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INSPECTION REPORT

Report Issued: Aug 08, 2023

Inspection Result: PASSED

Permit Number: PRNR230616

Issuance Date: Jul 07, 2023

Property Address: 45370 COUNTY ROAD 52, ROUTT, CO 80487;

Applicant: One80 Outdoors, IncColorado Carpentry

Contractor: Colorado Carpentry 415 Alpine Ct Steamboat Springs, CO 80487 (970) 367-6585

To construct: Hunting camp permitting for buildings that were constructed around 1974 and 2009.

One80 Outdoors, INC (dba: One80 Outfitters) operates a hunting and guiding business for big game in NW Colorado. Colorado Outfitter #: 0003199. Our only hunting lease is with Wolf Mountain Ranch, LLC (WMR) for approximately 18,500 acres. We operate out of WMR hunting camp facilities, 45370 RCR 52. WMR is partnered with Colorado Parks and Wildlife (CPW) in the CPW Ranching for Wildlife (RFW) program.

One80 Outdoors, Inc. employs six guides and one camp cook for a maximum of 35 days of big game hunting. The hunting calendar is from the first week of September to the third week of October (7 weeks; Per CPW regulation we cannot begin hunts until September 2 of each year). Our hunt week runs from Sunday afternoon when guests arrive, hunting Monday morning through Friday Morning, and all staff and guests are off the ranch by noon on Friday. We have 2 days between each hunt week to rest the property. Total hunt count for 2023 is 84 private hunters. This is 12 hunters per week for 7 weeks, including staff we will have a total of no more than 20 individuals in camp per 5-day hunt week. All individuals sign WMR and One80 Outfitters liability waivers before accessing the property. Hunting camp is not commercially occupied during the remainder of the year, and generally not used by the ranch family or personnel for any purpose other than a hunting camp. Hunting camp is closed for all winter months.

The building permit application is for the Wolf Mountain Ranch (WMR) Hunting Camp. Camp consists of 7 main buildings, 3 sleeping cabins/bedroom

only(216sqft.), cook cabin/ commons building (976sqft.), Bathhouse cabin (240sqft.), guide cabin/bedroom only(225sqft), staff cabin/bedroom only (160sqft.).

We also have an Ag building/ loafing shed, storage trailer on wheels, generator shed less than 120 sqft., old outhouse less than 120 sqft., and another storage shed less than 120 sqft., all exempt from permits.

On this day we have inspected your construction for **Building Final Inspection** and we find the following result of the inspection. If there are any questions, please call the inspector at the address below.

Comments: All guard rails and stairs are compliant, all clearances for heaters and fireplaces are OK as seen by manuals. All building department issues are address, final approved.

Corrections:

Sincerely,

Silas Ebbert
Inspector
sebbert@co.routt.co.us
(970) 870-5347