



**APPLICATION FORM: LAND USE & ZONING**

Activity No. <u>PL-18-188</u>	OFFICE USE
Base Fee \$ <u>400.00</u>	Receipt No. _____
Received By <u>ADJ</u>	Date <u>10/15/18</u>
Deemed Complete By <u>[Signature]</u>	Date <u>10/16/18</u>

**I. PROJECT NAME** RK Pet Ranch, Inc

**II. TYPE OF REVIEW**

*This application form must be accompanied by the applicable submittal checklist.*

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Minor Use Permit                                  | <input checked="" type="checkbox"/> Administrative Permit | <input type="checkbox"/> Site Plan Review           | <input type="checkbox"/> Conditional Use Permit (CUP)        |
| <input type="checkbox"/> Sign Permit                                       | <input type="checkbox"/> Water Body Setback Permit        | <input type="checkbox"/> Pre-Application Conference | <input checked="" type="checkbox"/> Special Use Permit (SUP) |
| <input type="checkbox"/> Special Event Permit                              | <input type="checkbox"/> Floodplain Development Permit    | <input type="checkbox"/> Zoning Amendment/Rezoning  | <input type="checkbox"/> Conceptual PUD                      |
| <input type="checkbox"/> Administrative Amendment to CUP/SUP/PUD/Site Plan | <input type="checkbox"/> Variance                         | <input type="checkbox"/> Final PUD                  |  |

**III. APPLICANT**

Name (Peggy) Mary Margaret + Musser (Haas)  
 Mailing Address 30265 Hwy 131  
 City Oak Creek State CO Zip 80467  
 Phone 970 846 0403 Email Musser Peggy @ Gmail.com

Representative / Primary Contact Peggy Musser  
 Mailing Address 30265 Hwy 131  
 City Oak Creek State CO Zip 80467  
 Phone 970 846 0403 Email Musser Peggy @ Gmail.com

**IV. PROPERTY OWNER**

Name Peggy Musser (Mary Margaret Musser Haas)  
 Mailing Address 30265 Hwy 131  
 City Oak Creek State CO Zip 80467  
 Phone 970 846 0403 Email Musser Peggy @ Gmail.com

**V. PROPERTY INFORMATION**

Property Address 30265 Hwy 131  
 General Location 7.5 miles South on 131 from intersection of Hwy 40 + 131  
 Legal Description (may be attached) TR IN TR 74 Less .03Ac Row 25-5-85 Total 17.69Ac  
 Parcel Identification No. (PIN) 946253001 Property Size (acres) 17.69  
 Current Use PP2006-018 Zoning A1F  
 Proposed Use Pet Boarding

**VI. SIGNATURES**

*This application form must be signed by both the applicant and legal owner of the property. Attach additional pages if necessary.*

By signing below, the applicant acknowledges that all information contained on this application form and within accompanying submittals are true and correct and agrees to pay all required fees associated with this application. The base fee is intended to cover the estimated minimum staff hours to process the application. Any additional staff hours will be assessed at \$120 per hour. The applicant signing below is responsible for all additional hourly fees. Failure to pay fees may result in revocation of a permit/approval.

Mary Margaret Musser  
 Applicant's Signature

Mary Margaret Musser  
 Print/type name of applicant

By signing below, the property owner authorizes the applicant to petition Routt County for approval of the submitted application.

Mary Margaret Musser  
 Property Owner's Signature

Mary Margaret Musser  
 Print/type name of property owner

**RK Pet Ranch, INC**

30265 Hwy 131

Oak creek, CO

October 15, 2018

Narrative for RK Pet Ranch

I am requesting an administrative amendment to the Special Use Permit PP2006-18.

RK Pet Ranch has successfully operated for the past twelve years. I would like to request a change to allow the permit as it exists in its entirety to be transferrable.

Thank you in advance for your time.

