

January 30, 2025

JMS BEAR CREEK RANCH LLC  
130 CASUARINA CONCOURSE  
CORAL GABLES, FL 33143

**From:** Alan Goldich

**Re:** PL20240095, Special Use Permit, Buckethead Ranch SUP

We reviewed the application for completeness on January 30, 2025. The following is not a thorough review, but a list of the deficiencies we noted by which we deemed the application incomplete.

**Missing Submittal Requirements:**

- Statement of Authority – A Statement of Authority allowing Jose Smith to sign on behalf of JMS Bear Creek Ranch, LLC must be submitted. A template Statement of Authority is attached.
- Written Narrative – Please include the justification for why the permit boundary does not match the parcel lines.
- Site Plan – The following must be provided:
  - The permit boundary does not match the parcel lines. Please provide an explanation of why.
  - Site Plan of rifle range with contours and distances to property lines.
  - Locations of all trails and areas used for horseback riding, hiking, mountain bikes, ATVs, chuckwagon rides, overnight camping, snowmobiling, cross country skiing, tubing hill, downhill skiing, snowcat tours, and scenic special event locations.
  - Locations of the ranch house, cabin/yurt, airstream camper, tiny home, and RV hookups. These may be shown on the site plan however the terms used to describe them in the narrative do not match the terms on the site plan.
- Existing Conditions – The information provided on the revised site plan should satisfy this.
- Vicinity Map – This map needs more landmarks. Zoom out to show the Town of Hayden and label all of the County Roads in the area.
- Floor Plans – Please provide pictures of all structures used as part of the operation.
- Wildlife Mitigation Plan – Based on the narrative, it appears that high priority habitat exists on the property. A map of these areas, what species use the land, and what measures will be employed to mitigate impacts to the species must be submitted.
- Proof of Ownership - Deed or Property Record Card:

- Please add all of the subject parcels to the application. The deed provided does not match the parcel lines in GIS. This will have to be rectified by the GIS Department prior to Planning being able to confirm all required ownership documents have been submitted.
- Approval from the BLM to cross their property for commercial operations.
- Housing Plan – No information was provided about how many employees will be required to conduct all proposed operations. This needs to be provided as well as whether any housing is provided at the ranch for employees.

The applications shall only be considered complete when all of the above information is submitted. The review of the application will not begin until the application is considered complete.

Sincerely,



Alan Goldich, Senior Planner  
Routt County Planning Department