

Conditional Use Permit

Permit No. PL20230043

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

Permittee: One80 Outdoors, Inc & Wolf Mountain Ranch

Property Owner: PIRTLAW PARTNERS, LTD.

Type of Use: Conditional Use Permit - General

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

Legal Description: LAND IN 7-86: PT OF TRS 58, 59 & 61 SECS 4 & 5; LOT 8, PT OF LOTS 5-7 SEC 5; PT OF TRS 62-65 SEC 5; ALL OF SECS 6-8; LOTS 1-4 SEC 16; ALL OF SECS 17&18; PT OF TRS 98 & 99, LOTS 5-7, 13&14, SE4SW4 SEC 19; PT OF TR 98, E2 SEC 20; ALL OF SEC 21; LOTS 1-6, S2

Conditions of Approval:

General Conditions:

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

local laws. Copies of permits or letters of approval shall be submitted to the Routt County Planning Department prior to commencement of 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. All trash shall be stored either inside a garage or inside Interagency Grizzly Bear Committee (IGBC) certified receptacles
10. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in compliance with the County's Insurance and Surety Requirements policy then in effect. The certificate of insurance shall include all permit numbers associated with the activity and Routt County shall be named as an additional insured. Permittee shall notify the Routt County Planning Department of any claims made against the policy.
11. Accessory structures/uses associated with this permit may be administratively approved by the Planning Director, without notice.
12. Transfer of this CUP 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 for 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 most current version of the Colorado Noxious Weed Act and Routt County regulations for noxious weeds.

SPECIFIC CONDITIONS:

14. The CUP 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. The approved project plan consists of:
 - a. Up to five sleeping cabins; up to two bathhouses; up to three guide cabins
 - b. Onsite outfitter and visitor parking
 - c. Hunting & Staging area
 - d. Accessory storage structures directly associated with the above uses
15. The CUP is valid for the life of the use provided it is acted upon within one year of approval. The CUP shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year.

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