



APPLICATION FORM: LAND USE & ZONING

Activity No. <u>PL-19-195</u>	OFFICE USE
Base Fee \$ <u>894.00</u>	Receipt No. _____
Received By <u>CB</u>	Date _____
Deemed Complete By <u>CB</u>	Date _____

I. PROJECT NAME Lucky 8 Ranch LLC.

II. TYPE OF REVIEW

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

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Minor Use Permit | <input 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 Lucky 8 Ranch LLC.
Mailing Address 23850 Tobiano TRL
City Oak Creek State Colorado Zip 80467
Phone (970) 846-5592 Email nick@lucky8ranchco.com

Representative / Primary Contact Nicholas Osadchuk
Mailing Address _____
City _____ State _____ Zip _____
Phone _____ Email _____

IV. PROPERTY OWNER

Name Dwayne Mark Osadchuk Trust
Mailing Address _____
City _____ State _____ Zip _____
Phone (602) 617-1115 Email dwayne@lucky8ranchco.com

V. PROPERTY INFORMATION

Property Address 23850 Tobiano TRL, Oak Creek, CO 80467
General Location Lower Trout Creek off of CR 29 in Oak Creek
Legal Description (may be attached) Attached
Parcel Identification No. (PIN) Attached Property Size (acres) 1922 Acres
Current Use Agriculture & Forestry, Agritourism, Special Events Zoning Agriculture & Forestry
Proposed Use Same Use with More Acreage

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.

[Signature]
Applicant's Signature

NICHOLAS OSADCHUK
Print/type name of applicant

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

[Signature] TRUSH
Property Owner's Signature

DWAYNE OSADCHUK
Print/type name of property owner

Lucky 8 Ranch Special Use Permit Application Written Narrative



Contact Info:

Physical & Mailing Address: 23850 Tobiano TRL, Oak Creek, CO 80467

Contact Email: nick@lucky8ranchco.com

Contact Phone: (970) 846-5592

Website: www.lucky8ranchco.com

Description of Use:

Lucky 8 Ranch's primary mission is:

The revival of a once endangered species and the reclamation of the American farmland, by practicing Holistic Management while being environmentally conscious and involving the community. We will provide the highest quality Original American Red Meat, other products & services!

Currently we raise over 270 head and growing of Bison on 2,944 acres. We use our land primarily for agriculture use. We graze and/or hay all our properties, owned & leased. Along with our agriculture operation we operate an agritourism operation out of the ranch. We offer ATV tours, snowmobile tours, hayrides, ranch tours, horseback rides, special events & weddings, and horsemanship clinics. All of our tours are an educational journey around the ranch with informative history and stories about Routt County's History & Heritage and the American Bison Tale. We received our permit on December 9th, 2017, PL-17-102. A copy of this permit with the current conditions of approval are attached.

We are now applying to change our permit boundary by adding 36.5 acres of newly leased property and 721 acres of newly purchased property. All shown on the site plan. We will also be terminating a land lease from our original permit, subtracting 323 acres from the permit

boundary. This would increase our current permit boundary from 1165 acres to 1599 acres. Increasing our current permit boundary by about 37%.

We would like to change our hours of operation, to the Routt County Standard, to Monday – Sunday, 7am-9pm.

We would like to increase our days of operation to 7 days per week.

We would also like to change the wording on Condition 16 in the current Special Use Permit PL-17-102:

UTV Tours:

Change UTV to ATV Tours, change the 10 people max to 10 vehicles max per tour.

Snowmobile Tours:

We would like to change the 10 people maximum per tour to 10 snowmobiles maximum per tour.

For special events we would also like to add 3 designated amplified music areas in the proposed property addition, noted on the attached map. These are only potential sites, with no current plan to use in the near future. We would also like to add another allowed amplified music area in the proposed covered horse area. We would like to extend out amplified music cut off time to 11 PM.

We would also like to add seasonal events to the permit. We would like to be able to host community events such as a haunted hayride, haunted house, hay maze, lighted winter sleigh ride/walk, and similar events.

Proposed accessory structures currently to be used & permitted for private use but would like to have the ability to use them for public use if the occasion arise. All structures are being over engineered for public and safety:

- 1) 100' by 200' Covered Riding Arena for year-round riding lessons, rodeo training, and Special Events.
- 2) 2 – Pole Barn Style Pavilions as Recreational/Accessory Structures, both noted on the site plan and in the process of permitting.
- 3) Bison Handling Facilities with a Small Barn, potential for a haunted house attraction in the fall.

We would also like to get prior approval to increase or decrease the permit boundary as more land is acquired or land leases are terminated. The approval is for changing the land area

ONLY without changing the “current” use. We propose this to be completed administratively rather than going through the full Special Use Permit process again.

Description of Each Activity:

Agritourism:

What is agritourism? Routt County defines agritourism as, “an activity conducted on a working farm or ranch and offered to the public for the purpose of recreation, education, or active involvement in the farm or ranch operation.” Colorado legislature defines agritourism as, “the practice of engaging in activities, events, and services that have been provided for consumers for recreational, entertainment, or educational purposes at a farm, ranch or other agricultural, horticultural, or agribusiness operation in order to allow consumer to experience, learn about, and participate in various facets of agricultural industry, culinary pursuits, natural resources, and heritage.” All of our activities and services follow these definitions. Lucky 8 Ranch is a working bison ranch and a hay contractor. Our activities are offered to the public to enjoy the ranch/country life they may not have access to at home. Along our journeys they learn about Routt County’s history and heritage, agriculture in Routt County, and the American Bison tale. The practice of agritourism began gaining popularity in the 1920’s when families or friends would travel to family or friends’ farms. Back then nearly everyone had a relative or friend on a farm. Today there are fewer and fewer farms having to supplying more food, where people have become disconnected from their food source. During multiple tours we have asked children where their steak comes from. Multiple have replied the grocery store, not understanding that it comes from an animal. Our goal is to bring people more connected to their food source and how the animals are raised. Lucky 8 Ranch currently complies with the standards stated in the Routt County Zoning Regulations Section 8.26.

Horseback Riding:

Horseback riding has been a long-standing tradition in agriculture community as well as in Routt County. When travelers come to the area and want the Colorado experience, they seek out horseback riding. When our guests book a trip with us, they take a trip back in time of how it felt to the pioneers of the west to travel on horseback. They learn about local fauna, Routt County history and heritage, and take in breathtaking views that Routt County has to offer.

Currently the ranch offers 2 tours per day, 5 days a week, with a maximum capacity of 10 participants. We offer a 1-hour, a 2-hour horseback ride, and the occasional overnight pack trip.

We would like to change our tours offered per day from 2 to 3 and change the number of days offered per week from 5 to 7. We would also like to change the number of participants from 10 to 14. The increase would happen over time as the ranch acquires more horses.

Other local ranches in the area offer their rides 6 days per week with a capacity of 10-15 riders, 2-3 times per day.

ATV Tours:

Our ATV Bison Adventure tours have been a big success to visitors and locals of Routt County. After a getting equipped with safety gear, a short safety briefing, and an introductory safety track, then they embark on an educational journey with 20 miles of trail system. By being able to cover more ground on the tour guests are able to enjoy more views of Routt County and learning about its history and heritage at each stopping point. Guests also get to sit amongst the bison herd, in their vehicle, while a guide tells them about the American Bison Tale and the joy & challenges of being part of agriculture in Routt County.

We currently offer ATV tours 5 days per week with a maximum capacity of 10 participants.

We would like to change the number of days offered per week from 5 days to 7 days and change the wording of Condition 16 in the current Special Use Permit PL-17-102 to 10 vehicles max per tour instead of 10 participants. We want to offer more participants, because some of our ATV's are 4 or 6 seaters. Our guide to vehicle ratio will remain the same at 1 guide per 5 vehicles. We usually always have 2 guides when more that 2 vehicles are booked.

Other local outfitters offer 2-3 tours per day with an unknown number of participants, 7 days per week.

Snowmobile Tours:

Snowmobiling is a big winter sport alternative in Routt County with the many areas to explore. Our tours are a family friendly adventure around the ranch taking in the great views of Routt County, where they also learn a bit about its History and Heritage. Our trails are groomed for ease of navigation, and we let the guests play in our ungroomed hay fields to feel what the deeper snow is like. We guide the guests through a safety track before they embark on the tour to makes sure everyone is safe and comfortable on the machine.

We currently offer snowmobile tours 5 days per week with a maximum capacity of 10 participants.

We would like to increase the number of days offered per week to 7 days. We would like to change the wording on Condition 16 in the current Special Use Permit PL-17-102 to maximum 10 snowmobiles rather than 10 participants, because the snowmobiles are 2 seaters and we could cater to more pairs and families. Our tour guide ration would remain the same at 5 vehicles per 1 guide. We usually always have 2 guides when more than 3 machines are booked.

Other local ranches and outfitters offer 2-8 tours per day with a capacity of 10-20+ participants, 7 days per week.

Special Events:

We have made a large investment in our current Special Event Site, which gives guests the "Colorado" experience. The location is also historical, located on the Edna/Haybro mine. With almost 100 years of Routt County history and heritage. The sites are fenced in with a huge lawn to relax and enjoy the scenery. The wooden fencing looks like you are in an animal corral

or paddock, keeping the ranch feel. Hay bales are commonly used for decoration around the site. Large boulders sourced from various areas of the mine are used as decoration along the road/trail to the site. During events guests come up to staff and ask questions about the land, the county, and the bison. Once you start talking to one, more join in and are intrigued by the information we share and the place we live. We have multiple event tents to choose from for events. Our current inventory is a 50'x100', 40'x40', 20'x40', 20'x20' tents. Along with general pop up tents. Power for the events is supplied by a whisper watt generator. Sanitation facilities include a restroom on a trailer that is pumped out by a local pump service. Trash and rubbish are added to our bear proof dumpster.

We would like to add three (3) additional special event sites with amplified music allowed in the newly proposed property addition. One site is in an aspen grove, which will help reduce sound travel from the events to neighboring houses, a beautiful location for any type of special event. The location is also located 1 mile away from the nearest neighboring house. The other 2 site are located on a mesa with scrub oak trees and about a +100' ridge blocking any visual or sounds before reaching the nearest neighbor, .75 miles and 1.1 miles away. These two areas have beautiful views that capture the "Colorado and Routt County" picture. We currently do not have any proposed plans for these new sites but would like to have the option to move our special events around to different areas on the property if needed. We would also like to add another amplified music area in the proposed indoor riding arena. Adding the option to host events in the covered horse area could harbor more non-profit style events and fundraisers as well as business convention/conference, meetings/dinners/barn dances., etc. If this location is approved, we would like to be able to increase the capacity of guests at this location to a maximum of 400 guests. We would also like to extend our amplified music cut off time to 11 PM. We have had no noise complaints from current events and neighbors have expressed they didn't know when we had events happening.

Proposed Accessory Structures:

100' by 200' Indoor Riding Arena:

This structure could have many purposes. The main purpose would be to offer winter riding lessons, rodeo training grounds, and agriculture storage which is a use by right. Accessory uses can be for special events, such as: fundraisers, non-profits, conventions/conferences, educational seminars, barn dances, pond hockey tournaments, sand volleyball tournaments, weddings, etc.

Pole Barn/Pavilions:

We are building 2 Pole Barn/Pavilions on the property and would like to have the added option to use them for public use. These structures could also have many uses. Currently the primary intended use would be used for shade when doing private activities at the pond or fishing by the creek and overflow agriculture storage of hay or equipment. Accessory uses could be a ceremony site for a small wedding, a place to stop and have a picnic along one of our tours,

emergency structures in case of extreme weather during a tour, etc. The current name associated with one permit of these structures that has been submitted to Routt County is named "Mom's Retreat."

Bison Handling Facility with a Small Barn:

The current primary intended use of this structure is to work our animals, sort animals, administer medication, take animal records, other agricultural uses. Accessory uses could be used during ranch tours to describe how bison are handled and cared for in the area, an animal sales yard, a haunted attraction in the fall, a visual light spectacle in the winter, etc.

Seasonal Events:

We would like to be able to offer a haunted hayride/haunted house/hay maze in the fall and a lighted sleigh ride/walk in the winter. Each event would have multiple trips for a certain amount of time per day. We could limit the admissions per day to a designated number of participants. This idea is still in the basic planning stage and are willing to hear ideas on admission capacity and transportation. Or we could apply for a Special Event Permit yearly.

Hours of Operation:

Monday – Sunday
7am – 9pm

Anticipated number of employees:

Lucky 8 Ranch currently has 6 full time members on staff (1 General Manager, 1 Ranch Manager, 1 Barn Manager, and 3 Ranch Hands). We hire seasonal workers currently as ranch hands to help with the entire operation.

Each activity will have a different number of employees.

ATV, Snowmobile, and Horseback Rides will have a minimum ratio of 1 guide per 5 vehicles or horses.

Anticipated & Current Traffic:

Horse Back Riding:

In 2018 we offered horseback rides at 2 tours per day and 5 days per week we had 200 availabilities for 20 weeks. Of those 200 availabilities only 64 tours were booked. Giving us a tour booking rate of 32% of our current maximum allowed. On average we ran 4 tours per week of the 10 tours allowed. We averaged 4 participants per tour out of the 10 maximum participants offered per tour, making the participant booking rate 13% of the maximum allowed.

We did not offer horseback riding in 2019.

ATV Tours:

We offered 144 tours from May to October 31st, 2018. Of those 144 tours only 49 of those tours were booked, giving a tour booking rate of 34%. Of those booked tours we average 6 participants per tour of the 10 allowed, making the participant booking rate 20% of our maximum. On average we ran 2 tours per week of the 5 tours offered for 28 weeks. Only 24 of those weeks had at least 1 tour booking.

In 2019 we offered 227 tours from May to September 30th, of those tours we booked 77 tours. Giving us a booking rate of 34%.

Snowmobile Tours:

We offered 235 tours from December 11th, 2018 to March 31st, 2019. Of those tours offered, 116 tours booked, resulting in a 49% tour booking rate. On average we ran 6.6 tours per week of the 15 tours offered. Of the 116 tours booked, we average 5.3 participants per tour, making the overall participant booking rate 26.2%.

This upcoming season we will be running 2 tours per day and if approved offer them 7 days per week.

Special Events & Weddings:

In 2019 we had 3 Special Events, with 150 guests, 181 guests, and 60 guests.

The anticipated traffic would remain the same as the original permit. 1 event per week with a maximum capacity of 200 guests. All events used a local shuttle service for majority of their guests. By shifting the original amplified music designated area to the west and adding other areas in the proposed property, this will help keep the events further away from adjacent property owners with houses to help mitigate noise and visual impact.

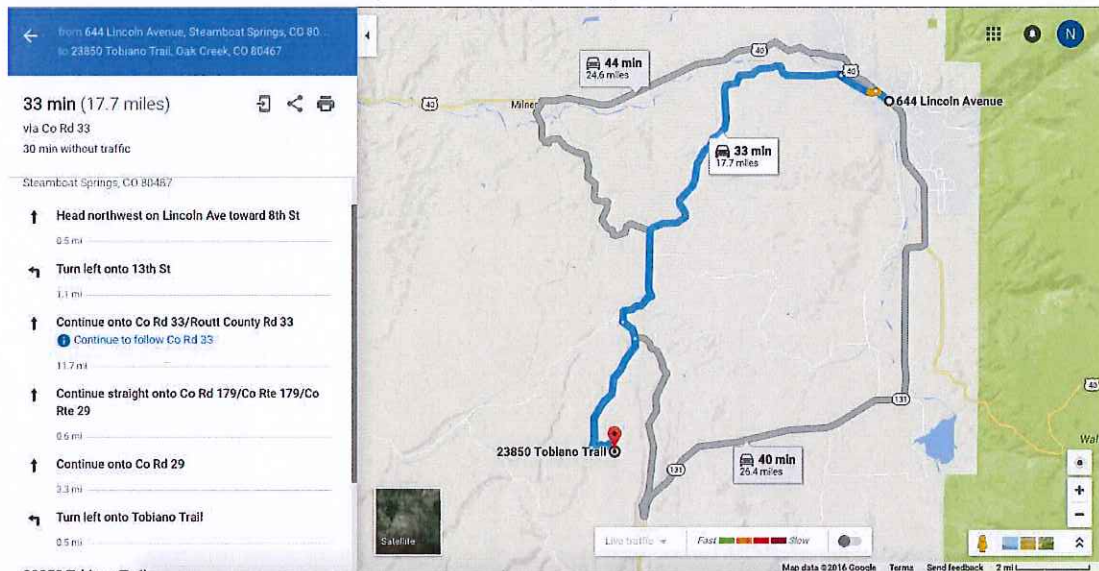
Vehicular traffic was minimal compared to our maximum amount allowed. Majority of our clients used our shuttle service, decreasing the number of vehicles trips on the road per day. To mitigate traffic out to the ranch, we will continue to offer shuttle pick up and drop off in town.

Access to the Property:

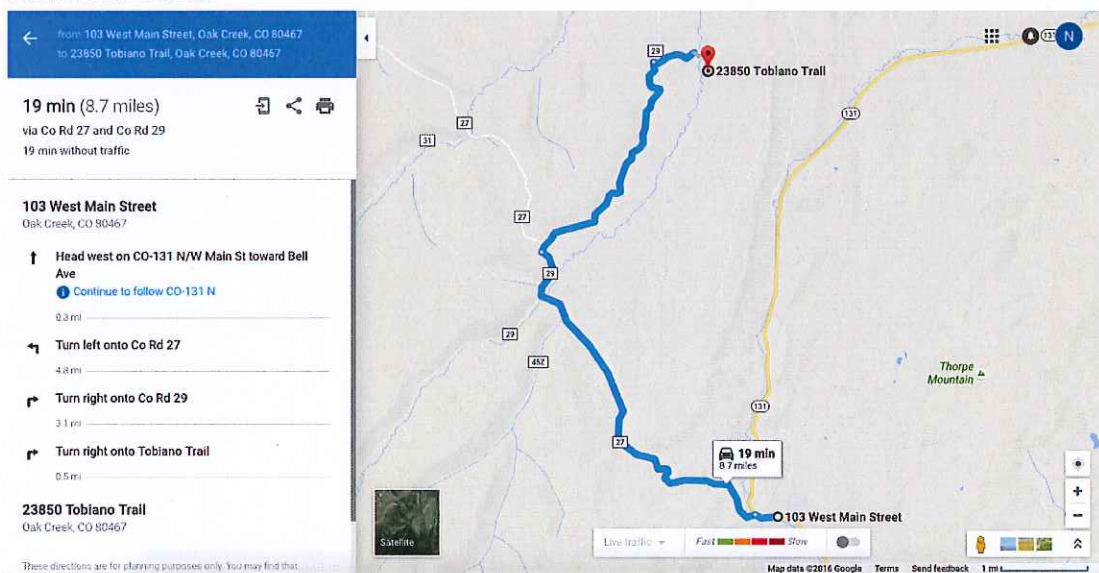
Guests can access the property with their private vehicles, or we will offer a shuttle pick up and drop off service.

There are two main access points to Lucky 8 Ranch. One is from 20 Mile Road and the other is from County Road 33/County Road 179.

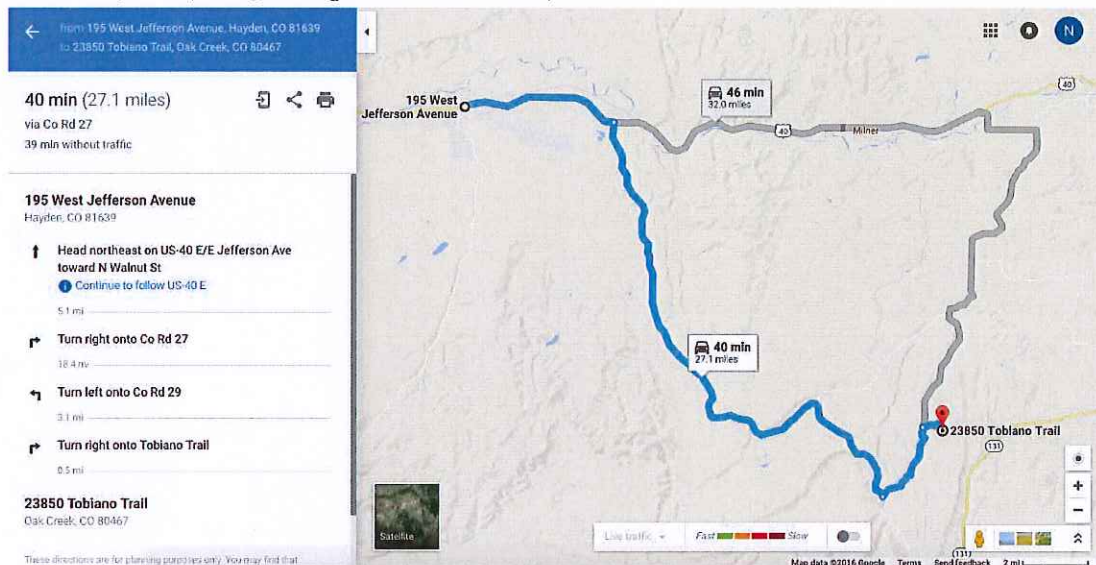
From Downtown Steamboat Springs (Google Maps shows three routes)



From Oak Creek



From Hayden (Google Maps shows 2 routes)



Type of Equipment and Vehicles:

Our Current Inventory intended for guest ranch use:

- 1 Bombardier Snow Cat with an 8-person cab for winter tours
- 1 Tucker SnoCat Seats 4 persons for tours
- 1 John Deere Model A Tractor in restoration phase for agriculture & agritourism
- 1 Massey Fergusson 285 Tractor for agriculture & agritourism
- 1 Kubota Tractor for agriculture & agritourism
- 1 Case Tractor for agriculture & agritourism
- 6 1940's-1950's GMC Grain Truck in restoration phase for tours
- 1 1926 Model T Truck in restoration phase for tours
- 6 UTV's used for ranch use with the ability to be used for tours
- 4 ATV's used for ranch use with the ability to be used for tours
- 4 Snowmobiles used for personal use with the ability to be used for tours
- 6 UTV's Polaris Ranger for guided tours
- 3 UTV's Arctic Cat HDX for guided tours, personal & ranch use
- 10 Ski Doo 4 Stroke Grand Touring Snowmobiles
- 1 Haglin Snow Cat with two Passenger Bays
- 3 14-Passenger Shuttle Buses
- 2 Chevy Tahoe's
- 1 GMC Denali
- Multiple Pick Ups

Future Inventory (not limited to):

25 total 4 Stroke Snowmobiles used for tours.

20 total 4 Stroke Side by Sides used for tours.

1 Snow Cat for Grooming Trails

Lucky 8 Ranch Special Use Permit Application Site Plan Narrative



Existing/Future Buildings, Structures, Fencing:

We currently have 2 houses, 3 cabins, and 1 barn that the public will be allowed to access for sanitation facilities, not overnight guests. We currently have fences up in multiple pastures and are currently in the process of fencing off the entire perimeter of our owned and leased properties. We are also in the planning phase of our livestock handling facilities, which one-day will be opened to the public for agriculture tours.

There are 3 proposed accessory structures currently being permitted for private use, but we would like to add them to the SUP. An indoor horse arena located next to the barn (number 5) and 2 Pole Barn/Pavilions used as a recreation building, not a dwelling, located at number 9 on Site Plan.

Outdoor Storage, Trash Enclosures, Staging Areas, and Outdoor Use Areas:

We currently have a bear proof trash enclosure in the barn yard and have had no problems with wildlife encounters. We will have a staging area for all tours located near or in the barn, eventually the animal working facility location, on the new northern property addition, and on the new southern property addition. Additional staging areas are annotated number 13 on the site plan. Since we are a ranch most areas will be outdoor use. Staging areas are used to get ready for tours or other activities. All staging areas have ample parking associated with the locations.

Parking Areas:

We have parking areas in front of all houses, cabins, the barn, livestock handling facility location, and all staging areas. Any of our fields can be used for overflow parking.

Snow Storage:

We do not store any snow. All plowed roads get the snow blown into the adjacent pasture.

Sanitation Facilities:

We have restrooms on a trailer for tour guests to use. All buildings except the barn have sanitation facilities inside. The trailers are pumped when needed by a local pump service.

Utilities:

We use grid power from Yampa Valley Electric or whisper watt generators. We use propane for heating of the houses. All buildings have existing septic systems for sanitation. Water is sourced from multiple wells.

Water Bodies, Drainages, and Ditches.

We have multiple ponds, 2 irrigation ditches in use, 2 irrigation ditches not in use, and 1 Creek.

Irrigation Ditches:

In Use: Homestead Ditch and Koll Ditch Number 1

Not in Use: Historic Mine Ditch & Connel Ditch

Wetlands, Floodplains, and Steep Slopes:

We currently have no known areas classified as wetlands. The floodplain runs adjacent with trout creek. There are a couple areas of steep slopes that are greater than 30%, which lead into the trout creek valley floor and on the ridge in our leased properties and a small portion of the new additional property to the south.

Sidewalks & Trails:

We do not have any built sidewalks. There are many established trails throughout our property from the old Chevron mining operation and various utility companies. We have rebuilt and maintained the old existing trails and roads.

Hazardous Materials Storage:

We currently use a sealed shipping container for all our hazardous materials storage located next to the barn.

How to Access the new property around the subtracted property:

Lucky 8 Ranch holds the BLM Special Recreation Permit for tours. During all tours the new property addition can be accessed from the trails approved to use on the BLM permit properties. The current BLM permit is attached with a map of the approved trail systems.

Lucky 8 Ranch Special Use Permit Application Mitigation Plan



As always, we at Lucky 8 Ranch put Safety first. We will make sure our property is always in good standing for the Health, Safety, and Welfare of our lands and visitors. The entire property is our home and we will maintain and preserve it to the highest standards.

Public Roads, Service & Infrastructure, Road Capacity, Traffic & Traffic Safety

To minimize impacts to our public roads, road capacity, and traffic leading to the ranch we will offer a shuttle service that will pick up and drop off to various locations around Routt County. This will reduce the number of daily vehicles traveling along these roadways. For special events we require the use of shuttles to transport majority of the guests, otherwise they will need a permit from Road and Bridge.

Natural Hazards

We do not have any known avalanche, landslide, rock fall, mudflow, unstable slopes, seismic, or radioactive areas on the ranch.

To help minimize wildfire areas, we graze our livestock and hay areas to keep the grass to an appropriate level. We also maintain and mow within a 50-foot radius of any structure.

To help fight possible fire, fire extinguishers are located in all structures and vehicles located on the ranch. We also have multiple water pumps and water tanks to pump water if needed to specific areas.

There are no known existing flood hazard areas.

For public safety, we will not have tours if there is extreme weather, especially lightning. If lightning does strike within a 5-mile radius during a tour, we will have a plan in place to bring people inside safe structures.

Wildlife & Wildlife Habitat

To avoid disturbing the local wildlife, we will avoid known breeding grounds, nesting areas, dens, and other high concentrated animal habitats, to not disturb these animal species.

During tours, we will avoid making unnecessary noise and disturbing the animal's natural habitat.

Since our property lines will be fenced off, we will add gates in pasture areas to allow wildlife migration when livestock is not present.

We have a covered bear proof 30ft dumpster to keep animals out of the trash.

Water Quality & Quantity

We will maintain and preserve the water that runs through or under our ranch.

To minimize impact to the creek during tours we have bridges in place to allow vehicles to travel over the creek without impacting it. We will also observe the water flow and use the preexisting creek crossing only when suitable to cross when the water is at or below half the tire height.

Air Quality

To reduce the amount of dust stirred up from the county road we have already started to treat our roadways within our property limits with magnesium chloride, applied by Routt County Road & Bridge. We will also use water during dry periods to wet our driveways when increased traffic is expected and high winds.

For the Health of our guests we hand out dust masks to minimize exposure to dust and other particles.

Visual Amenities and Scenic Qualities

To minimize impact to the overall ranch, tours shall be conducted primarily on the existing roadways and dual-purpose trails.

To minimize impact to the ground surface during winter, snowmobile tours will not start until there is a minimum of 6 inches of snowpack on the ground.

We are currently reclaiming all our land especially where the Chevron Mine use to exist.

Noise

To minimize noise impact from motorized vehicle tours we will offer tours between 9am and 1 hour after sunset. We will also restrict the amount of time traveling near neighboring houses.

During winter operations of grooming we will minimize the time of night grooming near neighboring houses. Note: The nearest house is 800-ft away from closest trail and is blocked by a hill and vegetation.

To minimize the noise from special events, we abide by the Colorado Noise Statute.

Wetlands

To minimize impact to any wetlands that may exist, we will avoid them during tours.

Other

To prevent human-livestock contact, fence will be constructed for guest safety. Also, during tours guest will remain in the vehicle when near livestock or wildlife.

Before motorized tours, we will have a safety speech and/or training session for guest safety.

All employees will be first aid and CPR certified. One employee currently has been trained as an EMT.

Lucky 8 Ranch currently employs the mitigations techniques in the Routt County Zoning Regulations of Section of 6.12 and 6.13.

Lucky 8 Ranch will adhere to any of the proposed mitigation techniques set forth in Section 6 of the Routt County Zoning Regulations as decided by the planning commission.

Concerns from the Previous Permitting Process:

Taking Away from Routt Counties History & Heritage:

Lucky 8 Ranch shares Colorado and Routt County's history and heritage to all of our guests. Each tour is a scenic educational journey. Special events also embody the history and heritage of Routt County. The current Routt County Master Plan states in Section 10.1, "Routt County's industries of ranching, mining, and recreation have ebbed and flowed throughout its history. All have created a base of support for the citizens of this area." Lucky 8 Ranch embodies all three of these key industries at our ranch. Lucky 8 Ranch is an agriculture operation with a portion of the property located on the historic Enda/Haybro mine and offers recreational activities for the public to enjoy that history and culture.

Routt County Road 29 being "unsafe":

Routt County Road 29 has been engineered, inspected, and is well maintained. ASCE Code of Ethics Canon 1, "Engineers shall hold paramount the safety, health, and welfare of the public." In 2015 RCR 29 was a major detour around road construction on RCR 27 for a whole summer. Routt County Road and Bridge deemed RCR 29 acceptable for an increased traffic load. Lucky 8 Ranch cannot fix any issues motorists have with regards to the design of RCR 29.

Winter Driving/Drivers:

Colorado Department of Transportation has very strict traction laws that motorists must follow with hefty fines. To keep unfamiliar drivers off of the roads in the winter we HIGHLY suggest all participants use our shuttle service. All shuttles have either four-wheel drive or studded winter tires.

Speeding:

Routt County Road 29 has a speed limit of 30 miles per hour. Our shuttles maintain the speed limit or drive under the speed limit to maintain safety of our passengers. Lucky 8 Ranch cannot enforce the speed limit on RCR 29 to other motorists.

Wildlife Impact:

We like the wildlife and it is a large part of "Holistic Land Management" to increase biodiversity. Our goal is to also increase the wildlife populations in the area.

Sandhill Cranes:

Sandhill cranes habitat is in open wetlands surrounded by shrubs or trees. They nest in marshes, bogs, wet meadows, prairies, burned over aspen stands, and other moist habitats, preferring those with standing water. The key word here is "preferring those with standing water," such as flood irrigated fields. When we are flood irrigating our hay fields, we do not drive through or in them, because we do not want to damage the crops or cause ruts in our fields. Currently we only flood irrigate 85 acres of the property. We avoid any known breeding or nesting grounds during all activities on the ranch.

Grouse:

Currently we do not have any known permanent leks on the property. CPW visits the ranch yearly to do a grouse count. CPW submitted conditions of approval with our last permit.

Elk:

CPW has also made statements and given areas to avoid during tours. Most of the areas noted are inaccessible by motor vehicle or horseback. We love the elk and want to bring more to the area. The area has been over hunted for years, and with taking over management of specific areas we have lowered the number of hunters and are trying to bring the elk population up. On a side note, we currently have a new herd of pronghorn that have made their home at the ranch over the past few years. Pronghorn are not known to be in our area. A few years ago it started with 2 that took shelter within the bison herd for protection and has grown to 15-20 animals in 2019.

Noise:

Lucky 8 Ranch currently follows Colorado Noise Statute to measure potential noise disturbance. We measure the noise with a decibel meter. During Special Events, we have called our closest neighbor to see if they can hear the noise. They have stated they cannot hear the noise inside the house, but when they go outside, they can hear something is going on, but it is not a nuisance. We have also had no noise complaints.

Concerns with the Master Plan:

3.3.A "New Residential, commercial, and industrial developments and uses should occur within the vicinity of designated growth centers and in compliance with the adopted comprehensive plans of those areas."

This was in reference to the special event component of the permit. Currently of all ranch style event venues in Routt County, zero (0) are within designated growth centers. However, there is a difference between being open to public and commercial. Marriam-Webster Dictionary currently defines commercial as, "1) occupied with or engaged in commerce or work intended for commerce. 2) viewed with regard to profit. 3) emphasizing skills and subjects useful in business. 4) supported by advertisers." With commerce defined as, "1) interchange of ideas, opinions, and sentiments. 2) the exchange of buying and selling of commodities on a large-scale involving transportation from place to place." If one takes the second definition of "commercial," all ranching operations are technically commercial as we all hope to turn a profit to keep our ranches in business. The Routt County Master Plan also states in Section 4.1 "These often create a need for an individual ranch or farmer to have an additional source of income. Selling a portion of a ranch or using it for tourist-based related recreational uses can often satisfy the need of additional income." Special Events sought after in the country are currently trending. The main reason individuals or entities want to host their events in Rural Routt County is to give their guests the "Colorado" experience. The Routt County Master Plan

also states in Section 1.2, "The County's heritage as a rural and western is largely due to the agricultural lands and ranches that shape its landscape. A high level is placed on the preservation of agricultural lands and heritage." Our mission statement is a testament to this. We want to preserve and reclaim the American farmland, as well as share it with those who do not have the ability.

4.3.B: "Use permits that significantly alter the historical use, or character of an area may be deemed incompatible with this plan."

This was also in reference of the "Special Events". This use does not alter the historical use or the character of the area. Lucky 8 Ranch will always be an agriculture operation, allowing public to enjoy life and place we get to live. We are not proposing any structures that alter the zoning of Agriculture and Forestry rights of use. Lucky 8 Ranch is preserving the historical use and character of the area. Some may not know that the original property owners of our lands had plans to subdivide the parcels we currently own, which would have changed the character of the area.

6.3.A: "Recreation and Tourist-based development and use intensity should be comparable to traditional agricultural use intensity. Intensity of permitted use should be proportional to permitted acreage."

This too was in reference to the "Special Events." Walden Mills Group stated in *A Three-Year Plan For Promotion of Agritourism in the State of Colorado*, "Agriculture is a vital part of Colorado's heritage. Both agritourism and heritage tourism offer opportunities to help preserve important components of Colorado's heritage, whether it is saving a historic building, revitalizing cultural traditions, and ways of life, or making it possible to keep farms, ranches and other land in agriculture use." The Walden Group also states, "As Colorado looks at ways to promote agritourism and heritage tourism experience, the words 'agritourism' and 'heritage tourism' may be less important than the underlying concept of experiencing Colorado's real and authentic heritage through seeing, hearing, touching, smelling, and last but not least tasting." A "special event" held at a ranch or in the country touches on all of these points. Special events may not be a traditional agriculture use, but they do have roots in agriculture. Before there were large event venues most events were carried out in agriculture buildings a long time ago. Community events, barn dances, fairs, and weddings used to take place primarily on agriculture lands or at a country church. Rodeo was started as a competition between cowboys, ranchers, farmers on various agriculture lands to see who had the best skills for their trade. Special events may not be a current traditional use, but they have always been a part of agriculture. Other ranching events that increase the intensity of use on the lands can be cattle drives, branding times, selling animals, harvest, etc. With regards to acreage and special events. There are currently 3 special event venues with much less acreage than Lucky 8 Ranch.

6.3.J: "New permitted recreational uses should avoid the construction of new, permanent structures."

Routt County Zoning Regulations Section 2.3 Definitions state:

Accessory Uses and Structures:

A use or structure naturally and normally incidental to a use by right or permitted use.