Sincerely,

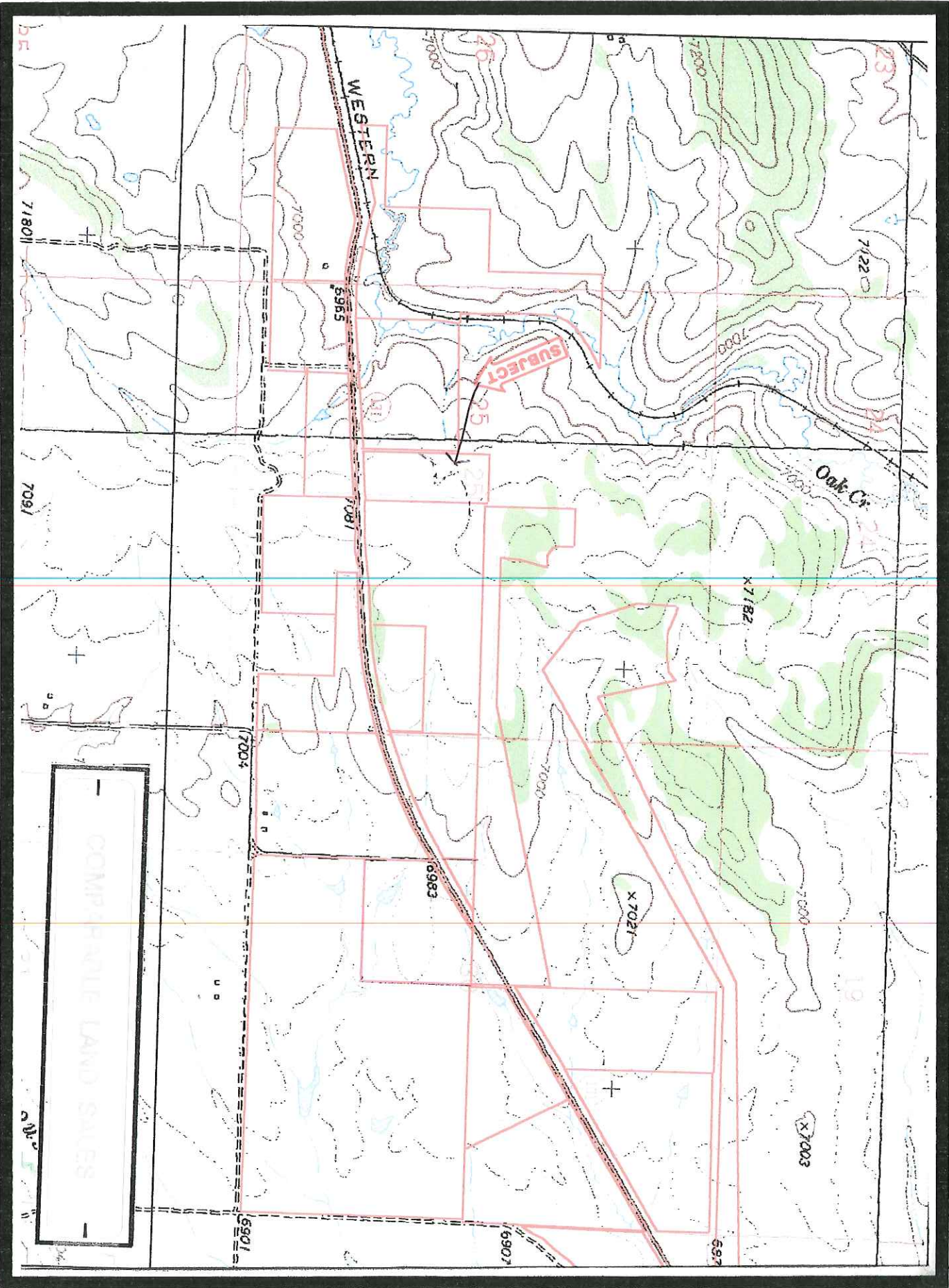


Peggy

Mary Margaret Musser (Haas)

