

RESOLUTION 2019-63

A RESOLUTION OF THE FRUITA CITY COUNCIL APPROVING A CONDITIONAL USE PERMIT TO OPERATE A VACATION RENTAL BY OWNER (BED & BREAKFAST) IN A COMMUNITY RESIDENTIAL ZONE LOCATED AT 717 EAST PABOR AVENUE.

WHEREAS, the property owner at 717 East Pabor Avenue has submitted an application for a Conditional Use Permit to operate a Vacation Rental by Owner (Bed & Breakfast) in a Community Residential zone, and

WHEREAS, the City of Fruita requires a Conditional Use Permit to operate a vacation rental by owner (Bed & Breakfast) in a Community Residential zone, and

WHEREAS, the Fruita Planning Commission held a public hearing on November 12, 2019 and recommended approval to the Fruita City Council of the Conditional Use Permit with conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE FRUITA CITY COUNCIL:

- A. The Conditional Use Permit to operate a Vacation Rental by Owner at 717 East Pabor Avenue is hereby approved subject to the following conditions:
 - 1. Lodger's tax be paid to the City of Fruita pursuant to Chapter 3.18 of the Fruita Municipal Code.
 - 2. Maintain a current City of Fruita business license.
 - 3. Limited to 4 bedrooms.
 - 4. All bedrooms shall contain fire and carbon monoxide alarms.
 - 5. Annual review of the Conditional Use Permit by the Fruita Code Compliance Officer.
 - 6. Compliance with all laws and regulations as applicable.
- B. The City Clerk shall record this Resolution with the Mesa County Clerk & Recorder's Office.
- C. Vested Rights established by the Fruita City Council for a period of three years, is hereby approved in accordance with Section 17.47 of the Fruita Land Use Code.
 - a. The City Clerk shall publish the required legal notice for vested rights which is no later than fourteen days after the adoption of this Resolution.
- D. If the Conditional Use is inactive for a period of 1 year or more the permit will be automatically revoked.

PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL

THIS 3RD DAY OF DECEMBER, 2019.

ATTEST:

City of Fruita

Margaret Sell, City Clerk

Joel Kincaid, Mayor