

Special Use Permit

Permit No.	PL20210018
Project Name:	CR 68 Guest Ranch
Permittee:	William Uhl
Property Owner:	UHL, WILLIAM T & JODIE H (JT)
Type of Use:	Special Use Permit - Recreation
Property Address:	40343 County Road 68
Legal Description:	PT OF TR 38 AKA PT OF E2SW4 SEC 1-6-87 SMR TOTAL: 60.35 AC

Conditions of Approval:

General Conditions:

1. The SUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 5 and 6.
 2. Any complaints or concerns that may arise from this operation may be cause for review of the SUP, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
 3. In the event that Routt County commences an action to enforce or interpret this SUP, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
 4. Permits will be assessed an Annual Fee in accordance with the Fee Schedule in Appendix B of the Routt County Zoning Regulations.
 5. No junk, trash, or inoperative vehicles shall be stored on the property.
 6. This approval is contingent upon the acquisition of and compliance with any required federal, state and local permits. The operation shall comply with all federal, state and local laws.
- Copies

of permits or letters of approval shall be submitted to the Routt County Planning Department prior to the commencement of operations.

7. Fuel, flammable materials, or hazardous materials shall be kept in a safe area and shall be stored in accordance with state and local environmental requirements.
8. All exterior lighting shall be downcast and opaquely shielded.
9. All trash shall be stored either inside a garage or inside Interagency Grizzly Bear Committee (IGBC) certified receptacles.
10. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in compliance with the County's Insurance and Surety Requirements policy then in effect. The certificate of insurance shall include all permit numbers associated with the activity and Routt County shall be named as an additional insured. Permittee shall notify the Routt County Planning Department of any claims made against the policy.
11. Accessory structures/uses associated with this permit may be administratively approved by the Planning Director, without notice.
12. Any proposal to change the terms and conditions of a permit shall require a new permit.
13. The Permittee shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act as amended in 2013 and Routt County noxious weed management plan.

Specific Conditions:

14. The Special Use Permit (SUP) is valid for the life of the use provided it is acted upon within one year of approval.
15. The SUP is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application.
 - a. Three guest cabins, limited to 260 square feet in interior area that do not contain plumbing.
 - b. Each guest cabin may accommodate a maximum of two guests at any one time.
 - c. One common building containing two guest bathrooms, a guest kitchen, a guest laundry machine, and a secondary dwelling unit to house onsite manager.
 - d. Hiking, biking, outdoor activities, and agricultural activities are uses available to guests.
16. Any structures deemed to be non-conforming without this permit must be removed, converted to a conforming use, or seek the necessary permit to allow the structures if this permit ceases to exist.