Owner







**SPECIAL USE USE  
PERMIT  
Routt County  
Board of County Commissioners**

**Permit No.:** PP2006-018

**Project Name:** RK Ranch Kennel

**Permittee:** Ronald J. & Mary Margaret Haas

**Address:** 30265 Hwy 131, Oak Creek, CO 80467

**Property Owner:** Ronald J. & Mary Margaret Haas

**Legal Description:** Tract 74, Section 25, Township 5 North, Range 85 West.

**Location:** 18 miles south of Hwy 40 on Hwy 131, mile marker 61.4

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**Description of Use:** Commercial Dog Boarding for up to 24 dogs

**Period of Permit:** Life of use, non-transferrable

**Board of County Commissioners  
Approval Date:** July 11th, 2006

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**Conditions of Approval:**

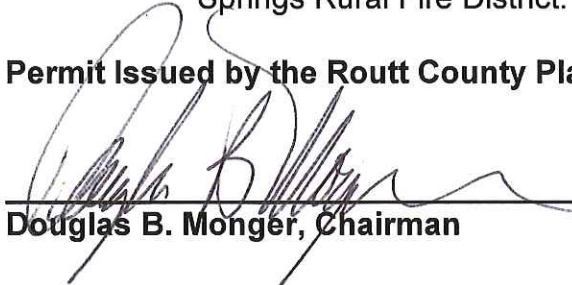
1. The Special Use Permit is limited to the operation as approved in this application, as presented at the Board of County Commissioners' July 11, 2006 public hearing. Any additional uses, facilities, or changes to the number of animals, must be applied for in a new or amended application.
2. Any complaints or concerns which may arise from this operation, including noise from the dogs or dogs at large, may be cause for review of the Special Use Permit, at any time, with amendment or addition of conditions, or revocation of the permit if necessary.
3. The operator shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act and Routt County noxious weed management plan.
4. In the event that Routt County commences an action to enforce or interpret this Special Use Permit, the substantially prevailing party shall be entitled to recover its costs incurred in such action including, without limitation, attorney fees.
5. No junk, trash, or inoperative vehicles shall be stored or allowed to remain on the property.



6. The Special Use Permit is valid for life of use provided it is acted upon within one year of approval.
7. The operation will be reviewed every year by Planning staff.
8. The permittee shall provide evidence of liability insurance, in the amount of no less than \$600,000 per occurrence with either unlimited aggregate or a policy endorsement requiring notice to Routt County of all claims made. Routt County shall be named as an additional insured on the policy.
9. All applicable standards set forth by the Colorado Department of Health and the Routt County Department of Environmental Health shall be complied with. The operation shall comply with all Federal, State and local laws. A facility of this type is permitted by the Colorado State Department of Agriculture and as such must meet minimum standards. The state inspects these types of operations on an annual basis.
10. Fuel, flammable materials, or hazardous materials shall be kept in a safe area as approved by the Chief Building Inspector and Department of Environmental Health. A list of hazardous and flammable materials and their location on site shall be provided to Planning Staff.
11. Lighting shall be downcast, shielded on top and sides, and shall be the minimum necessary for security. No general floodlighting of the dog housing area is permitted.
12. Any necessary State Permits for the Kennel shall be obtained and kept current. Operator must obtain a license from the Department of Agriculture in compliance with the Pet Animal Care Facilities Act (PACFA).
13. Applicant shall work with DOW to determine if other wildlife mitigation measures may be appropriate.
14. Animal wastes, carcasses, bones or other animal matter, as well as trash, materials, and debris, shall not be permitted to accumulate at the dog-housing site, nor shall such matter or materials be placed on the property in a manner that would allow their transport into any ditches, drainages, or creeks by natural forces. The method of disposal of such matter shall be subject to conditions as set forth by the Routt County Environmental Health Director and the Colo. Dept. of Health. Animal wastes and food carcasses shall be removed daily and placed in airtight containers and shall be disposed of at the landfill or other acceptable manner with sufficient frequency so that odors are not perceptible on the property. If wastes or carcasses are to be buried on-site, the owner must obtain Routt County Dept. of Environmental Health approval.
15. The owner/operator shall immediately quiet any barking or howling dogs, and shall prevent the dogs from running at large off the property.
16. The housing of dogs shall be limited to 24 dogs in individual suites, as presented at the Board of County Commissioners' July 11, 2006 public hearing.
17. Permit shall not be transferable.
18. Proposed structures must comply with the Routt County Building Department requirements and shall use building techniques and materials to mitigate noise, as proposed in the project narrative and as recommended by the Colorado Division of Wildlife.

