



SPECIAL USE PERMIT

Routt County, Colorado

Permit No. PL-20-184

Project Name: Vista Verde Guest Ranch

Permittee: CJJ Family Holding, Inc.

Address: 58000 Cowboy Way
Clark, CO 80428

Type of Use: Amendmennt to Special Use Permit PP2013-045 to Change Permit Boundary to add 35 acres and use of single-family residence for guests

Legal Description: Tracts in Sections 4,5,7&8 Townships 9 North, Range 84 West

Period of Permit: Life of Use

Board Approval Date: March 9, 2021

Conditions of Approval:

General Conditions:

1. The Special Use Permit (SUP) is valid for the life of the use. The SUP shall be deemed to have automatically lapsed is the uses permitted herein are discontinued for a period of one (1) year.
2. The SUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 4, 5 and 6.
3. The SUP 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.
4. Any complaints or concerns which may arise from this operation may be cause for review of the SUP, 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 SUP, the substantially prevailing party shall be entitled to recover its costs is 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.
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.

Specific Conditions:

11. A transportation plan that includes provisions for shuttle service for guests and employees shall be submitted to and approved by the Planning Director prior to the issuance of any building permits for new facilities approved herein.
12. An onsite wastewater system permit shall be obtained from the Routt County Environmental Health Department or the State of Colorado, as applicable, prior to the issuance of a building permit for the expansion of the lodge/restaurant building. In the event that flows exceed 2000 gpd and such system requires a permit from the State of Colorado, a SUP shall be obtained from Routt County prior to the systems installation.
13. The SUP does not grant permission for use of the Routt National Forest lands. Such permission and appropriate permits shall be obtained from the Forest Supervisor prior to any guest ranch activities on or uses of forest lands.
14. Written confirmation from The Nature Conservancy that the new structures meet the terms and conditions of their conservation easement shall be obtained and provided to the Planning Department prior to the issuance of building permits for these facilities.
15. The Planning Director may approve the owners' home site plan or minor improvements and/or additions to the SUP that do not cause an increase in guest or employee numbers, traffic and other off-site impacts. Requests for such approval shall be in detailed written form accompanied by a site plan and any other applicable information as requested by Planning staff.
16. The arena and hay storage barn architecture shall be typical of other agricultural structures located on the site and surrounding area.
17. All livestock feed shall be protected from wildlife.
18. Any new fencing shall be constructed in compliance with Colorado Division of Wildlife (DOW) recommendations.
19. The owner shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act and Routt County noxious weed management plan.
20. Domestic predators shall be kept under their owner's control at all times and shall not be allowed to run at large.
21. Trash receptacles be bear and rodent-resistant.
22. Revegetation of disturbed areas with a seed mix that avoids the use of aggressive non-native grass seed mixes and shall occur within one growing season.

23. A maximum of 54 guests may be housed at the ranch under its current configuration. Accommodations for additional guests would be subject to Specific Condition 15, above.
24. Any and all uses conferred upon this 35 acre parcel (PIN: 920074001) above and beyond the uses by right in the AF zone district are strictly for those uses as they relate to the Vista Verde Guest Ranch. In the event this 35 acre parcel is sold independently from Vista Verde Guest Ranch all uses shall revert to only those uses allowed in the AF zone district.


Permit Issued by the Routt County Board of Commissioners:

DocuSigned by:
 3/18/2021
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Timothy V. Corrigan, Chair **Date**

ATTEST:

DocuSigned by:
 3/18/2021
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Kim Bonner, Routt County Clerk and Recorder

ACCEPTED:

DocuSigned by:
 3/18/2021
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_____, **Permittee** **Date**

Printed Name: Ben Martin
Title: General Manager