Accessory uses and structures shall comply with all of the following criteria:

- 1) Is clearly incidental and customary to and commonly associated with the operation of the use by right or permitted use;
- 2) Is built and/or conducted only in conjunction with the use by right or permitted use;
- 3) Is operated and maintained under the same ownership as the use by right or permitted use;
- 4) Includes only those structures or structural features consistent with the use by right or permitted use.

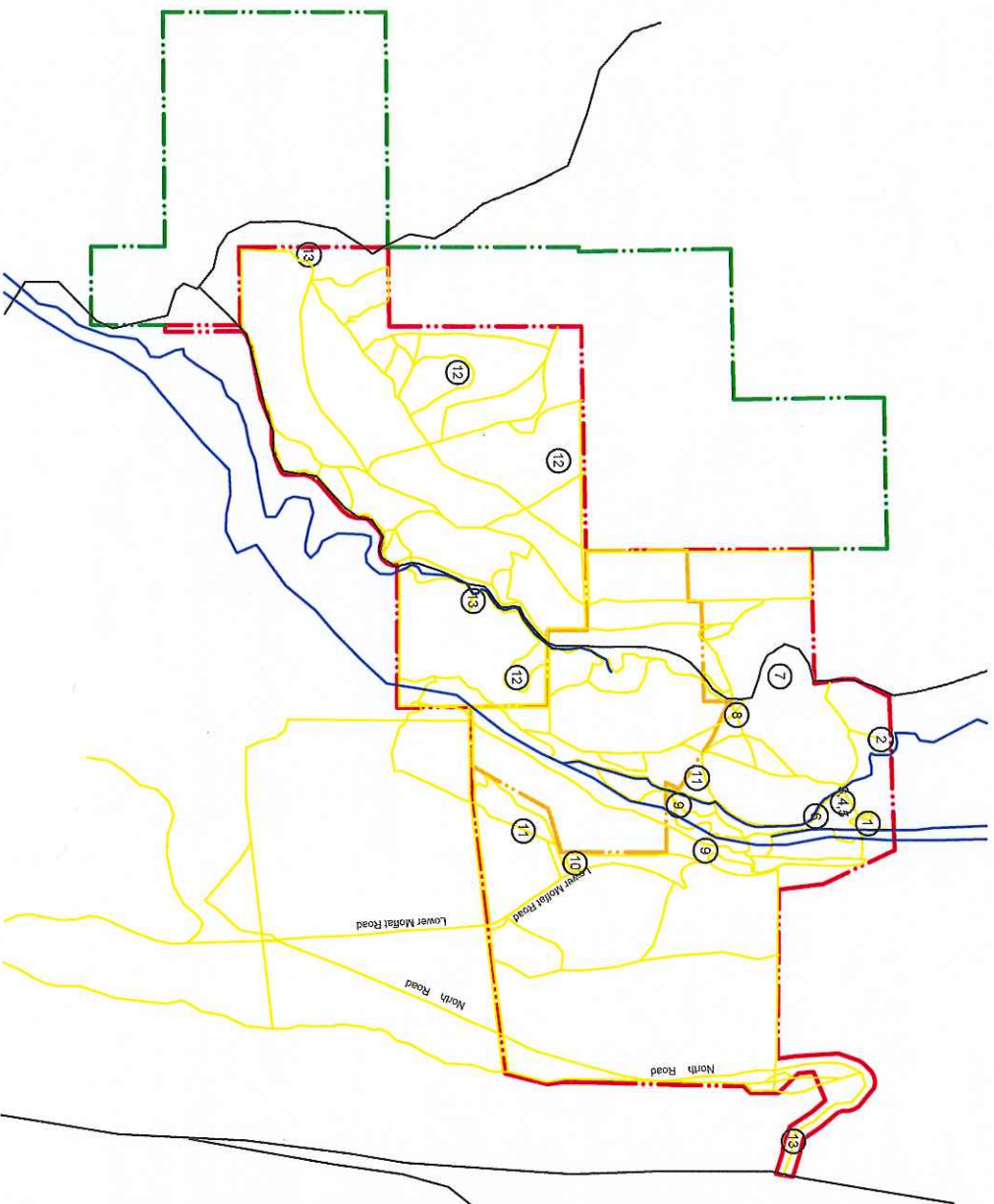
Indoor Riding Arena or stable:

An enclosed structure with a footprint over 5,000 square feet used for riding lessons, exercising horses, riding competitions, stabling horses, or other similar uses.

Community or commercial: An enclosed structure with over 5,000 square feet of commercially leasable space available to the public on a fee basis or is owned and operated by a homeowner (or similar) association for use by members of the association.

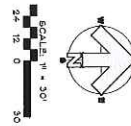
Private: A non-commercial facility for the use of the owner or occupant of the property where the facility is located.

Currently a "private" indoor riding area is a use by right in areas zoned Agriculture and Forestry. The accessory use of the proposed indoor riding arena fits Routt Counties standards and definitions of being "incidental."



L8R Site Map Legend

- 1 Main House
 - 2 Bunk House
 - 3 Barn
 - 4 Cabins
 - 5 Proposed Covered Arena Location
 - 6 Employee Housing
 - 7 Old Barn & Manager House (Not Built)
 - 8 Bison Handling Facility Proposed Location
 - 9 Proposed Pole Barn/Pavilion Location
 - 10 Current Non-Amplified Music SE Site
 - 11 Current Amplified Music SE Site
 - 12 Proposed Amplified Music SE Site
 - 13 Staging Area
- Roads and Trails
 - Creeks & Irrigation Ditches
 - County Roads

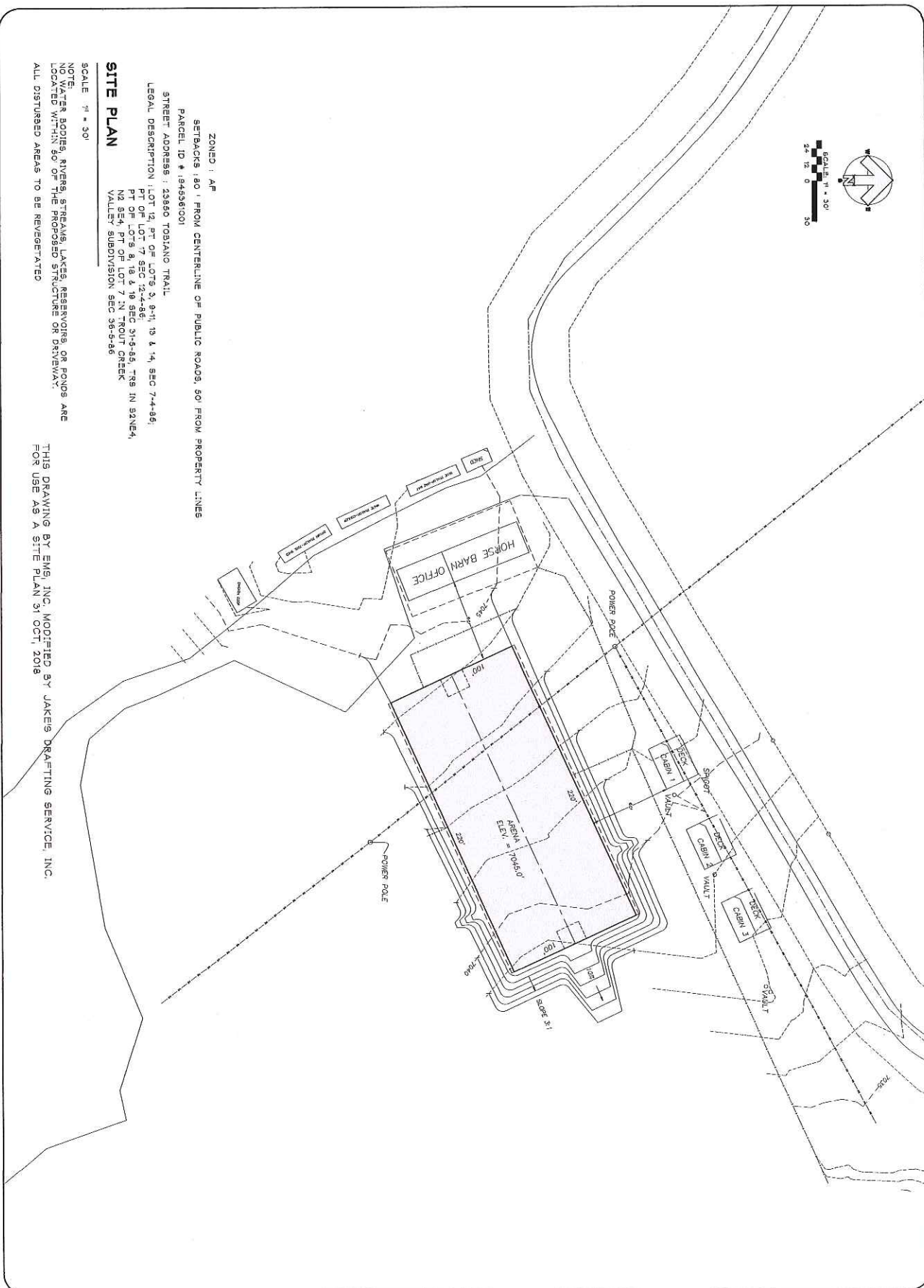


ZONED : AF
 SETBACKS : 80' FROM CENTERLINE OF PUBLIC ROADS, 50' FROM PROPERTY LINES
 PARCEL ID # : 145361001
 STREET ADDRESS : 23850 TOBIANO TRAIL
 LEGAL DESCRIPTION : LOT 12, PT. OF LOTS 3, 8-11, 13 & 14, SEC 7-4-86;
 PT. OF LOT 7 SEC. 12-5-86;
 PT. OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, SEC. 13-5-86;
 N/2 SEC. 14, PT. OF LOT 7 IN TROUT CREEK
 VALLEY SUBDIVISION SEC 36-5-86

SITE PLAN

SCALE : 1" = 30'
 NOTE: PLAZAS, POOLS, RIVERS, STREAMS, LAKES, RESERVOIRS, OR PONDS ARE
 LOCATED WITHIN 50' OF THE PROPOSED STRUCTURE OR DRIVEWAY.
 ALL DISTURBED AREAS TO BE REVEGETATED

THIS DRAWING BY EMS, INC. MODIFIED BY JAKES DRAFTING SERVICE, INC.
 FOR USE AS A SITE PLAN 31 OCT, 2018



SHEET 1 OF 5

C

Sheet Number

Job # : 18029
 File : 18029.dwg
 Date : 10/31/2018
 Drawn : JEM
 Checked : JEM
 Solid : N/A
 Rev'd : N/A

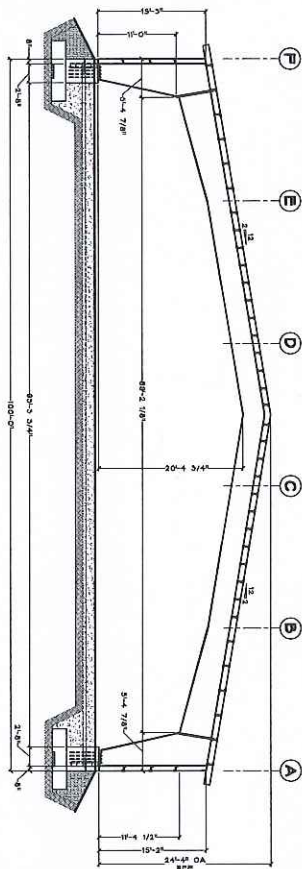
SITE PLAN FOR
LUCKY 8 - ARENA
 23850 TOBIANO TRAIL
 ROUTT COUNTY, COLORADO
 OWNER/CONTRACTOR, 970.846.5592

