



Routt County

Planning Department

P.O. Box 773749
Steamboat Springs, CO 80477

(970) 879-2704
fax (970) 879-3992

ADMINISTRATIVE PERMIT

Project Name: SBA Cell Tower Amendment

Permittee: SBA Communications

Address: 5900 Broken Sound Parkway NW
Boca Raton, FL 33487

Property Owner: SBA Communications

Legal Description: Tract in SE1/4 NE1/4, Section 31, Township 7 North, Range 88 West

Location: 6985 Homesteader Lane
Hayden, CO 81639

Description of Use: Construct a new utility building

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, 6, 8 and 9.
2. The Administrative 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 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. No junk, trash, or inoperative vehicles shall be stored on the property. Any existing junk, trash, or other stored or unused items shall be removed within two months of the issuance of the permit.
6. 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.
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 in accordance with Section 6.3 of the Routt County Zoning Regulations.
9. The permittee shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act and Routt County noxious weed management plan.
10. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in the amount of no less than \$1,000,000 per occurrence with either unlimited aggregate or a policy endorsement requiring notice to Routt County of all claims made. Routt County shall be named as an additional insured on the policy.
11. 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.

Specific Conditions:

12. The Administrative Permit is valid for the life of use.
13. Any land survey monuments on the site shall be recorded in the Colorado Land Survey Monument Records prior to commencement of mining, and if removed, shall be replaced following reclamation.
14. 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.
15. Revegetation of disturbed areas shall occur within one growing season with a seed mix which avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass seed mixes.
16. The issuance of the permit is contingent upon the Petitioner being granted a variance to construct the new utility building in the setback.
17. The issuance of the permit is contingent upon the Petitioner providing a surveyed site plan showing that the new building and berm will not be encroaching beyond the property lines.

Permit Issued by the Planning Director:

Chad Phillips, Director

Date

ACCEPTED:

Permittee

Date