



STAFF REPORT

TUP 24-007 950 Junktion

October 22, 2024

PURPOSE

The owner/applicant is requesting a Temporary Use Permit to allow a vintage / flea market on November 9th & 10th. The event will be conducted on private property owned by the applicant Daniel Vinton. Mr. Vinton is expecting 15 vendors and two food trucks each weekend. And is estimating a maximum 43 attendees, at one time.

LOCATION

Location and/or street address of the event will be 43880 West U.S. Highway 50, Cañon City, CO. 81212.

BACKGROUND / ASSOCIATED CASES

This is the second time 950 Junktion has applied for a Temporary Use Permit and has satisfied the departments requirements.

LAND USE AND ZONING

The property is Zoned Business

NORTH: Zone AR- Agricultural Rural

EAST: Zone B – Business

SOUTH: Zone AR – Agricultural Rural

WEST: Zone B – Business

DRINKING WATER

Applicant will provide bottle water.



VENDOR:

15 - Vendors for vintage misc. items.

2 - Food Truck Vendors.

SANATATION PLAN:

1 Chemical Toilet.

1 Chemical ADA Toilet.

1 Hand Washing Station

TOILET PLACEMENT:

Provided.

PORTABLE TOILET SERVICE:

Twin Enviro

EMERGENCY PLAN

Fremont County Sheriff's Office, & Colorado State Patrol has been notified of this event.

FIRE PROTECTION

The subject property falls within the service area of the Canon City District, we have received an approved Fire Protection Plan signed by Life Safety Officer Austin Breuninger.

FLOODPLAIN

The course map is outside of the floodplain.

ACCESS

Will be from U.S. Highway 50

PUBLIC COMMENTS/CONCERNS:

None



AGENCY COMMENTS

Staff requested comments from various review agencies including the Fremont County Department of Transportation, and Department of Environmental Health, as well as the Fire Department, Sheriff's Department, and Emergency Manager. Staff have incorporated comments received to date either in their entirety or in part into this staff report.

Department of Public Health & Environment:

Item #10 Satisfactory, bottled water

Item #11 Sanitation will be addressed by Fremont County Building Department

Item #12: If the food trucks are currently licensed by Fremont County Department of Public Health and Environment, no further information is needed. If the food trucks are licensed outside of Fremont County, a vender packet with the current license must be submitted to FCDPHE two weeks prior to the event.

LIABILITY INSURANCE:

BAI AZ – 1910 S. Stapley Dr. Ste. #221

Each occurrence: \$1,000,000

Damage: \$150,000

Med: \$5,000

Personal Injury: \$1,000,000

General Aggregate: \$2,000,000

Products-COMP/OP AGG: \$2,000,000

PPL: N/A

CONDITIONS:

If food vendors are not licensed with Fremont County an approval from FCDPHE is required.



Fremont County
Planning and Zoning Department
615 Macon Avenue, Room 210
Cañon City, CO 81212

CONTINGENCIES:

None

WAIVERS:

Surety Bond Waiver

RECOMMENDATION

Having found the application is in compliance with the requirements of the Fremont County Zoning Resolution, staff recommends **APPROVAL** of the Temporary Use Permit application with the following contingencies/Conditions:

- Approval waiver of surety bond or have applicant submit surety bond



TEMPORARY USE PERMIT APPLICATION

1. Project Name: 950 Junktion
2. Applicant: Daniel Vinton Address: 87 Pine Rd
 City: Florissant State: CO Zip Code: 80816
 Telephone #: (719) 440-2504 Facsimile # _____
 Email Address: djv777@hotmail.com

Please read the entire application form prior to completion of this application

Property owners and other potential applicants are encouraged to meet informally or communicate with Planning and Zoning Department staff to gain familiarity with the application process prior to formal submittal of an application and to continue the communications throughout the application process. For more details on application meetings, see Section 8.3 of the Fremont County Zoning Resolution (FCZR).

A special event which is to be conducted in whole or part within Fremont County (*non-incorporated areas*) such as spectator events, athletic events, carnivals, circuses, concerts, fairs, flea markets, public recreational events, tent meetings, or other similar uses with similar impacts which are for public participation, requires a Temporary Use Permit (TUP).

An application fee as adopted by resolution of the Fremont County Board of County Commissioners (Board) shall accompany this application.