STAMPING ONLY

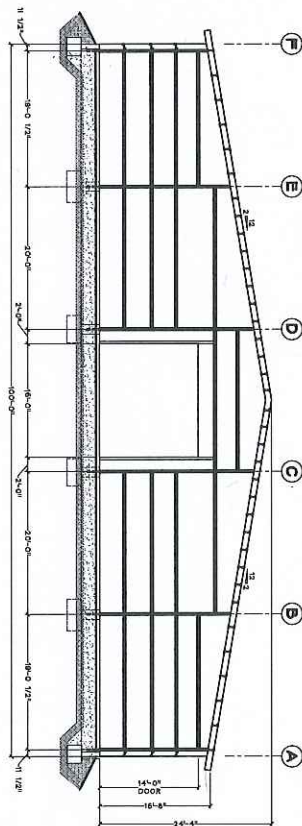


DRAFTING SERVICE, INC.
 P.O. BOX 114121
 428 OAK STREET
 STEAMBOAT SPRINGS, COLORADO
 80487-1421
 970.874.7424
 FAX 970.874.8704
 JAKES@SPRINGSIPS.COM

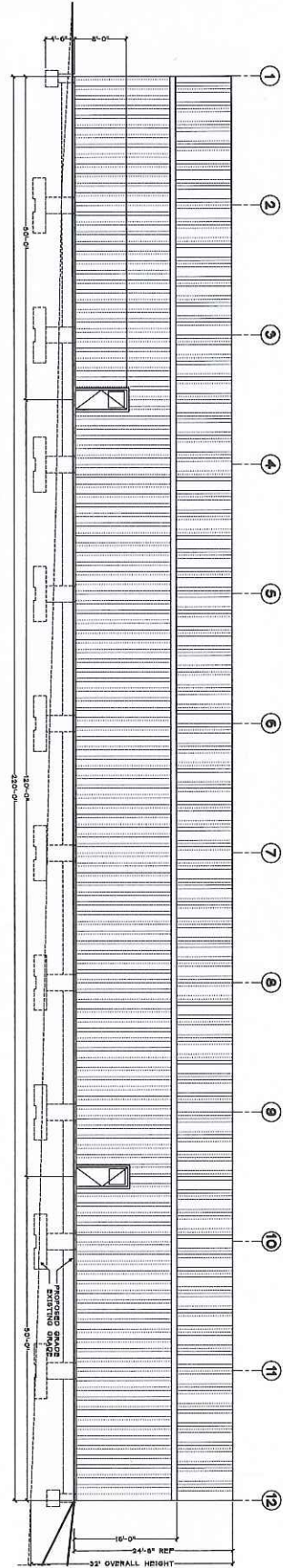
1 SECTION
1/8" = 1'-0"



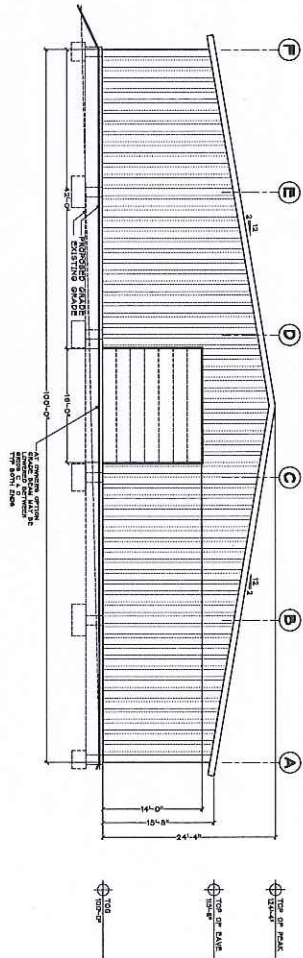
2 SECTION
1/8" = 1'-0"



3 SOUTH SIDE ELEVATION (NORTH SIDE SIMILAR)
1/8" = 1'-0"



4 END ELEVATION
1/8" = 1'-0"



Sheet Number
A2
SHEET 4 OF 6

Job # 18-0234
File 180234.dwg
Drawn J. H. HARRIS
Checked J. H. HARRIS
Revised J. H. HARRIS

TYPICAL SECTIONS & ELEVATIONS FOR
LUCKY 8 - ARENA
23850 TOBIANO TRAIL
ROUTT COUNTY, COLORADO
OWNER/CONTRACTOR, 970.846.5592



Lake's
DRAFTING SERVICE, INC.
P.O. BOX 171421
4236 OAK STREET
STREAMBOAT SPRINGS, COLORADO
970.874.7424
FAX 970.874.6704
JAKES@SPRINGSIDPO.COM

Bunk House

Parking

Main House

Parking

Cabins

Proposed

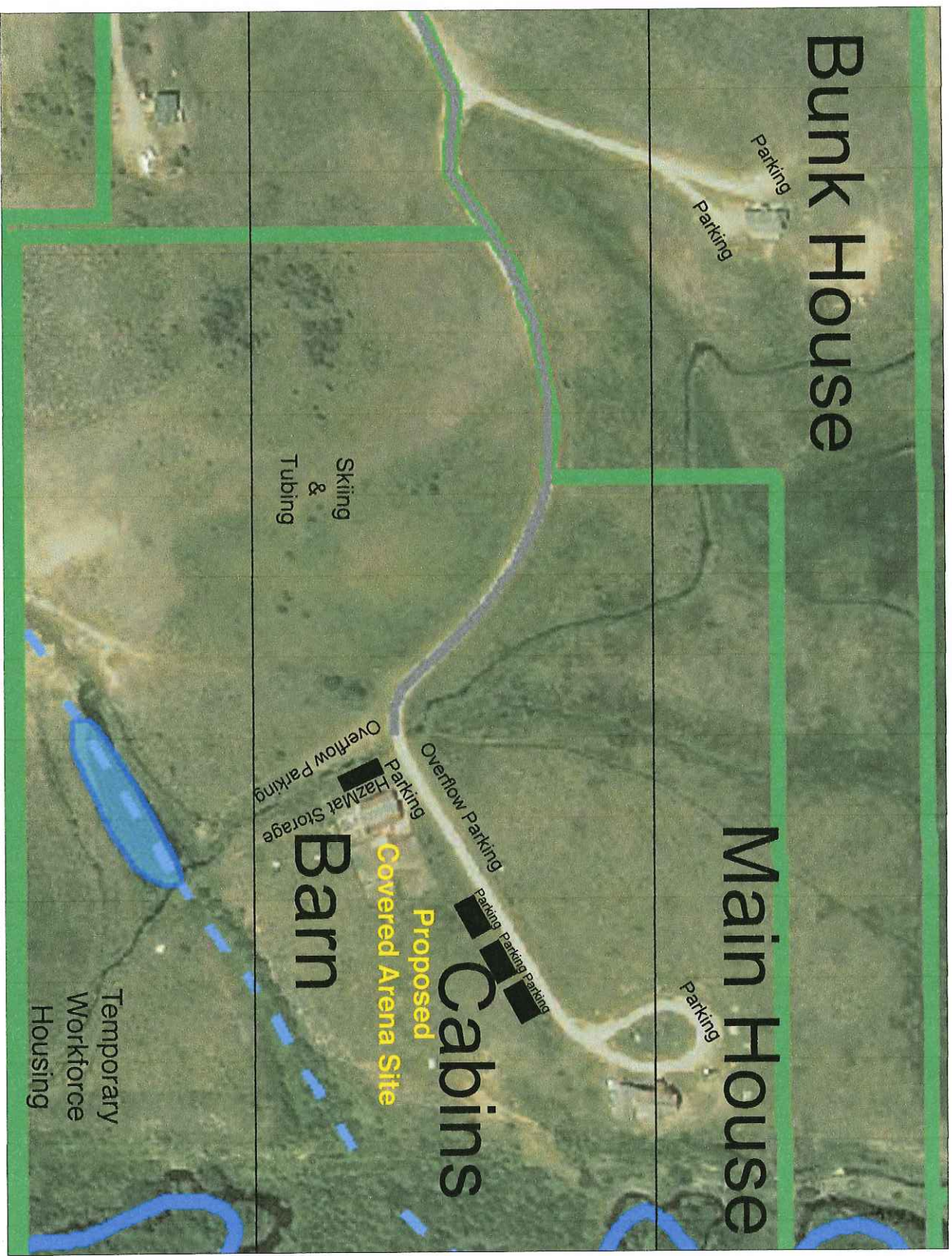
Covered Arena Site

Barn

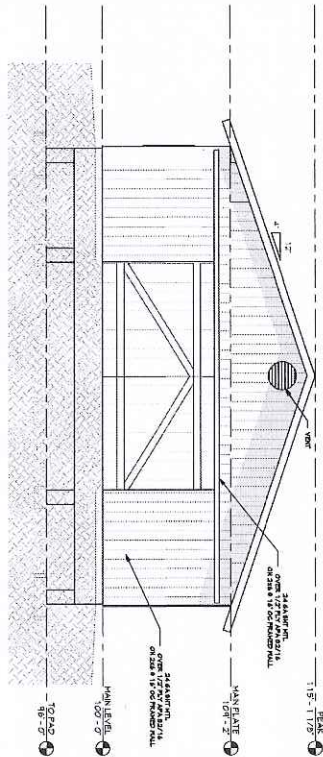
Skiing
&
Tubing

Overflow Parking
Parking
HazMat Storage
Overflow Parking

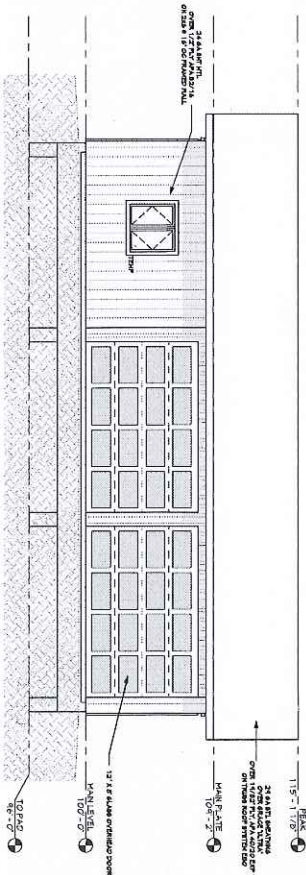
Temporary
Workforce
Housing



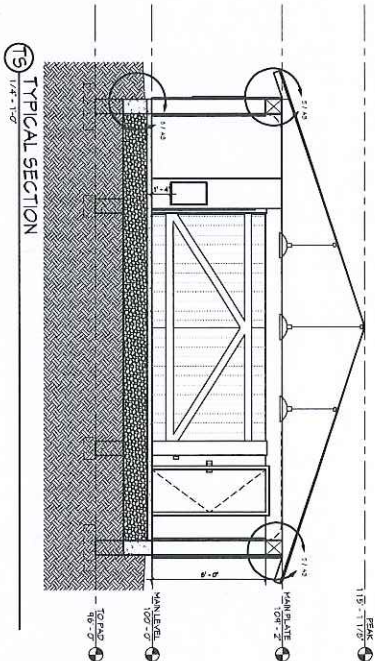
① EAST / WEST ELEVATION
1/4" = 1'-0"



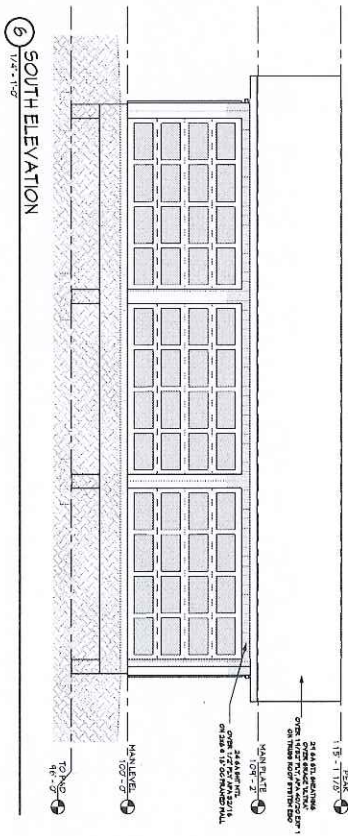
② NORTH ELEVATION
1/4" = 1'-0"

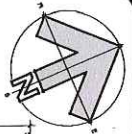


③ TYPICAL SECTION
1/4" = 1'-0"

