

PL20230100

Administrative Permit

Permit No. PL20230100

Project Name: ROADSIDE FRUIT STAND

Permittee: DAVIS, LANCE & BECKY

Property Owner: SMITH, BARRY & DEBORAH (JT)

Type of Use: ADMINISTRATIVE PERMITS – RENEWAL

Property Address: 40115 BUMPY TRL, ROUTT, CO 80487

Legal Description: LOT 3 MORE RANCH SUBD F3 & 5.17 AC PORTION OF
LOT 1 STEAMBOAT SCHOOLS WEST EXEMPTION F1
LYING SOUTH OF HWY 40 TOTAL: 45.18 AC

Conditions of Approval:

General Conditions:

1. The permit is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 5, 6, and 8.
2. The permit 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.
3. Any complaints or concerns which may arise from this operation may be cause for review of the 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 permit, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
5. No junk, trash, or inoperative vehicles shall be stored on the property.
6. This approval 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.

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 maintenance, security, or exterior lighting shall be downcast and opaquely shielded, if required.
9. 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.
10. Accessory structures/uses associated with this permit may be administratively approved by the Planning Director, without notice.
11. Transfer of this 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.
12. The Permittee shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act as amended in 2013 and the Routt County Weed Management Guide. A weed mitigation plan shall be developed by the Permittee and reviewed and approved by the Weed Supervisor prior to issuance of the Special Use Permit

SPECIFIC CONDITIONS:

13. The Administrative Use Permit is valid for the life of the use provided it is acted upon within one year of approval. The Administrative Permit shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year (except for uses that a customarily operated seasonally or periodically).
14. The applicant shall comply with the conditions of Permit #308003 issued by the Colorado Department of Transportation (CDOT).
15. A sign permit is required for any new signage.
16. The hours of operation shall be seasonal from June through October on Friday, Saturday, & Sunday from 9:00 am to 7:00 PM.
17. All parking shall be on private property. No parking shall occur in the CDOT right of way.



136 6th St., Suite 200
Steamboat Springs, CO 80487
970-879-2704
www.co.routt.co.us/Planning

Permit Issued by the Routt County Planning Director:

Kristy Winsor, Planning Director

Date

ACCEPTED:

, Permittee

Date