The applicant shall provide **one (1) original document and an electronic copy (either CD or flash/thumb drive)** and all of its attachments. After submittal, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter). The letter will state the submittal deficiencies, Department comments and or questions about the application, which must be addressed by the applicant.

The Fremont County Department of Planning and Zoning (Department) shall be entitled to refuse any application for a temporary use permit which is not made on the form provided by the Department, which is incomplete, or is made later than thirty (30) working days prior to the regularly scheduled Board meeting at which the application is proposed to be heard. The application shall not be considered complete unless all information required in the application is provided at the time it is filed.

Once the Department has determined that the application is complete, the application will be scheduled on an agenda of the Board for their consideration of approval. Prior to issuance of a temporary use permit, the event shall be approved by the Board at a regularly scheduled meeting and all contingencies or requirements shall be met or provided. The Board does have the right to request review and recommendations from the Fremont County Planning Commission (Commission) and/or other pertinent entities, if the Board determines that it is necessary for its review. The Board may require professional review at the applicant's expense if deemed necessary by the Board. The Board may require the applicant to provide various professional studies and/or statements concerning the event in order to fully understand the impact of the proposed event. This could result in a longer review process and require more time to complete.

Under certain circumstances, the Department may have approval authority over an annual event which has been granted TUP approval by the Board consecutively for the three (3) previous years. See Section 8.16.2 of the Fremont County Zoning Resolution for requirements.

Attachments can be made to this application to provide expanded narrative for any application item including supportive documentation or evidence for provided application item answers. Please indicate at the application item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (i.e. the attached document providing evidence in support of the answer given at application item number 12 would be marked - Exhibit 12.1).

For specific regulatory requirements the applicant should refer to the appropriate sections of the Fremont County Zoning Resolution (FCZR) which can be viewed on the Internet at:

<http://www.fremontco.com/planningandzoning/zoningresolution.pdf>

2. Please provide a general description of the event: vintage/flea market event with 15 vendors and 2 food trucks. No liquor at this event.
3. What is the general location and/or street address of the event? 43880 W US 50, Cañon City, CO 81212
4. What are the dates that the proposed event is scheduled to occur? November 9-10
5. What are the hours of the day that the proposed event is scheduled to occur? 10 AM-4 PM
6. Will there be any signs used to advertise the event? yes If yes, please provide a statement as to the size (type), location, and how many: (4) feather flags on fence post and 4'x10' banner on gate
7. Please provide a statement as to how litter will be disposed and include documentation consisting of agreements and/or contracts with companies providing necessary facilities. trash cans placed around site (see site plan), dump trailer on site to empty cans and hauled off after event
8. Address crowd control before, during and after the event. No ticket sales. Attendees come and go from event. Personnel will direct cars and attendees.
9. What are the anticipated off-site impacts that will be created by the proposed event? Yellow rope attached to t-posts along East and West property line and dirt berm on South side to keep people and cars off neighboring properties.
10. Please provide a statement as to a drinking water plan which includes documentation consisting of agreements and signed contracts with companies providing necessary facilities. **NOTE: This will require review and approval by the Fremont County Environmental Health Officer.**
Bottled water will be provided.

11. Please provide a statement as to a sanitation plan which includes documentation of agreements and signed contracts with companies providing necessary facilities. **NOTE: This will require review and approval by the Fremont County Environmental Health Officer.**

2 porta potties (one ADA) and wash station
rented and serviced by Twin Enviro.

12. Please provide a statement as to a concession plan, if any, which includes a list of vendor names and required permits. If vendors are used, please provide documentation of sales tax license. **NOTE: This will require review and approval by the Fremont County Environmental Health Officer.**

2 food trucks

13. Please provide an emergency service operation plan addressing what emergency services are proposed for the event. The emergency services shall include any agreements, signed contracts, with appropriate agencies or companies and a specific contact person with contact information.

Canon Fire District and Colorado State Patrol
have been notified of event dates.

14. Will there be any street closures proposed in connection with the special event (or other provisions deemed appropriate with respect to the provision for safe and adequate vehicular and pedestrian traffic flow and parking associated with the conduct of the special event)? **Note: If Street closures are proposed, signed approval by the Director of the Fremont County Department of Transportation or Colorado Department of Transportation is required.**

No street closures.

