



CONDITIONAL USE PERMIT

Routt County Planning Commission

Permit No.: PP2013-006 (replaces PP2011-046)

Project Name: Murphy-Larsen Ranch Owners' Clubhouse

Owner: Entelco Corporation; Alex Bork, representing

Address: 56015 Hannah's Way, Clark, CO

Type of Use: Recreational Facility, Outdoor- Rural

Legal Description: LOT 2, MURPHY-LARSEN RANCH SUBDIVISION 50.22A

Period of Permit: Life of Use

Planning Commission Approval Date: March 7, 2013

Conditions of Approval:

General Conditions:

1. The Conditional Use Permit (CUP) is valid for the life of the use provided it is acted upon within one year of approval. If not acted upon within one year of approval, the CUP may be extended administratively by the Planning Director without public notice. Administrative extensions shall be granted in one year increments and shall not exceed two years in total. The CUP shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year.
2. The CUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 5, and 6.
3. 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. Accessory structures/uses associated with this permit and other uses-by-right in the A/F zone district can be administratively approved by the Planning Director without public notice.
4. Any complaints or concerns which 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.
5. 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.
6. No junk, trash, or inoperative vehicles shall be stored on the property.

7. 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.
8. 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.
9. All exterior lighting shall be downcast and opaquely shielded.
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. Activity number must be listed on policy.
11. Permits/Approvals shall not be issued until all fees have been paid. 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.
12. Revegetation of disturbed areas with a seed mix that avoids the use of aggressive grass seed mixes shall occur within one growing season. See the Colorado State University Extension Office for appropriate grass seed mixes.

Specific Conditions:

13. The facilities presented in this application are to be used exclusively by Murphy-Larsen Ranch homeowners, their families, and guests. The facility shall not be open to public or commercial use.
14. Construction of a residential dwelling on Lot 2 shall not be permitted.

Permit Issued by the Routt County Planning Commission:

Jay Gallagher, Chairman

Date

ACCEPTED:

Permittee

Date