



# APPLICATION FORM: LAND USE & ZONING

Activity No. _____		OFFICE USE	
Base Fee \$ _____	Receipt No. _____		
Received By _____	Date _____		
Deemed Complete By _____	Date _____		

I. PROJECT NAME \_\_\_\_\_

## II. TYPE OF REVIEW

This application form must be accompanied by the applicable submittal checklist.

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Minor Use Permit                                  | <input type="checkbox"/> Administrative Permit         | <input type="checkbox"/> Site Plan Review           | <input type="checkbox"/> Conditional Use Permit (CUP) |
| <input type="checkbox"/> Sign Permit                                       | <input type="checkbox"/> Water Body Setback Permit     | <input type="checkbox"/> Pre-Application Conference | <input type="checkbox"/> Special Use Permit (SUP)     |
| <input type="checkbox"/> Special Event Permit                              | <input type="checkbox"/> Floodplain Development Permit | <input type="checkbox"/> Zoning Amendment/Rezoning  | <input type="checkbox"/> Conceptual PUD               |
| <input type="checkbox"/> Administrative Amendment to CUP/SUP/PUD/Site Plan | <input type="checkbox"/> Variance                      | <input type="checkbox"/> Final PUD                  |   |

## III. APPLICANT

Name CJS Family Holdings, Inc.  
 Mailing Address PO Box 770465  
 City STEAMBOAT SPRINGS State CO Zip 80477  
 Phone 970-879-6846 Email ben@vistaverde.com  
 Representative / Primary Contact Ben Martin  
 Mailing Address Same as above  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ Email \_\_\_\_\_

## IV. PROPERTY OWNER

Name Chris and Laura Jones  
 Mailing Address 1314 E. FOREST AVE.  
 City WHEATON State IL Zip 60189  
 Phone 630-740-6510 Email chrisjonesvrp.com

## V. PROPERTY INFORMATION

Property Address 58000 Cowboy Way  
 General Location 7 miles east of Clark, CO off Seedhouse Rd.  
 Legal Description (may be attached) TR OF LAND IN PT OF TR 41 SECTIONS 7 & 8 & PT OF LOT 15 6-9-84  
 Parcel Identification No. (PIN) 920074001 Property Size (acres) 3.5  
 Current Use Residential Zoning \_\_\_\_\_  
 Proposed Use Guest Ranch

TOTAL 35A

## VI. SIGNATURES

This application form must be signed by both the applicant and legal owner of the property. Attach additional pages if necessary.

By signing below, the applicant acknowledges that all information contained on this application form and within accompanying submittals are true and correct and agrees to pay all required fees associated with this application. The base fee is intended to cover the estimated minimum staff hours to process the application. Any additional staff hours will be assessed at \$134 per hour. The applicant signing below is responsible for all additional hourly fees. Failure to pay fees may result in revocation of a permit/approval.

Applicant's Signature [Signature] Print/type name of applicant CHRISTOPHER JONES / Laura Jones

By signing below, the property owner authorizes the applicant to petition Routt County for approval of the submitted application.

Property Owner's Signature [Signature] Print/type name of property owner CHRISTOPHER JONES / Laura Jones

C.J.J. Family Holdings, Inc., doing business as Vista Verde Guest Ranch, would like to request that our Special Use Permit be amended to include the owner's home as part of our pool of lodging units available to our guests, as part of our all-inclusive offering. With the advent of the Covid-19 pandemic, the need to proactively space our guests appropriately has changed, and the owner's home would provide another option for guests who are concerned about staying in close proximity to other guests in adjacent units. A few items of note:

1) We are not requesting an increase in capacity. Our complimentary facilities will not allow for an increase in capacity, so adding this unit will inherently need to be for social distancing purposes only.

2) We will offer our full package in conjunction with the use of the unit.

3) From an infrastructure standpoint, this unit is already self-sustained. It has its own septic and water, power, and parking. So, it will potentially decrease the use of other ranch systems.

As part of the all-inclusive package already in place, guests will be provided with meals, activities, housekeeping, and any concierge services offered to all guests on the ranch. Guests may also choose a package that allows them to remain isolated from the other guests and staff. Again, the impetus for adding the unit is to accommodate the "new normal" in terms of social distancing and the expectations and concerns of our guests.

The owner's house is 8,732 square ft. and has a large garage with 4 spaces. There are also 2 spaces outside for more vehicles, and multiple spaces by the barn. It has 6 bedrooms, 5 ½ baths, a full kitchen and living spaces. The house can comfortably accommodate 10-12 people.

We currently maintain the unit for the owners use, though their use has been limited in the past few years, and our current situation requires us to think differently and utilize our current assets more creatively. Therefore, we respectfully request permission to graft this unit into our current menu of lodging offerings at the ranch. Thank you for your consideration.