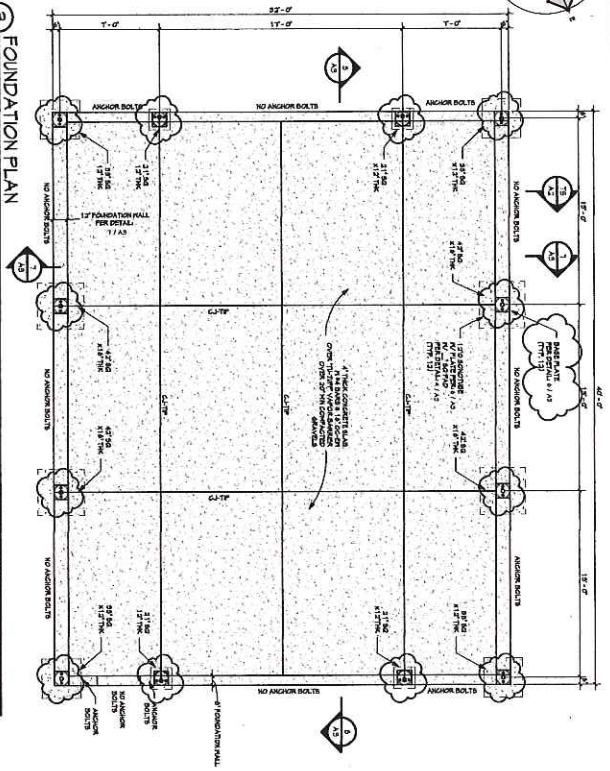


④ SOUTH ELEVATION
1/4" = 1'-0"

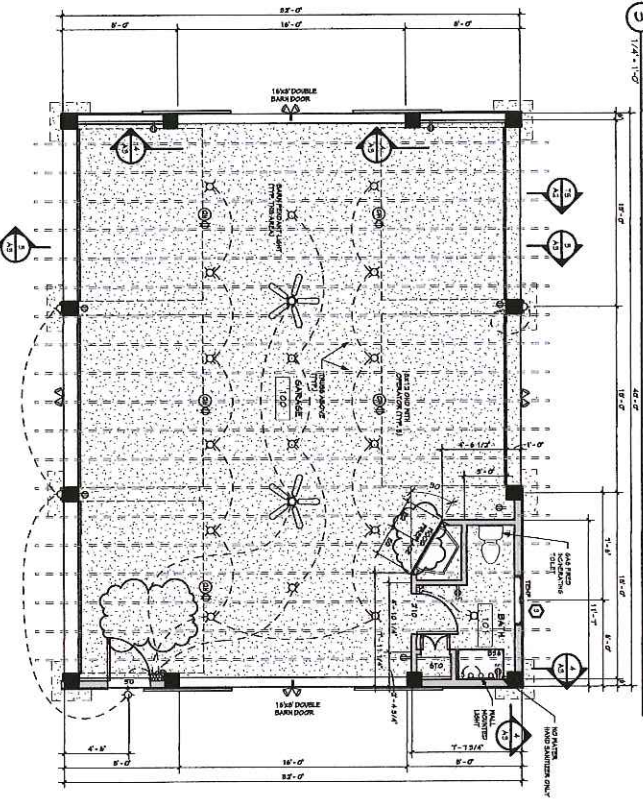




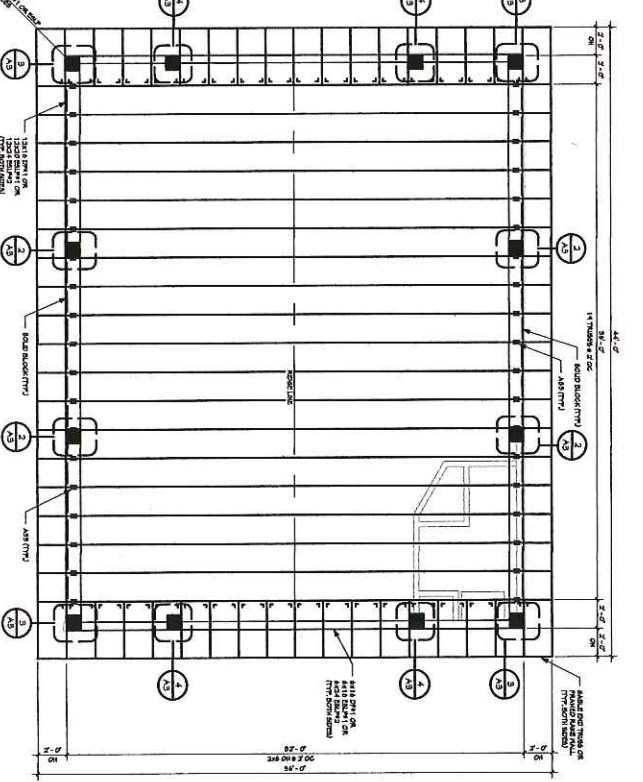
3 FOUNDATION PLAN
1/4" = 1'-0"



4 MAIN LEVEL
1/4" = 1'-0"



5 ROOF FRAMING PLAN
1/4" = 1'-0"



PROJECT INFORMATION											
NO.	DATE	REVISION	NO.	DATE	REVISION	NO.	DATE	REVISION	NO.	DATE	REVISION
1	10/1/18	1	10/1/18	1	10/1/18	1	10/1/18	1	10/1/18	1	10/1/18
PROJECT DESCRIPTION											
PROJECT LOCATION											
PROJECT OWNER											
PROJECT ARCHITECT											
PROJECT ENGINEER											
PROJECT CONTRACTOR											
PROJECT SUBMITTER											
PROJECT REVIEWER											
PROJECT APPROVER											

CONSTRUCTION TYPE: VA
 OCCUPANCY:
 LIVING AREA: 1,000 SF
 TOTAL AREA: 1,000 SF
 TOTAL FLOOR AREA: 1,000 SF
 TOTAL ROOF AREA: 1,000 SF
 TOTAL VOLUME: 1,000 SF
 TOTAL WEIGHT: 1,000 SF
 TOTAL MOMENT: 1,000 SF
 TOTAL TORSION: 1,000 SF
 TOTAL SHEAR: 1,000 SF
 TOTAL BENDING: 1,000 SF
 TOTAL TENSION: 1,000 SF
 TOTAL COMPRESSION: 1,000 SF
 TOTAL AXIAL: 1,000 SF
 TOTAL TORSION: 1,000 SF
 TOTAL SHEAR: 1,000 SF
 TOTAL BENDING: 1,000 SF
 TOTAL TENSION: 1,000 SF
 TOTAL COMPRESSION: 1,000 SF
 TOTAL AXIAL: 1,000 SF

SHEET NUMBER
A 1
 SHEET 4 OF 6

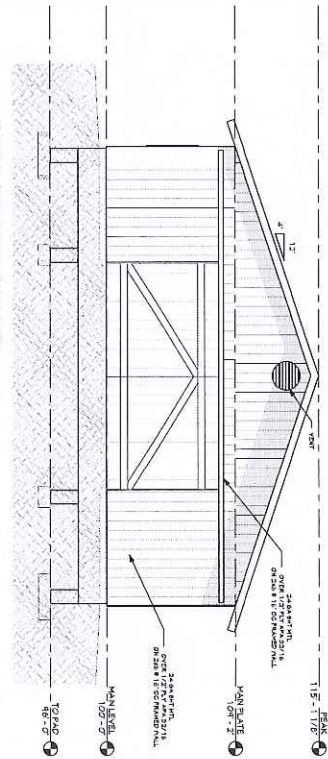
DATE: 10/1/18
 DRAWN: JHM
 CHECKED: JHM
 REVISION: 10/1/18

FLOOR, FOUNDATION & ROOF FRAMING PLANS
LUCKY 8 - MOM'S RETREAT
 28850 TOBIANO TRAIL
 ROUTT COUNTY COLORADO
 OWNER/CONTRACTOR: 846-5592

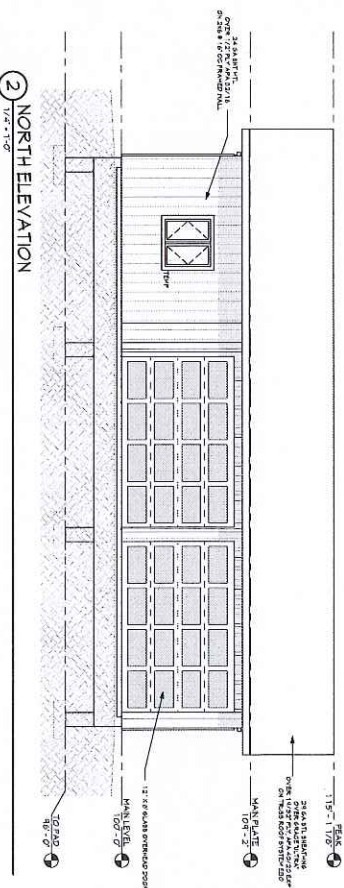


DRAFTING SERVICE, INC.
 P.O. BOX 174121
 28850 TOBIANO TRAIL
 STEAMBOAT SPRINGS, COLORADO
 970.874.7429
 FAX 970.874.8104
 JAKES@SPRINGSP.COM

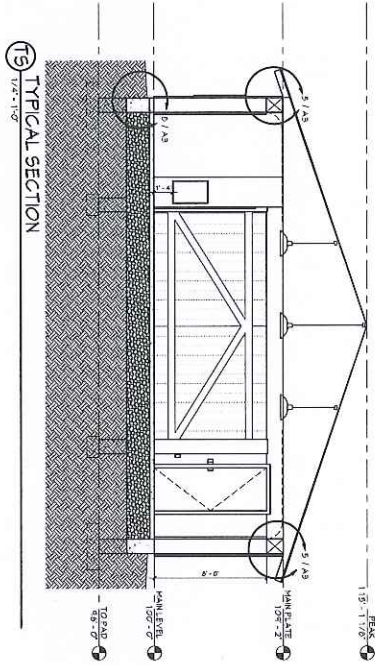
1 EAST / WEST ELEVATION
1/4" = 1'-0"



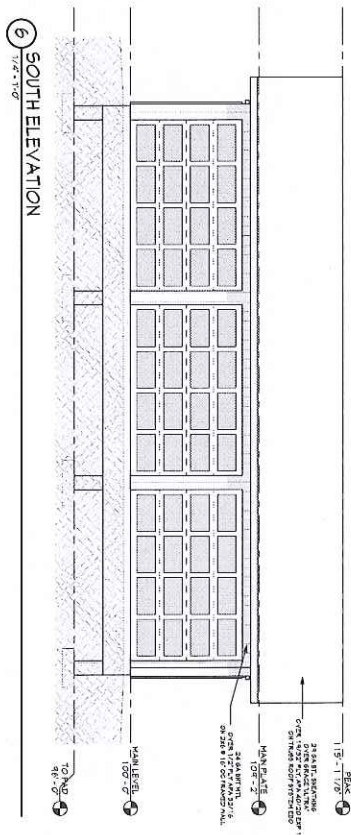
2 NORTH ELEVATION
1/4" = 1'-0"



3 TYPICAL SECTION
1/4" = 1'-0"



6 SOUTH ELEVATION
1/4" = 1'-0"



ELEVATIONS & TYPICAL SECTION
LUCKY 8 - DAD'S RETREAT
28850 TOBIANO TRAIL
ROUTT COUNTY COLORADO
OWNER/CONTRACTOR 846-5592

Job # 18023
File 18023A20
Date 28NOV18
Drawn VNM
Checked VNM
Rev'd 28NOV18

Sheet Number
A2
SHEET 5 OF 5

Jake's
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JAKE808@FRN808PB.COM



ROUTT COUNTY

Board of County Commissioners

P.O. Box 773598
Steamboat Springs, CO 80477

(970) 879-0108
fax (970) 879-3992

946312001

SPECIAL USE PERMIT

Routt County, Colorado

Permit No. PL-17-102

Project Name: Lucky 8 Ranch Guest Ranch

Permittee: Lucky 8 Ranch LLC

Address: 23850 Tobiano Tr.
Oak Creek, CO 80467

Type of Use: Special Use Permit for Guest Ranch with Recreational Facilities

Location/Legal Description: Tracts in Sections 31 & 36 T5N R86W; Sections 7 & 12 T4N R85W

Located 6-7 miles North of Oak Creek, CO accessing from CR 29

Period of Permit: See Specific Condition #14

Board Approval Date: September 26, 2017

Conditions of Approval:

General Conditions:

1. The SUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 5, and 6.
2. The SUP is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application.

