

**RESOLUTION 2020-05**

**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 825 EAST OTTLEY AVENUE.**

**WHEREAS**, the property owner at 825 East Ottley 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 January 14, 2020 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 825 East Ottley 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. 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 4<sup>TH</sup> DAY OF FEBRUARY, 2020.**

ATTEST:

City of Fruita

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Margaret Sell, City Clerk

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Joel Kincaid, Mayor