Ben Martin  
General Manager  
Vista Verde Guest Ranch



# **ROUTT COUNTY**

Board of County Commissioners

P.O. Box 773598  
Steamboat Springs, CO 80477

(970) 879-0108  
fax (970) 879-3992

## **SPECIAL USE PERMIT**

**Routt County, Colorado**

**PERMIT NO.:** PP2013-045

**PROJECT NAME:** Vista Verde Guest Ranch

**PERMITTEE:** Vista Verde Guest Ranch, Inc.

**ADDRESS:** PO Box 770465  
Steamboat Springs, CO 80477-0465

**TYPE OF USE:** Special Use Permit for guest ranch operations in accordance with the 2007 Vista Verde Master Plan and recreational uses including fishing, hunting, backpacking, horseback riding, pack trips, river boating, mountain biking, ballooning, rock climbing, ski touring, traditional western social activities, dog sledding, children's activities and other similar uses.

**LOCATION/LEGAL DESCRIPTION:** Tracts in Sections 4, 5, 7 & 8, Township 9 North, Range 84 West

**DATE OF BOARD APPROVAL:** December 10, 2013

**PERIOD OF APPROVAL:** Life of Use

### **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 if 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 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.
8. Fuel, flammable materials, or hazardous materials shall be kept in a safe area and shall be store 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 and provided to the Planning Department prior to the issuance of building permits for these facilities.
14. Written confirmation from The Nature Conservatory 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 permittee shall comply with the requirements and guidelines of the Colorado State Forest Service and other applicable agencies in regard to wildland fire mitigation measures.

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 shall 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.

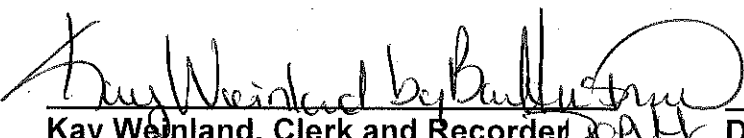
23. A maximum of 54 guests may be housed at the ranch under its current configuration. Accommodations for additional guests would be subject to Specific Condition 15, above.

PERMIT ISSUED BY THE ROUTT COUNTY BOARD OF COMMISSIONERS:

  
\_\_\_\_\_  
Timothy V. Corrigan, Chair

3/10/2014  
\_\_\_\_\_  
Date

ATTEST:

  
\_\_\_\_\_  
Kay Weinland, Clerk and Recorder *Deputy* 3/10/14  
\_\_\_\_\_  
Date

ACCEPTED:

  
\_\_\_\_\_  
Permittee 2/27/2014  
\_\_\_\_\_  
Date

**This permit may be subject to an Annual Fee:** 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.

# Vista Verde Ranch

VISTA VERDE RANCH  
496.04 ACRES

FUTURE HOME SITE #  
Sheet 6

FUTURE HOME SITE #  
Sheet 3

FUTURE HOME SITE #  
Sheet 4

FUTURE HOME SITE #  
Sheet 1

FUTURE TRAILS

FUTURE ROADS

THIS DRAWING IS RELATED TO OTHER  
FUTURE HOME SITES

EMERALD  
MOUNTAIN SURVEYS, INC.  
STEADFAST SPRINGS, COLORADO 80477  
910-879-1940  
WWW.EMERALDMOUNTAINSURVEYS.COM  
COPYRIGHT 2001, EMERALD MOUNTAIN SURVEYS, INC.

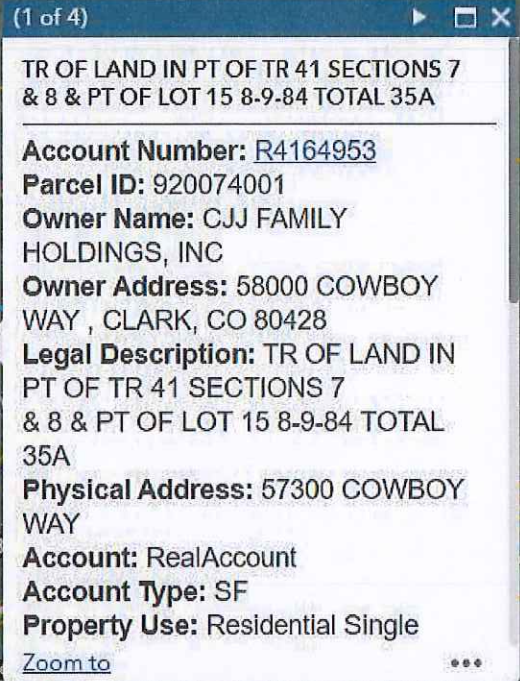
PREPARED FOR: Vista Verde Ranch  
Clark, Colorado  
80428

SCALE: 1" = 40'

