

**CONDITIONAL USE
PERMIT
Routt County
Planning Commission**

Permit No.: PP2004-017

Project Name: Little Snake County Shop

Permittee: Routt County

Address: Box 773598
Steamboat Springs, CO 80477

Property Owner: Routt County

Legal Description: 5-acre Tract in Part of NW4NW4 Section 16,
Township 12 North, Range 88 West

Location: Adjacent to and south of the Wyoming State Line

Description of Use: Construction of One (1) maintenance
shop/equipment storage and office building

Period of Permit: Life of Use


**Routt County Planning Commission
Approval Date:** June 3, 2004

Conditions of Approval:

1. The Conditional Use Permit is limited to uses and facilities presented in the original project plan. Any additional uses or facilities must be applied for in a new or amended application.
2. Any complaints or concerns which may arise from this operation may be cause for review of the Conditional Use Permit, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
3. The operator shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act and Routt County noxious weed management plan.
4. No junk, trash, or inoperative vehicles shall be stored or allowed to remain on the property

5. The Conditional Use Permit is valid for life of use.
6. The 100' X 40' building shall meet setback requirements through an approved variance by the Board of Adjustment.
7. All applicable standards set forth by the Routt County Building Department, Colorado Department of Health, the Routt County Department of Environmental Health and Routt County Zoning Resolution shall be complied with. The operation shall comply with all Federal, State and local laws.
8. Fuel, flammable materials, or hazardous materials shall be kept in a safe area as approved by the Chief Building Inspector and Department of Environmental Health.
9. Any change in siting or dimension of buildings, will require a site plan review by the Routt County Planning Director.
10. Lighting shall be downcast and opaquely shielded and designed to include a motion detection system for minimal illumination of the working area.
11. A Stormwater Management Plan shall be submitted prior to any construction activities on the site.
12. This approval is subject to the approval of a Minor Development Subdivision Exemption for the purchase of the property from the Colorado State Land Board.
13. A setback variance application shall be submitted to the Routt County Board of Adjustment for consideration on the siting of the proposed structure before issuance of a building permit.
14. Water in the 10,000-gallon holding tank shall be made available for winter fire suppression.

Permit Issued by the Routt County Planning Director:

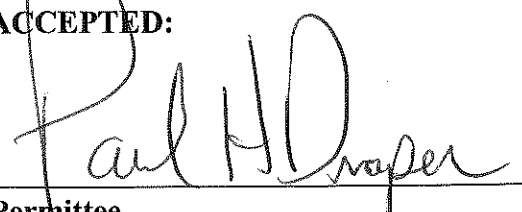


Caryn Fox

7-27-04

Date

ACCEPTED:



Permittee

7/27/4

Date