

RESOLUTION 2020-31

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO OPERATE
A VACATION RENTAL BY OWNER (BED & BREAKFAST) IN A COMMUNITY
RESIDENTIAL ZONE LOCATED AT 221 NORTH ELM STREET.**

WHEREAS, the property owner at 221 N. Elm Street 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 July 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 221 N. Elm Street 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. Certificate of Occupancy be issued before the business becomes operational.
 4. Limited to 2 bedrooms.
 5. All bedrooms shall contain fire and carbon monoxide alarms.
 6. Annual review of the Conditional Use Permit by the Fruita Code Compliance Officer.
 7. 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 4th DAY OF AUGUST, 2020.

ATTEST:

City of Fruita

Margaret Sell, City Clerk

Joel Kincaid, Mayor