



## **ADMINISTRATIVE PERMIT - RENEWAL**

**Project Name:** Sleigh and Wagon Rides at Steamboat Lake Outpost

**Permit Number:** PL20220054

**Permittee:** Jones Outpost Holding, LLC – Ben Simms

**Address:** 60880 County Road 129  
Routt County, CO 80428

**Property Owner:** Jones Outpost Holding, LLC

**Legal Description:** PT OF SW4NW4NW4 & PT OF NW4SW4NW4 SEC  
28-10-85 & PT OF E2E2NE4NE4 SEC 29-10-85 TOTAL 11.93A  
B722P324

**Location:** 0.55 miles east of Main St on 129 in Hahn's Peak Village

**Description of Use:** Permit renewal for Sleigh and Wagon Rides at Steamboat Lake Outpost

### **Conditions of Approval:**

#### **General Conditions:**

1. The Administrative Permit is contingent upon compliance with the applicable conditions of the Routt County Zoning Regulations including but not limited to Sections 5 and 6.
2. The Administrative Permit is limited to uses presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application.


3. Any complaints or concerns which may arise from this operation may be cause for review of the Administrative Permit, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
4. In the event that Routt County commences an action to enforce or interpret this Administrative Permit, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
5. This permit is contingent upon any required federal, state and local permits being obtained and complied with; 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 operations.
6. All exterior lighting shall be downcast and opaquely shielded in accordance with Section 6.3 of the Routt County Zoning Regulations.
- ~~7. Prior to the issuance of the permit, the Permittee shall provide evidence of liability insurance in the amount of no less than \$1,100,000 per occurrence. Routt County shall be named as an additional insured on the policy. Permittee shall notify Routt County Planning Department of any claims made against the policy. Certificate of liability insurance shall include all permit numbers associated with the activity.~~
- 8. 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.**
9. Transfer of this Administrative Permit may occur only after a statement has been filed with the Planning Director by the transferee guaranteeing that they will comply with the terms and conditions of the permit. If transferee is not the landowner of the permitted area, Transferee shall submit written consent to the transfer by the landowner. Failure to receive approval for the transfer shall constitute sufficient cause for revocation of the permit if the subject property is transferred. Bonds, insurance certificates or other security required in the permit shall also be filed with the Planning Director by the transferee to assure the work will be completed as specified. Any proposal to change the terms and conditions of a permit shall require a new permit.
10. The permits/approval shall not be issued until all fees have been paid in full. Failure to pay fees may result in revocation of this permit. Permits/Approvals that require an ongoing review will be assessed an Annual Fee. Additional fees for mitigation monitoring will be charged on an hourly basis for staff time required to review and/or implement conditions of approval.

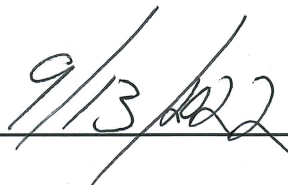
**Specific Conditions:**

11. The Administrative Permit is valid for ~~five (5)~~ **ten (10) years**.
12. Accessory structures/uses associated with this permit may be administratively approved by the Planning Director, without notice.
13. Sleigh rides are permitted to operate between November 21<sup>st</sup> and March 31<sup>st</sup> between the hours of 11 a.m. to 8 p.m. There shall be no more than four (4) sleigh rides per day.

14. Wagon rides are permitted to operate between June 1<sup>st</sup> and October 31<sup>st</sup> between the hours of 11 a.m. to 8 p.m. There shall be no more than four (4) wagon rides per day.
15. The applicant shall install advanced warning signs and crossing signs at the proposed RCR 129 crossing at the direction of the Road and Bridge Department.
16. Wagons and sleighs shall operate exclusively on Trail #1 (Larkspur easement) and Trail #2 (Parkside easement).
17. **Food service operation is currently licensed (Steamboat Lake Outpost) through 12/31/2022 via the onsite restaurant. Future food service shall be contingent on renewing this license.**

**Permit Issued by the Planning Director:**

  
\_\_\_\_\_  
**Kristy Winsor, Director**

  
\_\_\_\_\_  
**Date**

**ACCEPTED:**

  
\_\_\_\_\_  
**Permittee**

09/02/2022  
\_\_\_\_\_  
**Date**