

**SOUTT  
COUNTY**

PLANNING DEPARTMENT

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Steamboat Springs, CO 80487

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## NOTICE OF PUBLIC HEARING

June 16, 2023

**RE: Hunting Camp - One80 Outfitters and Wolf Mountain Ranch; Planning Project # PL20230043**

Dear Property Owner:

One80 Outdoors, Inc has filed an application with the Routt County Planning Department for a Conditional Use Permit - General for a Hunting Camp: One80 Outdoors, INC (dba: One80 Outfitters) big game hunting in NW Colorado. Colorado Outfitter #: 0003199. Co-Applicant and property owner Wolf Mountain Ranch (WMR), specifically related to property located at 45370 COUNTY ROAD 52, ROUTT, CO 80487, and more generally at approximately 7.9 miles NE of the intersection of CR-52 and US-HWY 40; 6.7 miles NW of the town of Milner. A map, showing the location of the property, has been attached to this notice.

You are receiving this notice because our records indicate that you own property adjacent to the subject property. If you have any comments or suggestions, please submit them to Blake Kelly. Please be advised that any response to this letter will become a matter of public record and may be forwarded to the applicant for their consideration. Your response is considered your consent to the distribution of your response.

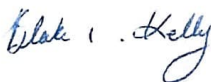
The following are the relevant dates and times for this application. Hearings will take place in the Historic Courthouse in the Board of County Commissioners' Hearing Room at 522 Lincoln Ave., Steamboat Springs, CO or remotely.

**Scheduled Review:**  
Planning Commission

**Date:**  
June 29, 2023

Please refer to the agenda published the week before the hearing for the order items will be heard and location of the hearing. A link to the application materials is on the 'Pending Applications' section of the Routt County Planning Department website. Should you desire further information, please contact Blake Kelly at (970) 879-2704 or [bkelly@co.routt.co.us](mailto:bkelly@co.routt.co.us).

Sincerely,



Blake Kelly, Planner Tech  
Routt County Planning Department