3. Any complaints or concerns that may arise from this operation may be cause for review of the SUP, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
4. In the event that Routt County commences an action to enforce or interpret this SUP, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
5. No junk, trash, or inoperative vehicles shall be stored on the property.
6. This approval is contingent upon any required federal, state and local permits being obtained and complied with; the operation shall comply with all federal, state and local laws. Copies of permits or letters of approval shall be submitted to the Routt County Planning Department prior to operations.
7. Fuel, flammable materials, or hazardous materials shall be kept in a safe area and shall be stored in accordance with state and local environmental requirements.
8. All exterior lighting shall be downcast and opaquely shielded.
9. Prior to the issuance of the permit, the Permittee shall provide evidence of liability insurance in the amount of no less than \$1,000,000 per occurrence. Routt County shall be named as an additional insured on the policy. Permittee shall notify Routt County Planning Department of any claims made against the policy. Certificate of liability insurance shall include all permit numbers associated with the activity.
10. Accessory structures/uses associated with this permit may be administratively approved by the Planning Director, without notice.
11. The permits/approval shall not be issued until all fees have been paid in full. Failure to pay fees may result in revocation of this permit. Permits/Approvals that require an ongoing review will be assessed an Annual Fee. Additional fees for mitigation monitoring will be charged on an hourly basis for staff time required to review and/or implement conditions of approval.
12. Transfer of this SUP may occur only after a statement has been filed with the Planning Director by the transferee guaranteeing that they will comply with the terms and conditions of the permit. If transferee is not the landowner of the permitted area, Transferee shall submit written consent to the transfer by the landowner. Failure to receive approval for the transfer shall constitute sufficient cause for revocation of the permit if the subject property is transferred. Bonds, insurance certificates or other security required in the permit shall also be filed with the Planning Director by the transferee to assure the work will be completed as specified. Any proposal to change the terms and conditions of a permit shall require a new permit.
13. The Permittee shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act as amended in 2013 and Routt County noxious weed management plan.

Specific Conditions:

14. The Special Use Permit (SUP) is valid for the life of the use provided that all leases are renewed and current fee ownership is maintained or converted to a lease and provided it is acted upon within one year of approval. If leases are not renewed or fee ownership is not maintained or converted to a lease the application should be reviewed to determine if operations meet Section 6.3A of the Routt County Zoning Regulations. The SUP shall be

deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year (except for uses that a customarily operated seasonally or periodically).

15. The Special Use Permit for private overnight guests will consist of the following:
- Overnight accommodations are for private guests and not offered to the public. Guests will be offered skiing, snowboarding, cross country skiing or snowshoeing and use of the 'bunny hill' for skiing. They can also participate in tours offered to the public described below.
 - Skiing, snowboarding, cross country skiing or snowshoeing for elite athletes will be offered. A rope tow, lift or other similar type of uphill transport is not approved as part of this permit.
16. Tours open to the public can be operated from 9 a.m. to sunset; Tues – Sunday. There will be a minimum of two guides per tour. Hours of operations for tours shall be as follows:

Ranch tours, hay rides and sleigh rides

- Tours are offered year round
- 20 people maximum tour in summer
- 8 people maximum tour in winter
- One tour per day – 3 days per week

Horseback rides

- Tours offered year round
- 10 people maximum tour
- Two tours per day/5 days per week

UTV tours

- Tours offered Spring, Summer and Fall
- 10 people maximum tour (5 vehicles)
- 1 hour to full day

Snowmobile tours

- Trails will be groomed along interior roads and trails
- Hay pastures will be used for off trail
- 10 people maximum tour
- Three tours per day – 5 days per week

17. Horsemanship Clinics are limited to 25 clients. If the clinics are proposed as a larger event it shall be conducted as a Special Event. Clinics, lessons and horseboarding clients shall travel to the site by private vehicle and shall not bring a horse trailer.
18. Special Events shall be as follows:
- All events shall have port-a-lets.
 - Food service shall be provided by the client.
 - Hours of operation shall be 8:00 a.m. to midnight.
 - Adequate off-street parking shall be provided. Any use of CR 29 for transport of guests must meet Road and Bridge requirements.
 - Events are limited to one per week.
 - All amplified music will cease at 10:00 p.m, shall take place within the two areas designated on the map included within the conditions of the special use permit, and all music will occur in tents.
 - Shuttle service to the site is required for all Special Events.
 - The number of Special Events shall be limited to 25 per year.
 - The maximum number of guests allowed at Special Events is 200.
 - If there is no amplified music, the special event may take place outside of the designated areas indicated on the map.

19. Prior to operation, permittee shall submit to Routt County proof of a Sales Tax Account /License.
20. Permits from the Routt County Road and Bridge Department or Building Department shall be obtained and any inspections completed before operations commence.
21. Routt County has the authority to close any county road at its sole discretion if damage to the road may occur by its use. To the extent that a road closure may affect Permittee's operations, Routt County will cooperate with Permittee to allow operations to be continued in a safe and practicable stopping point.
22. Routt County roads shall not be completely blocked at any time. If traffic regulation is deemed necessary, the Permittee shall notify the Routt County Road and Bridge Director, or designee thereof, in advance (if possible), who may then require: a. A method of handling traffic in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) and approved by the Road and Bridge Director.
23. Routt County roads affected by this SUP will be inspected by the Routt County Road and Bridge Department at intervals determined by same. Any road damage repair or maintenance needs above and beyond typical maintenance, attributable to this use, shall be made by the County, or a third-party contractor as selected by the Routt County Road and Bridge Department and on a schedule determined by same. Road and Bridge shall inform permittee of such maintenance or repair activities prior to work being performed. Permittee shall solely bear the costs of repairs.
24. Prior to issuance, permittee shall obtain an access permit for the access serving the ceremony site. Permittee shall use and maintain such access to minimize impacts to the County road system during the life of the operations. Maintenance of the access may include sweeping, cleaning, and/or repair. If any improvements to the access are needed or desired, a Work in the Right of Way permit shall be obtained from the Routt County Road & Bridge Department prior to commencing work.
25. There shall be no parking on County Road 29 or the corresponding right-of-way for any events. Parking shall be limited to designated areas onsite only.
26. Permittee shall install snowmobile warning signs in advance of the snowmobile crossing at the county road per the MUTCD when snowmobile tours are operating.
27. 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.
28. Any accidents requiring emergency service response shall be reported to the Planning Department.
29. Any wildlife encountered along or near the tours shall not be disturbed and given time to move away from any tours. The applicant shall work with the DPW to determine if there are any Sharpe-tailed grouse leks on the property and mitigation measures placed to protect the leks. No pets or firearms shall be allowed.
30. Revegetation of disturbed areas shall occur within one growing season with a seed mix which avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass seed mixes.
31. All snowmobiles shall have 4-stroke engines.

PL-17-102

Lucky 8 Ranch

Special Use Permit

32. Horse boarding will be limited to no more than 20 horses at any one time.

Permit Issued by the Routt County Board of Commissioners:

Timothy Corrigan, Chair

11/29/2017
Date

ATTEST:

Kim Bonner, Routt County Clerk and Recorder



ACCEPTED:

Nicholas Osadchuk
Printed Name: NICHOLAS OSADCHUK

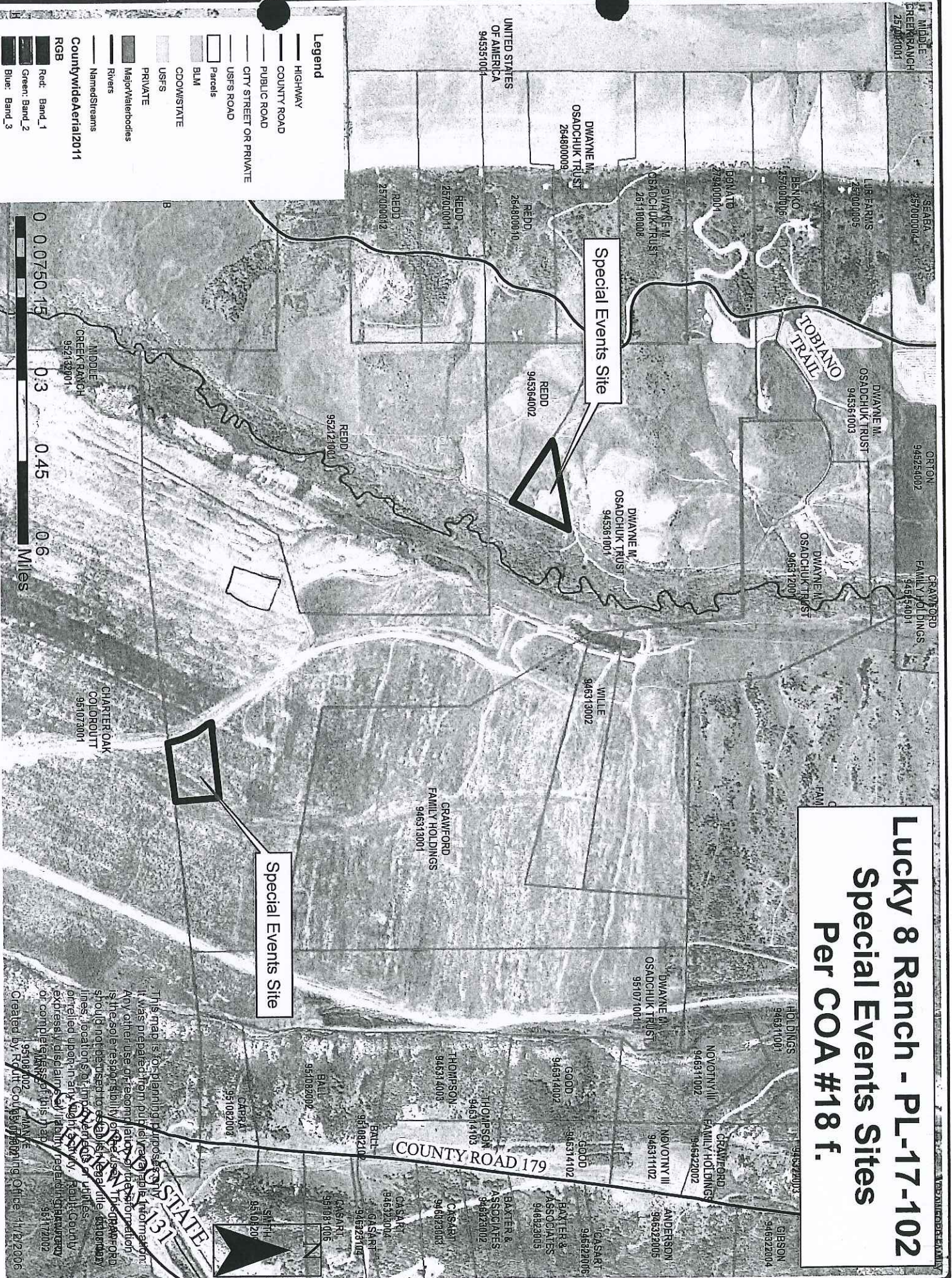
11-13-17
Date

Permittee

Title

GM

**Lucky 8 Ranch - PL-17-102
Special Events Sites
Per COA #18 f.**





ROUTT COUNTY

PLANNING DEPARTMENT

P.O. Box 773749

Steamboat Springs, CO 80477

970.879.2704

January 31, 2019

Nick Osadchuk
Lucky 8 Ranch
23850 Tobiano Trail
Oak Creek, CO 80467

RE: Request for Minor Change to Special Use Permit PL-17-102

Dear Nick:

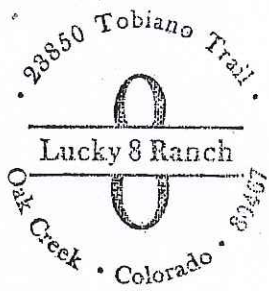
Routt County has received your request for a Minor Change to your Special Use Permit to move one of your special events sites to a new location per Section 3.2.10.

The original special events site located on the south side of the property on the east side of the access road will be eliminated and new site established on the west side of the road as shown on the attached map submitted by your request. This request is deemed to be in compliance with the Routt County Zoning Regulations Section 3.2.10 A. and is consistent with the approval of the Special Use Permit.

Any additional changes to the Special Use Permit will be reviewed as a full amendment to the Special Use Permit.

