



ROUTT COUNTY

PLANNING DEPARTMENT
136 6th Street, Suite 200
Steamboat Springs, CO 80477
Ph: (970) 879-2704

APPLICATION FORM: LAND USE & ZONING

Activity No. <u>PL-19-187</u>	OFFICE USE
Base Fee \$ <u>446.00</u>	Receipt No. _____
Received By _____	Date _____
Deemed Complete By _____	Date _____

I. PROJECT NAME Home Ranch Guided Tours

II. TYPE OF REVIEW

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

- | | | | |
|---|---|---|---|
| ☐ Minor Use Permit | ☒ Administrative Permit | ☐ Site Plan Review | ☐ Conditional Use Permit (CUP) |
| ☐ Sign Permit | ☐ Water Body Setback Permit | ☐ Pre Application Conference | ☐ Special Use Permit (SUP) |
| ☐ Special Event Permit | ☐ Floodplain Development Permit | ☐ Zoning Amendment/Rezoning | ☐ Conceptual PUD |
| ☐ Administrative Amendment to CUP/SUP/UD/Site Plan | | ☐ Variance | ☐ Final PUD |

III. APPLICANT

Name Home Ranch, LLC , Scott McFarlane

Mailing Address PO Box 966

City Clark

Phone: _____

State CO

Zip 80428

E-mail: _____

Representative / Primary Contact Micheal Moon

Mailing Address PO Box 966

City Clark

Phone 719-569-1163

State CO

Zip 80428

E-mail Micheal@homeranch.com

IV. PROPERTY OWNER

Name Scott and Janet McFarlane

Mailing Address PO Box 966

City Clark

Phone 206-660-1022

State CO

Zip 80428

E-mail Scott@homeranch.com

V. PROPERTY INFORMATION

Property Address 54880 RCR 129, Clark CO 80428

General Location 1/8 mile north of Clark

Legal Description (may be attached): _____

Parcel Identification No. (PIN) 919271001 & 919274001

Property Size (acres) _____

Current Use Cattle and family ranch

Zoning AF & PUD

Proposed Use Guided horse back rides, snow shoeing and cross country skiing, with limited weddings and events

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 \$134 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.

Applicant's Signature

HOME RANCH LLC

Print/type name of applicant

MANAGING MEMBER

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

Property Owner's Signature

Print/type name of property owner

Legal Description

PARCEL TWO (PIN 919271001):

PARCEL A:

A tract of land located in Tracts 86, 87 and 88 of Section 27, Township 9 North, Range 85 West of the 6th P.M., County of Routt, State of Colorado

being more particularly described as follows:

BEGINNING at a point from which AP 3 Tract 87 bears N 73°53'54" W, 2845.64 feet;

thence N 01°13'00" E, 1320.00 feet;

thence N 88°47'00" W, 1316.70 feet;

thence S 01°13'00" W, 1320.00 feet;

thence S 88°47'00" E, 1316.70 feet to the POINT OF BEGINNING.

PARCEL ONE (PART OF PIN 919274001):

A portion of the following described property lying north of Routt County Road 60:

Township 9 North, Range 85 West of the 6th P.M., County of Routt, State of Colorado

Original Survey

Section 27: E1/2E1/2

Section 27: S1/2NW1/4, NE1/4NW1/4, NW1/4NE1/4

Section 27: SW1/4NE1/4, W1/2SE1/4, SE1/4SW1/4

Section 27: N1/2SW1/4

Resurvey

Tract 86

Tract 87

Tract 88

Tract 89

Excepting and excluding therefrom:

Those tracts of land conveyed by deeds recorded in Book 216 at Page 437; Book 264 at Page 385; Book 329 at Page 94; and Book 341 at Page 484 and excepting the land South of Routt County Road 60 right of way in Section 27, AKA Tract 88.

A tract of land located in Tracts 86, 87 and 88 of Section 27, Township 9 North, Range 85 West of the 6th P.M., being more particularly described as follows:

BEGINNING at a point from which AP 3 Tract 87 bears N 73°53'54" W, 2845.64 feet;

thence N 01°13'00" E, 1320.00 feet;

thence N 88°47'00" W, 1316.70 feet;

thence S 01°13'00" W, 1320.00 feet;

thence S 88°47'00" E, 1316.70 feet to the POINT OF BEGINNING.

Description of use: Guided horseback rides, snow shoeing and cross country skiing, we will also have a catering service some in and set up tents and porta potties.

Hours of operations – Limited to events and periodic guests- 8-10 per year will be during sometime between sunrise and sunset.

Anticipated number of employees – We will retain the same employees need to run the ranch. At this time it varies between summer and winter , between 6-12 employees.

Traffic will be limited as it will be for guests specific events.

Access to the property will be through the Home Ranch property off the private road owned by the home ranch accessing the property.

Equipment will be limited to Brush hog in the summer as needed and a Groomer/Snowmobile in the winter to maintain cross country ski trails.



SHEET # 3	DRAWING: IMPROVEMENT SURVEY PLAT DETAIL OF PUD AREA	HORIZONTAL SCALE 1" = 20'	THE HOME RANCH 27315 HOME RANCH ROAD CLARK, COLORADO	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISIONS																<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">INT.</th> <th style="width: 90%;"> </th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	INT.												 FOUR POINTS SURVEYING ENGINEERING
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440 E. Laramie, Suite 200, A Steamboat Springs, CO 80487 P.O. Box 77000 Steamboat Springs, CO 80422 www.fourpointsurvey.com																																				



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