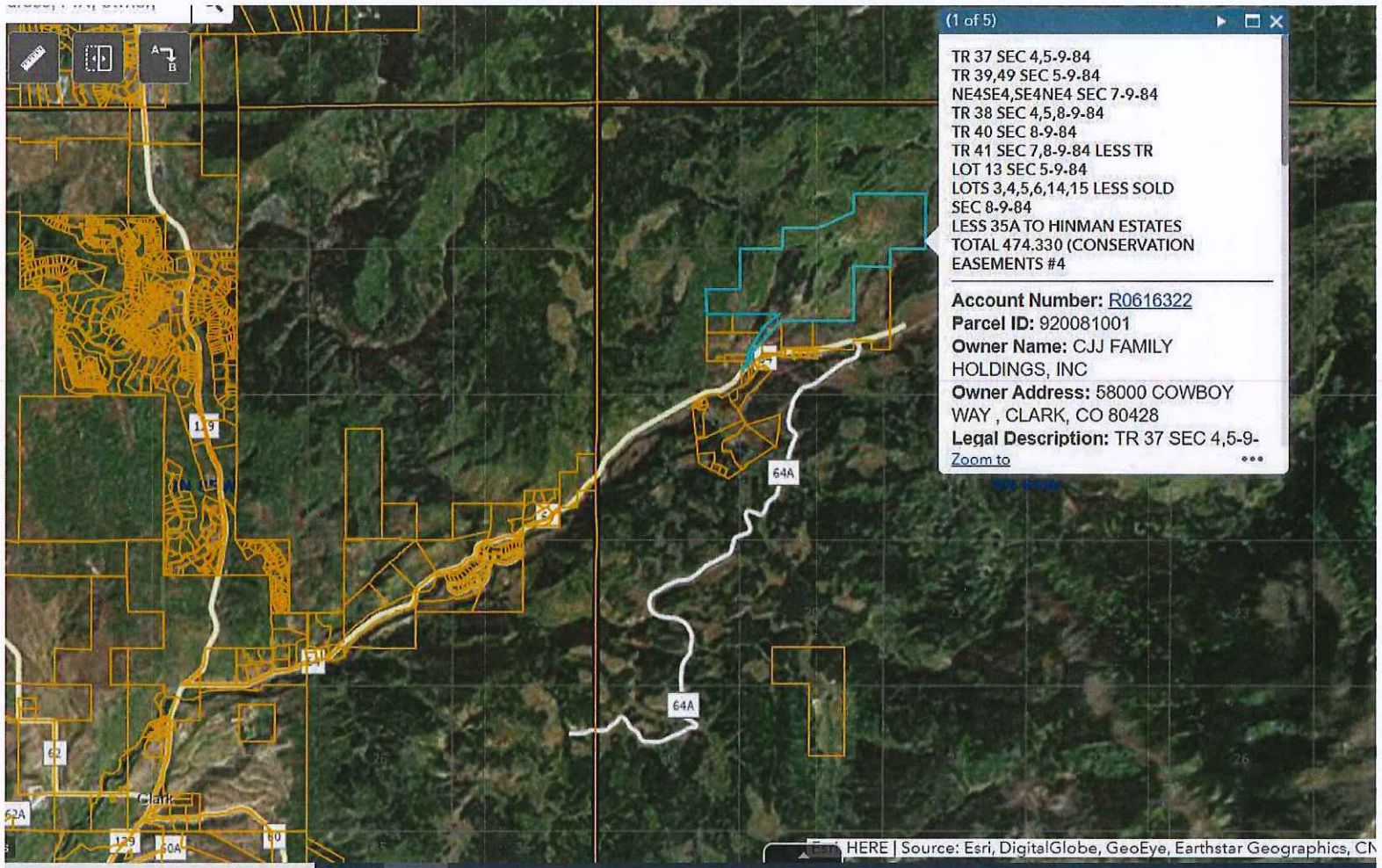
DATE: December 20, 2008

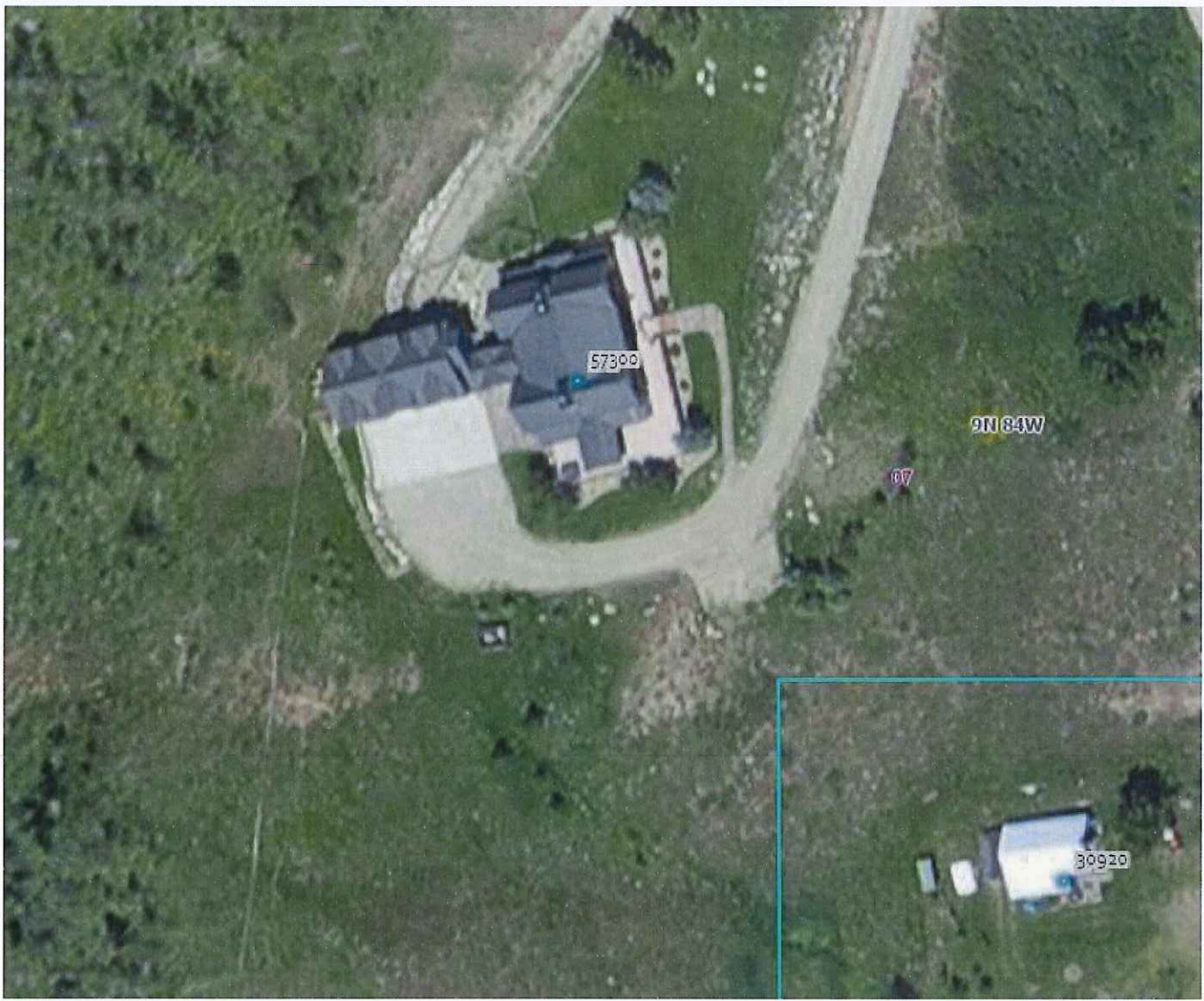
PROJECT NO.: 2251-1

SHEET NO.: 1 OF 4















**57255 Cowboy Way**  
**Clark, CO 80428**  
**ID: 920074003**

Diane Davis-Deckard – co-owner  
2120 Chesapeake Drive  
Ft. Collins, CO 80524

Don Adam – co-owner  
PO Box 263  
Oskaloosa, KS 66066

**30920 CR 64**  
**Clark, CO 80428**  
**ID: 920071002**

Terry Reeves  
PO Box 835  
Clark, CO 80428

10/25/2020

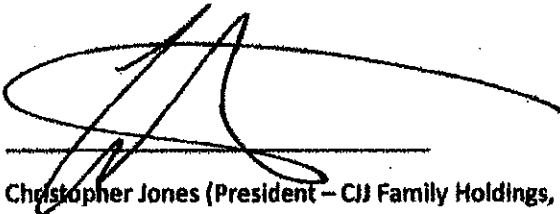
**Authority to Sign:**

CJJ Family Holdings, Inc. authorizes Ben Martin (General Manager of Vista Verde Guest Ranch) to sign on our behalf for any and all materials related to the SPU permit for the house located on 57300 Cowboy Way, Clark, CO.

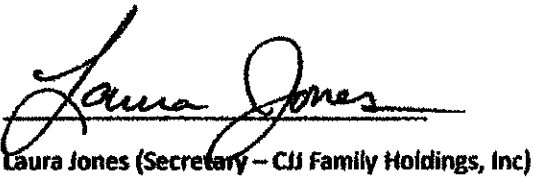
Should you have any questions, please let me know.

Thank you,

Christopher & Laura Jones



Christopher Jones (President – CJJ Family Holdings, Inc)



Laura Jones (Secretary – CJJ Family Holdings, Inc)

*Caroline P. Perry*

10/27/2020

