

Conditional Use Permit

Permit No. PL20230043

Project Name: Hunting Camp - One80 Outfitters & Wolf Mountain Ranch

Permittee: One80 Outdoors, Inc & Wolf Mountain Ranch

Property Owner: PIRTLAW PARTNERS, LTD.

Type of Use: Conditional Use Permit - General

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

Legal Description: 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

Conditions of Approval:

General Conditions:

1. The CUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 5, and 6.
2. Any complaints or concerns that may arise from this operation may be cause for review of the CUP, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
3. In the event that Routt County commences an action to enforce or interpret this CUP, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
4. Permits will be assessed an Annual Fee in accordance with the Fee Schedule in Appendix B of the Routt County Zoning Regulations.
5. No junk, trash, or inoperative vehicles shall be stored on the property.
6. This permit is contingent upon the acquisition of and compliance with any required federal, state and local permits. The operation shall comply with all federal, state and

16. Any required permits from the Routt County Road and Bridge Department, Environmental Health Department, or Building Department shall be obtained and any inspections completed before operations commence.
17. All employees shall be first-aid certified and be trained on emergency procedures. Radios or cell phones shall be provided to guides in case of emergency.
18. Guiding operations may occur at any time that weather conditions permit access to the site.
19. Any accidents shall be reported to the Planning Department.

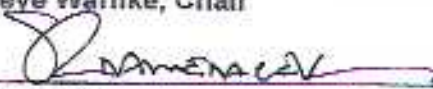
Permit Issued by the Routt County Planning Commission:



Steve Warnke, Chair

7/19/23

Date



Accepted:

7/25/23

Date



Accepted:

7-26-23

Date: