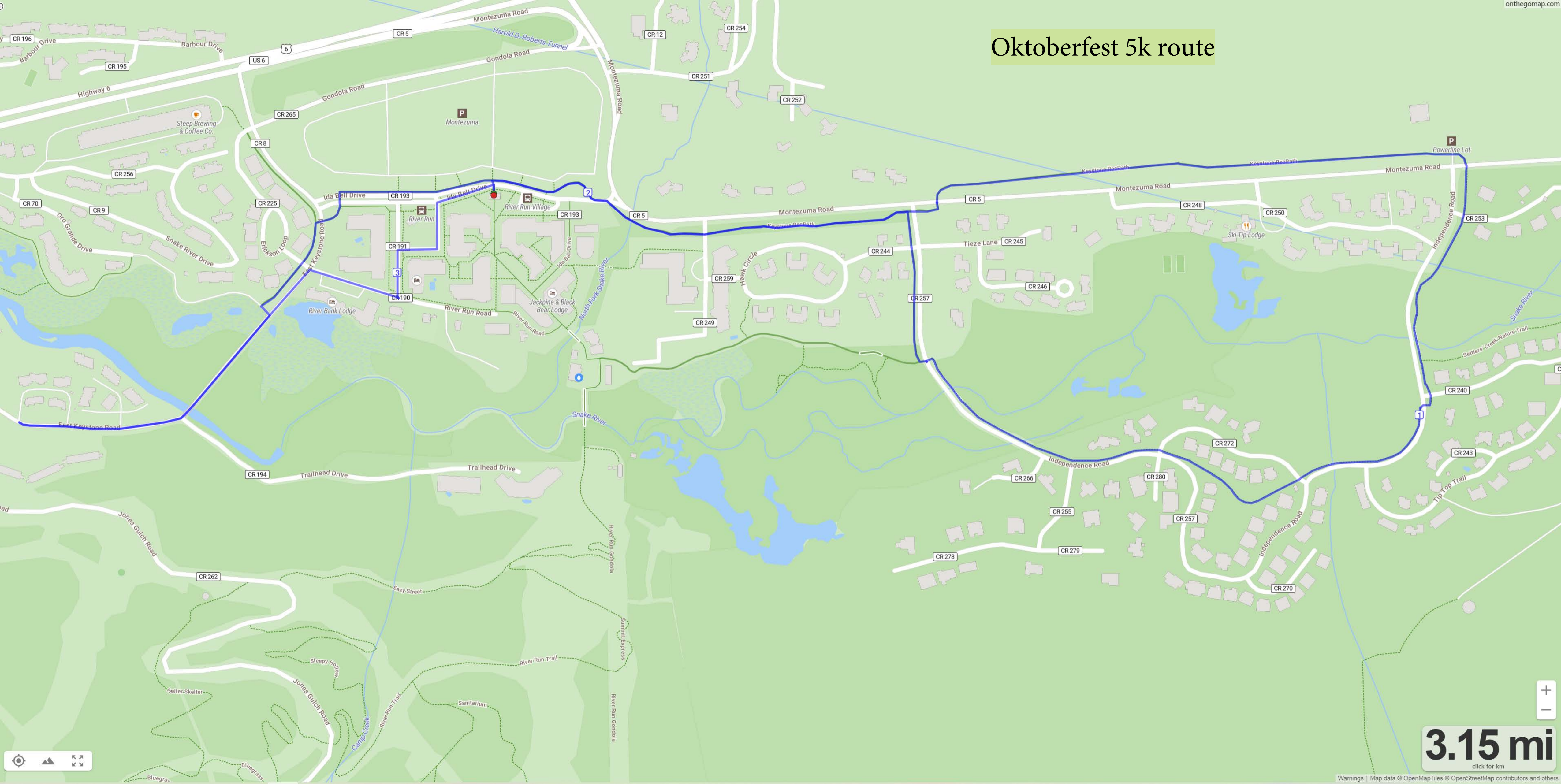
THIS LICENSE IS ISSUED SUBJECT TO THE LAWS OF THE STATE OF COLORADO AND ESPECIALLY UNDER THE PROVISIONS OF TITLE 44, ARTICLES 4, 3, CRS 1973, AS AMENDED AND THE ORDINANCES OF THE TOWN OF KEYSTONE, INsofar AS THE SAME MAY BE APPLICABLE.

River Run Events



Kindred Residences


Oktoberfest 5k route



3.15 mi
click for km



Event Announce Notice to River Run Residents

[View email](#) 

Recipients

926

Audience

KNC Members' Info Updated 2024

Subject

Notice of Upcoming Events in River Run Village...

Status

Sent | Mon January 27, 2025 3:25 pm

ATTENTION KNC HOMEOWNERS:

2025 EVENT SCHEDULE IS ANNOUNCED

SEE THE FOLLOWING EMAIL FOR THE SCHEDULE OF EVENTS TAKING PLACE IN RIVER RUN VILLAGE



NOTICE OF UPCOMING 2025 EVENTS IN RIVER RUN VILLAGE AT KEYSTONE

Subject: Notice of Upcoming Events: Important Information for Residents

Dear Keystone Residents,

We are writing to inform you of the 2025 event schedule that will take place in River Run Village. Please review the details below:

2025 River Run Village Schedule of Events:

March 4th | Keystone Mardi Gras Celebration & Gumbo Cookoff

March 8th & 9th | Keystone's Peaks & Beats Concert Series

June 21st & 22nd | Keystone Bacon & Bourbon Festival

July 5th | Keystone Stars & Guitars

July 12th & 13th | Keystone Wine & Jazz Festival

July 18th - 20th | River Run Art Festival at Keystone

August 2nd & 3rd | Keystone's 28th Annual Bluegrass & Beer Festival

August 16th | Mountain Town Music Festival

August 30th (Labor Day Weekend) | Keystone's Oktoberfest

These events are expected to draw a large number of visitors. We appreciate your understanding and cooperation as we work to ensure the success of these events while minimizing their impact on our community. Should you have any questions or concerns, please feel free to contact: events@keystoneneighbourhood.com

Thank you for your attention, and we look forward to hosting these events at Keystone! For more information visit: www.keystoneneighbourhood.com