



Permit No:
PRNR230616

NEW COMMERCIAL BUILDING

Steamboat Springs, CO

Job Address	45370 COUNTY ROAD 52, ROUTT, CO 80487	ISSUED
Owner PIRTLAW PARTNERS, LTD. 1929 ALLEN PKWY FL 12 HOUSTON, TX 77019-2506		
Applicant One80 Outdoors, Inc 40480 Anchor Way Steamboat Springs, CO 80487 (970) 846-4145		
Contractor Colorado Carpentry 415 Alpine Ct Steamboat Springs, CO 80487 (970) 367-6585		
Legal Description of Property LAND IN 7-86: PT OF TRS 58, 59 & 61 SECS 4 & 5; LOT 8, PT OF LOTS 5-7 SEC 5; PT OF TRS 62-65 SEC 5; ALL OF SECS 6-8; LOTS 1-4 SEC 16; ALL OF SECS 17&18; PT OF TRS 98 & 99, LOTS 5-7, 13&14, SE4SW4 SEC 19; PT OF TR 98, E2 SEC 20; ALL OF SEC 21; LOTS 1-6, S2		Description of Work 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.

Parcel # 931071002		Type of Construction New	
Permit #	PRNR230616	Permit Types	New Commercial Building

Building Components:

Quantity	Units	Description	Unit Cost	Subtotal Cost
2249	SQ FT	New Commercial Building	\$0.00	\$0.00

Note: This Permit has been issued under the conditions that the Applicant and Owner shall conform to all adopted Local, State, and Federal regulations and the Approved Record Sets drawings. Permit is subject to being revoked at any time if violation of any provisions of said laws and ordinances occur. Applicant and Owner shall be responsible to call for all required inspections set forth in the provisions, regulations, and laws, and at minimum are required to call for progress inspections a minimum of once every 180-days to avoid permit suspension or revocation. The Applicant and Owner shall be responsible to complete all work and required inspections prior to the expiration date of Permit.

Todd Carr

Building Official
Routt County Building Department

SIGNED:

