

Conditional Use Permit

Permit No. PL20240063

Project Name: Nottingham Hunting Camp

Permittee: Snake River Outfitter, LLC c/o Thomas Patrick Grieve and Michael Nottingham

Property Owner: NOTTINGHAM LAND & LIVESTOCK

Type of Use: Conditional Use Permit - Recreation
(Guided Tours – Large)

Property Address: 52255 COUNTY ROAD 80, ROUTT, CO 80487

Legal Description: LOTS 1 THRU 4, S2N2, E2SW4, SE4 SEC 1-8-87
LOTS 1 THRU 4, S2NW4, N2SW4 SEC 2-8-87
ALL OF SEC 12-8-87, LESS W2NW4
TOTAL 1480A B765P1320

Conditions of Approval:

1. The CUP approval is contingent upon compliance with all applicable provisions of the Routt County Unified Development Code.
2. Any complaints or concerns that may arise from this operation may be cause for review of the CUP, 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 CUP, 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 maintained by the Routt County Planning Department.
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 indoors 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. The 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. Transfer of this CUP 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 for 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.
13. The Permittee shall prevent the spread of weeds to surrounding lands and comply with the most current version of the Colorado Noxious Weed Act and Routt County regulations for noxious weeds.

Specific Conditions:

14. The Conditional Use Permit (CUP) is valid for the life of the use provided it is acted upon within one year of approval. The CUP shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year. If the permittee anticipates not operating for a season, the permittee shall inform the Planning Department of such circumstances.
15. The CUP 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. Hours of operations shall be 7 days per week, September 1st – November 1st. The approved project plan consists of:
 - a. Pilot camp supports up to six clients; up to three total guide and security employees
 - b. Up to four sleeping cabins; up to two canvas tents, one bath house, one gathering place
 - c. Onsite guide and visitor parking, 24-hour onsite security employee RV parking
 - d. Hunting & Staging area
 - e. Accessory storage structures directly associated with the above uses
16. Any required permits from the Routt County Environmental Health Department or Regional Building Department shall be obtained and any inspections completed before the permit is issued.
17. At any given time, one employee shall be first aid certified and be trained on emergency procedures. Radios or cell phones shall be provided to guides in case of emergency.
18. Any accidents requiring emergency services shall be reported to the Planning Department within 72 hours.

19. Guides shall be aware of where property lines are and there shall be no trespass onto adjacent properties. Permittee shall educate clients regarding the location of adjacent properties and shall prevent clients from trespassing onto adjacent properties.
20. All advertising for the guided hunting operation shall clearly identify the permit number, PL20240063.

Permit Issued by the Routt County Planning Commission:

Steve Warnke, Chair

Date

ATTEST:

Jenny L. Thomas, Routt County Clerk and Recorder

Date

ACCEPTED:

Thomas Patrick Grieve, Permittee

Date

Michael Nottingham, Permittee

Date