

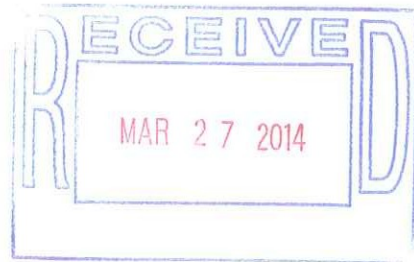


Routt County

Planning Department

P.O. Box 773749
Steamboat Springs, CO 80477

(970) 879-2704
fax (970) 879-2002



ADMINISTRATIVE PERMIT PP2014-004 (renewal of PP2008-021)

Project Name: Davis Family Farms- Peaches N More

Permittee: Davis Family Farm, Lance Davis
NANA'S Fruit & Jam Shack, LLC

Address: 3673 G 7/10 Road
Palisade, CO 81526

Property Owner: Mary M. Barber, Spousal Trust

Legal Description: Point of Lot 8 and .45 acres of Lot 9 in Section 2, Township 6 North and Range 85 West.

Location: Abutting US Highway 40 across from County Road 42.

Description of Use: Roadside Fruit Stand

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 and 8.
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.
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. 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.
8. 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:

1. The Administrative Permit is valid for 10 years.
2. 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.
3. The applicant shall comply with the conditions of Permit #308003 issued by the Colorado Department of Transportation.
4. A sign permit is required for any new signage.
5. All permits are subject to annual fees.
6. The hours of operation shall be from June through October, Friday-Sunday 9:00 am to 7:00 pm.

7. All parking shall be on private property. No parking shall occur in the CDOT right of way.

Permit Issued by the Planning Director:



Chad Phillips, Director

3/21/14
Date

ACCEPTED:



Permittee

3-25-14
Date