- 19. Dogs will only be allowed outside one at a time and must be accompanied by a responsible employee or the petitioner. Two dogs from the same family will be allowed outside at the same time.
- 20. There shall be no sign on the property advertising the boarding kennel.
- 21. The permittee will be responsible for summer and winter maintenance of the roadway to the kennel, including dust mitigation if necessary.
- 22. The permittee shall comply with all requirements of the Steamboat Springs Rural Fire District.

**Permit Issued by the Routt County Planning Commission:**



Douglas B. Monger, Chairman

11/22/07  
Date

**ACCEPTED:**



Permittee

January 3, 2007  
Date



CRAIG SCHECKMAN  
946233001

ANDREW  
946252005

CRAIG SCHECKMAN  
946252003

KACHURA  
212800000

**BUFFALO TRAIL**

HOLLANDER  
212800026

SIDNEY PEAK RANCH LTD  
LIABILITY COMPANY  
212800012

SIDNEY PEAK RANCH LTD  
LIABILITY COMPANY  
212800027

**MARSHALL RIDGE**

CUNNINGHAM  
946252001

MOORE  
212800011

ROVIG  
212800010

KREISSIG  
946252004

BRENNER  
108200102

WILLE JR.  
946254001

**HAWKS VIEW LANE**

HAAS  
946253001

CROFTS  
946253004

BRENNER  
108200202

WILLE  
190000001

**COLORADO STATE  
HIGHWAY 131**

MC KUNE  
946254001

DUNCAN  
946253002

CHARLENE STEES  
LIVING TRUST  
946254003

GOSSMAN  
946254003

GOSSMAN  
190000002

HEITER  
946253003

**COUNTY ROAD 14D**

WESTBOUND  
HOLDINGS LLC  
116600002

CAMPBELL  
239100001

CAMPBELL  
239100002

HUBER  
131700005

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



QUIT CLAIM DEED

DOCUMENTARY FEE

DATE 4/12/96

\$ None

THIS DEED, Made this 11th day of April, 1996 between Mary Margaret Musser

of the County of Routt and State of Colorado, grantor, and Ronald J. Haas and Mary Margaret Musser Haas

whose legal address is P.O. Box 30265 Highway 131, Oak Creek, Steamboat Springs, CO 80467.

of the County of Routt and State of Colorado, grantees:

WITNESSETH, That the grantor(s) for and in consideration of the sum of ONE AND 00/100, (\$1.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUIT CLAIMED, and by these presents does remise, release, sell and QUIT CLAIM unto the grantees, their heirs, successors and assigns forever, not in tenancy in common, but in joint tenancy, all right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Routt and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

7832374

also known by street and number as 30265 Highway 131, Steamboat Springs, Colorado 80477

TO HAVE AND TO HOLD the same, together with all and singular appurtenances and privileges thereunto belonging or in anyway thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor, either in law or equity, to the only proper use, benefit and behoof of the grantees, their heirs and assigns forever. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor executed this deed on the date set forth above.

Mary Margaret Musser
Mary Margaret Musser

STATE OF Colorado )
County of Routt }

ss. The foregoing instrument was acknowledged before me
this 11th day of April, 1996,

by Mary Margaret Musser

Witness my hand and official seal.
My commission expires 1-16 98



No. 962. Rev. 5-84

Kay K. Weinland
NOTARY PUBLIC
507 Lincoln Street Box 773568
Steamboat Springs, COLORADO 80477

461514
461514
461514
461514
461514
B-719 P-534 94/12/96 04:05P PG 1 OF 2
Kay Weinland Routt County Clerk & Recorder

REC 11.00
DOC 0.00



Reception No. \_\_\_\_\_ Recorder.  
Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

**WARRANTY DEED**

THIS DEED, Made this 28th day of December, 19 90,  
between Gerald M. Nay and Shirley B. Nay

**RECORDER'S STAMP**

BOOK 659 PAGE 2498

STATE COLLECTOR'S FEE

DATE DEC 28 1990

\$ 14.75

of the \_\_\_\_\_ \*County of Routt and State of  
Colorado, grantor(s), and S. Keil Thompson and Mary  
Margaret Musser Thompson

*J. Smith*  
whose legal address is *Box 582358, Steamboat Plaza, CO 80468*  
**Box 63, Haystack Road, Wilmington, VT**

of the \_\_\_\_\_ County of \_\_\_\_\_ and State of ~~Colorado~~ <sup>Vermont</sup> grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of **good and valuable consideration and ten** \_\_\_\_\_ DOLLARS,  
the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the \_\_\_\_\_ County of **Routt** and State of Colorado, described as follows:

See Exhibit A, attached hereto and incorporated herein by this reference

also known by street and number as **30395 Highway 131, Routt County**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor(s), for themselves, their heirs and personal representatives do covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents they are well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except covenants, easements, restrictions and reservations of record, right of way in Book 176 at Page 243, fence, power line and poles encroachment shown by Emerald Mountain Surveys dated August 19, 1990, Project No. 153-1 and general taxes for the year 1990.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF the grantor(s) have executed this deed on the date set forth above.

*Gerald M. Nay*                      *Shirley B. Nay*  
Gerald M. Nay                      Shirley B. Nay

STATE OF COLORADO  
County of **Routt** } ss.

The foregoing instrument was acknowledged before me this 28th day of December, 19 90,  
by Gerald M. Nay and Shirley B. Nay.

My commission expires **6/28/93**. Witness my hand and official seal.

STATE OF COLORADO  
NOTARY PUBLIC  
SHARON L. BELKNAP  
Box 770688, Stbt. Spgs., CO 80477

*Sharon L. Belknap*  
Notary Public

\*If in Denver, insert "City and."

2015788  
Recorded at 2 o'clock M. DEC 28 1990  
Kim Burner, Recorder, Routt County, CO  
Reception No. 397765

# EXHIBIT A

BOOK 659 PAGE 2499

## PARCEL A:

That portion of Tract 74, Township 5 North, Range 85 West of the 6th P.M., Routt County, Colorado, bounded by a line described as follows:

BEGINNING at a point on the East line of said Tract 74, from which the Southeast corner thereof bears  $S0^{\circ}35'W$ , 1131.01 feet, said point lying on the Northerly right of way of Colorado State Highway No. 131

thence  $N0^{\circ}35'E$ , 1608.13 feet along the East line of said Tract 74,

thence West 485.0 feet,

thence  $S0^{\circ}35'W$ , 1495.33 feet,

thence  $S22^{\circ}46'34"E$ , 156.75 feet to the Northerly right of way of said Highway No. 131,

thence along said right of way  $N85^{\circ}42'42"E$ , 424.36 feet to the POINT OF BEGINNING,

TOGETHER WITH a perpetual, non-exclusive access easement located in a portion of Tract 74, Township 5 North, Range 85 West of the 6th P.M., Routt County, Colorado, said easement being described as follows:

BEGINNING at a point on the North right of way line of Colorado State Highway No. 131, from which the Southeast corner of said Tract 74 bears  $S20^{\circ}31'52"E$ , 1173.78 feet;

thence  $N22^{\circ}46'34"W$ , 156.75 feet;

thence  $N0^{\circ}35'E$ , 390.00 feet;

thence West 60.00 feet,

thence  $S0^{\circ}35'W$ , 543.71 feet more or less to the North right of way of said Highway No. 131,

thence  $N85^{\circ}42'42"E$ , 122.59 feet along said right of way line to the POINT OF BEGINNING



Dog Boarding  
SUP



# SUBMITTAL CHECKLIST GENERAL LAND USE CHANGE

Activity No. <u>PL-18-188</u>	OFFICE USE
Reviewed By <u>C&amp;J</u>	Date <u>10/15/18</u>

This checklist shall be completed by the applicant and must accompany a complete application form. Failure to submit all required information may delay the review of the application. Applicant is responsible for notice to mineral interest owners (refer to Mineral Interest Notice Requirements).

If owner of property is different than applicant, both must sign application or a letter from owner must be submitted.

- Signed application form
- Application fee \$ 400.00
- PDF of complete submittal package:
  - CD/Flash
  - Emailed
- Proof of ownership:
  - Lease
  - Deed
  - Statement of Authority, if required
- Vicinity map
- Legal description:
  - Attached
  - On application form
- List and 2 sets of mailing labels with names and mailing addresses of all adjacent property owners (not required for Minor Use Permits)
- Written narrative / detailed description of subject site and proposed use, including the following information, as applicable:
 

<input checked="" type="checkbox"/> Description of use	<input checked="" type="checkbox"/> Anticipated traffic
<input checked="" type="checkbox"/> Hours of operation	<input checked="" type="checkbox"/> Access to the property
<input checked="" type="checkbox"/> Anticipated number of employees	<input type="checkbox"/> Type of equipment and vehicles
- Mitigation Plan for any significant negative impacts (Refer to Section 6, Routt County Zoning Regulations)
- Site plan, drawn to scale, including the following information, as applicable:
 

<input checked="" type="checkbox"/> Scale	<input type="checkbox"/> Easements, building envelopes, and minimum setbacks
<input checked="" type="checkbox"/> North arrow	<input type="checkbox"/> Location, width, and surface of all sidewalks and trails
<input checked="" type="checkbox"/> Location and dimensions of all existing and proposed buildings, structures, and fencing	<input type="checkbox"/> Location and type of proposed landscaping and/or screening
<input checked="" type="checkbox"/> Location and dimensions of all outdoor storage, trash enclosures, staging areas, and/or other outdoor use areas	<input type="checkbox"/> Location, width, and surface of all existing and proposed access roads and drives
<input checked="" type="checkbox"/> Parking areas	<input checked="" type="checkbox"/> Location and method of hazardous materials storage
<input checked="" type="checkbox"/> Snow storage	<input type="checkbox"/> Exterior lighting
<input type="checkbox"/> Sanitation facilities	<input type="checkbox"/> Phasing Plan, if applicable
<input type="checkbox"/> Utilities	<input type="checkbox"/> Grading and Excavation Plan, if applicable
<input type="checkbox"/> Water bodies, drainages, and ditches	<input type="checkbox"/> Reclamation Plan, if applicable
<input type="checkbox"/> Wetlands, floodplain, and steep slopes (>30%)	
- Floor plans and elevation drawings of proposed buildings, drawn to scale
- Engineered plan and profiles for all new Common Roads
- Traffic Impact Study (per Road & Bridge Department standards), if required
- Transportation Summary Information (per Road & Bridge Department standards), if Road Engineering Study is required
- Additional submittal requirements for specific land use proposal (Refer to Appendix A, Routt County Zoning Regulations)
- Additional information as required by Planning Director \_\_\_\_\_
 

<input type="checkbox"/> CDOT Access Permit (submitted or approved), if applicable	<input type="checkbox"/> Wildlife Mitigation Plan, if required
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