

Conditional Use Permit

Permit No. PL20220026

Project Name: Burgess Donham Bed and Breakfast

Permittee: James Burgess

Property Owner: RITA MARIE DONHAM & JAMES HENRY
BURGESS, TRUSTEES

Type of Use: Conditional Use Permit - General

Property Address: 27875 US Highway 40

Legal Description: THAT PT OF LOT 5 LYING S. OF HWY 40 &
N OF THE S BANK OF YAMPA RIVER
3-6-85 TOTAL 19.2A

Conditions of Approval

General Conditions:

1. The CUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 5, 6, and 8.13.
2. Any complaints or concerns that 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.
3. 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.
4. Permits will be assessed an Annual Fee in accordance with the Fee Schedule in Appendix B of the Routt County Zoning Regulations.
5. No junk, trash, or inoperative vehicles shall be stored on the property.
6. This permit is contingent upon the acquisition of and compliance with any required federal, state and local permits.; 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 commencement of 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.
9. All trash shall be stored to prevent wildlife intrusion and it is recommended either inside a garage or inside Interagency Grizzly Bear Committee (IGBC) certified receptacles

10. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in compliance with the County's Insurance and Surety Requirements policy then in effect. The certificate of insurance shall include all permit numbers associated with the activity and Routt County shall be named as an additional insured. Permittee shall notify the Routt County Planning Department of any claims made against the policy.
11. Accessory structures/uses associated with this permit may be administratively approved by the Planning Director, without notice.
12. Transfer of this CUP 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 for 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.
13. The Permittee shall prevent the spread of weeds to surrounding lands and comply with the most current version of the Colorado Noxious Weed Act and Routt County regulations for noxious weeds.

Specific Conditions:

14. 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.
15. The CUP is valid for the life of the use provided it is acted upon within one year of approval. The CUP shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year.
16. Prior to operation, permittee shall submit to Routt County proof of a Sales Tax Account /License.
17. Any required permits from the Routt County Road and Bridge Department or Building Department shall be obtained and any inspections completed before operations commence.
18. The operations are year around, 7 days per week, eight guest capacity.
19. Section 8.13 Standards for Bed and Breakfasts shall be complied with. The owners son may act as on-site manager during the event that the owners cannot be present to accept guests.
20. The Routt County Assessor shall be permitted to inspect the property prior to commencing the operation to update the property inventory.

Permit Issued by the Routt County Planning Commission


Steve Warnke, Chair

7/18/22
Date

ACCEPTED


Permittees

5-8-23
Date