Sincerely,

Chad Phillips
Planning Director



Lucky 8 Ranch

23850 Tobiano Trail
Oak Creek, Colorado 80467
Phone: (970) 846-5592

Routt County Planning Department

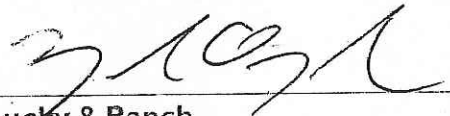
P.O. Box 773749
Steamboat Springs, CO 80477
Phone: (970) 879-2704

To Whom It May Concern,

After surveying the land and estimating excavation and building cost to put a special event site at the current proposed location (circled on the attached map), we at Lucky 8 Ranch decided it would disturb too much land and cost too much to make a special event site at the current proposed location. We would like to exchange this site for a site more suitable and conducive to construct a special event site. The new site remains near our southernmost property line to keep away from neighboring properties. It is shown by a black box on the attached map. By moving this location to a lower site, it will aid in building ease, lower costs, and reduce the amount of ground disturbance than that of the originally proposed site. It will also help with the visual aspect of seeing the special event site from neighboring properties. The location is hidden from neighbors in lower elevations, by a small hill, but remains visible to the neighbors who live at the higher elevations located west of CR29.

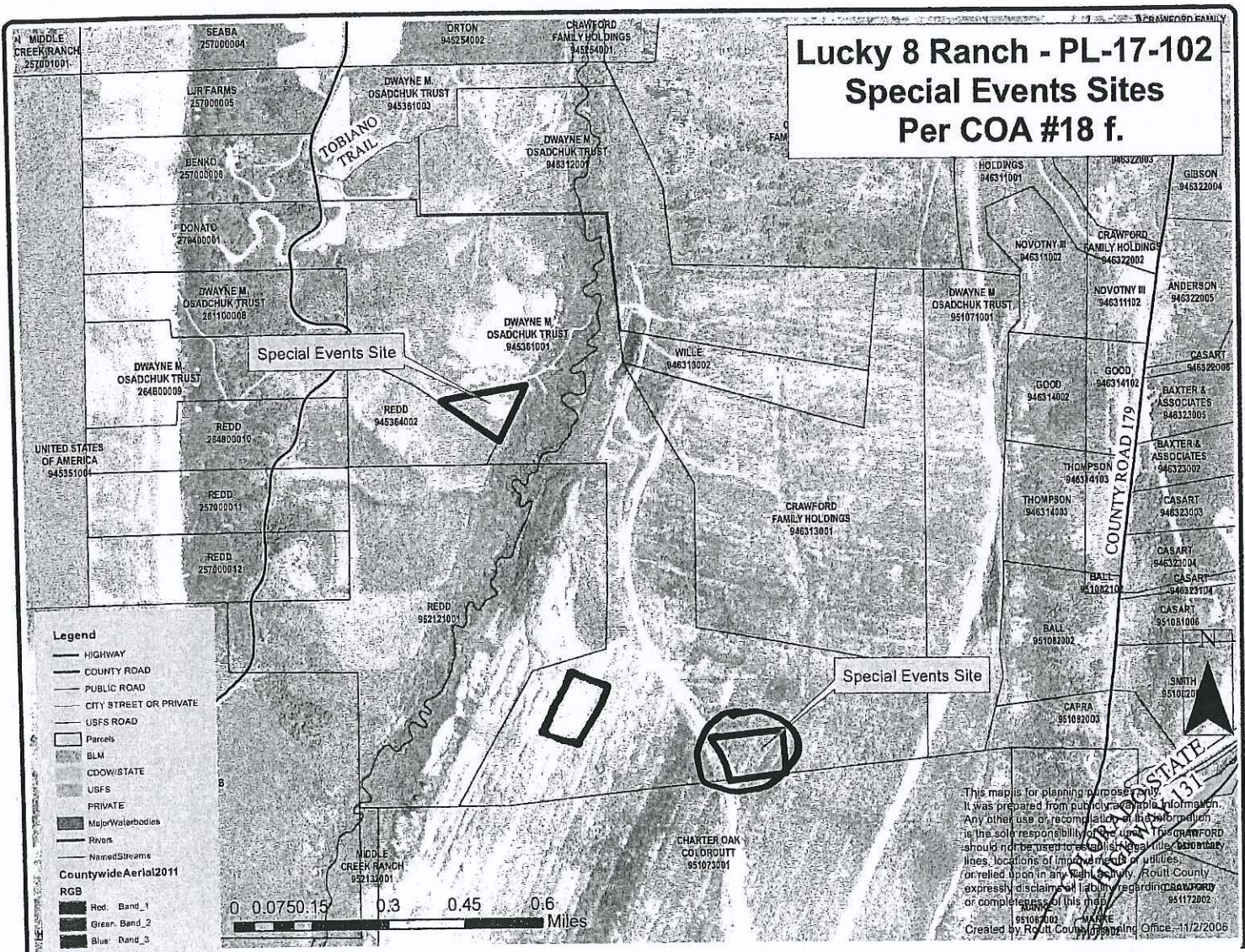
Let me know if you have any questions.

Thanks,



Lucky 8 Ranch
Nicholas Osadchuk
General Manager
Date: 1-30-2019

Lucky 8 Ranch - PL-17-102 **Special Events Sites** **Per COA #18 f.**



RECEIVED
BLM UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
-5 JUL 2019 12 58
SPECIAL RECREATION PERMIT

(43 U.S.C. 1201; 43 U.S.C. 1701; 16 U.S.C. 460L-6(a); and 43 CFR 2930)

Permit No.

CO-100-19-140

BLM Issuing Office

Little Snake Field Office

Permittee Lucky 8 Ranch, LLC.

Authorized Representative Nicholas Osadchuk

Address

23850 Tobiano TRL
Oak Creek, CO. 80467

Phone Number (970) 846-5592

Email Address nick@lucky8ranchco.com

Web Site www.lucky8rancho.com

Permit is for (check all that apply): ☒ Commercial ☐ Competitive ☐ Organized Group ☐ Vending

Date Issued 06/17/2019 Date Expires 06/17/2020 (Terms greater than one year subject to annual authorization.)

Seasonal or other period of use limitations _____

Permit Fee Formula Commercial: Greater of \$110/year or 3% of gross revenue

Assigned Sites (commercial only): ☒ None No. of Assigned Sites subject to fees _____

Special Area Fees Apply: ☐ Yes ☒ No Special Area Fee _____

Minimum insurance coverage requirements Moderate Risk: \$500,000 per occurrence, \$1,000,000 annual aggregate

Permit is valid only if a current Certificate of Insurance, listing the United States as additional insured, is on file with the issuing BLM Office.

Post use report due date(s) 07/17/2020 Bond Requirement: ☒ None Bond Amount _____

Purpose and activities authorized

ATV Tours, Snowmobile Tours, Horseback Riding, Guided Hiking, Guided Snowshoeing, Guided Cross Country Skiing

Approved Area of Operation

ATV, foot, and horseback traffic are limited to routes on map attached to this permit.

Certification of Information: I certify use of this permit will be as per the operations plan on file with BLM. I acknowledge I am required to comply with any conditions or stipulations required by the BLM including the General Terms listed on page two of this form and any additional stipulations which may be attached.

Additional Stipulations are attached: ☒ Yes ☐ No

[Signature]
(Permittee Signature)

7-2-19
(Date)


Approved and issued for the conduct of permitted activities and locations shown on this permit and in conformance with the operating plan. Permit is subject to General Terms and any additional stipulations attached.

Kathy McKinstry
(BLM Authorized Officer Printed Name)

Kathy McKinstry
(BLM Authorized Officer Signature)

7/10/19
(Date)

Lucky 8 Ranch
ATV Tours
Approved Routes
2019 Operating Season

 Lucky 8 Ranch Tours Approved Routes
Bureau of Land Management

I agree that this image properly
displays the areas of operation
as described in my operating plan.

Signature: 

0 0.175 0.35 Miles

No warranty is made by the Bureau of Land Management
as to the accuracy, reliability, or completeness of these data
for individual use or aggregation use with other data.
All boundaries are an approximate representation.



GENERAL TERMS

- a. The permittee shall comply with all Federal, State, and local laws; ordinances; regulations; orders; postings; or written requirements applicable to the area or operations covered by the Special Recreation Permit (SRP or permit). The permittee shall ensure that all persons operating under the authorization have obtained all required Federal, State, and local licenses or registrations. The permittee shall make every reasonable effort to ensure compliance with these requirements by all agents of the permittee and by all clients, customers, participants, and spectators.
- b. An SRP authorizes special uses of the public lands and related waters and, should circumstances warrant, the permit may be modified by the BLM at any time, including modification of the amount of use. The authorized officer may suspend or terminate an SRP if necessary to protect public resources, health, safety, the environment, or because of non-compliance with permit stipulations. Actions by the BLM to suspend or terminate an SRP are appealable.
- c. No value shall be assigned to or claimed for the permit, or for the occupancy or use of Federal lands or related waters granted thereupon. The permit privileges are not to be considered property on which the permittee shall be entitled to earn or receive any return, income, price, or compensation. The use of a permit as collateral is not recognized by the BLM.
- d. Unless expressly stated, the permit does not create an exclusive right of use of an area by the permittee. The permittee shall not interfere with other valid uses of the federal land by other users. The United States reserves the right to use any part of the area for any purpose.
- e. The permittee or permittee's representative may not assign, contract, or sublease any portion of the permit authorization or interest therein, directly or indirectly, voluntarily or involuntarily. However, contracting of equipment or services may be approved by the authorized officer in advance, if necessary to supplement a permittee's operations. Such contracting should not constitute more than half the required equipment or services for any one trip or activity and the permittee must retain operational control of the permitted activity. If equipment or services are contracted, the permittee shall continue to be responsible for compliance with all stipulations and conditions of the permit.
- f. All advertising and representations made to the public and the authorized officer must be accurate. Although the addresses and telephone numbers of the BLM may be included in advertising materials, official agency symbols may not be used. The permittee shall not use advertising that attempts to portray or represent the activities as being conducted by the BLM. The permittee may not portray or represent the permit fee as a special federal user's tax. The permittee must furnish the authorized officer with any current brochure and price list if requested by the authorized officer.
- g. The permittee assumes responsibility for inspecting the permitted area for any existing or new hazardous conditions, e.g., trail and route conditions, landslides, avalanches, rocks, changing water or weather conditions, falling limbs or trees, submerged objects, hazardous flora/fauna, abandoned mines, or other hazards that present risks for which the permittee assumes responsibility.
- h. In the event of default on any mortgage or other indebtedness, such as bankruptcy, creditors shall not succeed to the operating rights or privileges of the permittee's SRP.
- i. The permittee cannot, unless specifically authorized, erect, construct, or place any building, structure, or other fixture on public lands. Upon leaving, the lands must be restored as nearly as possible to pre-existing conditions.
- j. The permittee must present or display a copy of the SRP to an authorized officer's representative, or law enforcement personnel upon request. If required, the permittee must display a copy of the permit or other identification tag on equipment used during the period of authorized use.
- k. The authorized officer, or other duly authorized representative of the BLM, may examine any of the records or other documents related to the permit, the permittee or the permittee's operator, employee, or agent for up to three years after expiration of the permit.
- l. The permittee must submit a post-use report to the authorized officer according to the due dates shown on the permit. If the post-use report is not received by the established deadline, the permit will be suspended and/or late fees assessed.
- m. The permittee shall notify the authorized officer of any incident that occurs while involved in activities authorized by these permits, which result in death, personal injury requiring hospitalization or emergency evacuation, or in property damage greater than \$2,500 (lesser amounts if established by State law). Reports should be submitted within 24 hours.

Lucky 8 Ranch, LLC Tours, Permit #CO-100-19-140

Additional Stipulations

The following additional stipulations apply to Lucky 8 Ranch tour activities.

1. Participants and staff must stay on existing roads and trails shown on permit map during ATV, foot, and horseback activities.
2. Over-the-snow vehicle travel is allowed if snow depth is equal to or greater than two feet.
3. Tours will not occur if unusually muddy conditions exist.
4. Camping is not allowed with this permit.

Certification:

I have read these additional stipulations and understand that I must abide by them while performing activities in connection with the permitted operations.

Date: 7-2-19

Signature: 

Print Name: NICHOLAS OSADCHUK

Company Name: LUCKY 8 RANCH