15. Please provide a statement as to how the proposed event parking will be addressed. Such statement will include how many off-street parking spaces will be provided along with the size of spaces and parking area location. **Note: If on-street parking is proposed, signed approval by the Director of the Fremont County Department of Transportation or Colorado Department of Transportation as may be appropriate is required.**

43 off-street parking for attendees (spaces 9' x 18')
17 off-street vendor parking (14 spaces 9' x 18'
and 3 spaces 9' x 22'), 2 food truck parking (see site plan).

16. Please provide a statement as to how vehicular and pedestrian traffic for the proposed event will be handled:

Personnel on site to direct vehicular and
pedestrian traffic.

17. The following items shall be attached to this application and marked appropriately as exhibits:

a. A drawing of the property on which the event will be held locating items such as natural features (waterways, cliffs, etcetera), existing improvements (structures, driveways, septic systems, etcetera) and components of the special event (stages, parking areas, vendor areas, etcetera).

b. Documentation as to acceptance of a fire protection plan, signed by the appropriate agency representative along with a copy of said plan.

- c. Documentation that the Sherriff's Office has been notified of the event and any proposed street closures. There are two (2) options for notification. See FCZR Section 8.16.1.19.1 for details.
 - d. Documentation that the Colorado State Patrol has been notified of the event and any proposed street closures. There are two (2) options for notification. See FCZR Section 8.16.1.20.1 for details.
 - e. Documentation that the Director of the Fremont County Department of Transportation has been notified of the event and any proposed street closures. There are two (2) options for notification. See FCZR Section 8.16.1.21.1 for details.
 - f. If the subject property gains direct access from a roadway under the jurisdiction of Colorado Department of Transportation (CDOT) or if deemed necessary by the Department, documentation that CDOT has been notified of the event and any proposed street closures. There are two (2) options for notification. See FCZR Section 8.16.1.22.1 for details.
 - g. Documentation from the Environmental Health Officer as to acceptance and approval of application items number 10, 11 and 12, signed by the appropriate agency representative.
 - h. Proof of general liability insurance for the event in amounts deemed appropriate by the Board of County Commissioners.
 - i. Cash, surety or other bond deemed necessary and appropriate by the Board of County Commissioners to ensure that the property affected by the special event will be cleaned to the reasonable satisfaction of the County and that damage associated with the conduct of the special event may be repaired or remedied without cost to the County. *If a waiver of this item is requested it shall be in writing, with justification, at the time of application.*
18. **Additional Requirements:**
- a. The Department of Planning and Zoning shall have the right to require publication, notice to property owners and posting in accordance with Section 8.4.2.1 if it is deemed necessary.
 - b. The Board of County Commissioners has the right to:
 - 1) Refer any application for Temporary Use Permit to the Planning Commission requesting its review and recommendations at a regular meeting.
 - 2) Refer any application for Temporary Use Permit to any entity the Board deems could have significant input regarding the potential impacts of the proposed Temporary Use Permit.
 - 3) Right to obtain professional review, at the applicant's expense, for any aspect of the proposed event as deemed necessary by the Board.
 - 4) Require the applicant to submit the following information if in their opinion it is necessary, to fully understand the impacts of the proposed Temporary Use Permit:
 - a) An environmental impact study/statement;
 - b) A roadway impact analysis study;
 - c) A drainage study;
 - d) A socioeconomic impact study/statement;
 - e) Studies, comments, referrals to agencies or professionals whose area or jurisdiction of expertise is applicable and germane to the use being proposed.

Temporary Use Permit Application 7/15/2021

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By signing this Application, the Applicant, or the representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the application and any attachments to the Application, is true and correct to the best of Applicant's knowledge and belief.

Applicant understands that any required private or public improvements imposed as a contingency for approval of the application may be required as a part of the approval process.

Fremont County hereby advises Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of Commissioners may take any and all reasonable and appropriate steps to declare actions of the Board regarding the Application to be null and void.

Signing this Application is a declaration by the Applicant to conform to all plans, drawings, and commitments submitted with or contained within this Application, provided that the same is in conformance with the Fremont County Zoning Resolution.

Daniel Vinton

Applicant Printed Name

[Signature]

Signature

10.3.24

Date



Order No.: 330-F09213-23

FNTC
Doc Fee: \$19.75

SPECIAL WARRANTY DEED

THIS DEED, Made this 19th day of July, 2023, between

Stan Yoder

grantor(s), and

Daniel Jake Vinton and Tracy Lynn Vinton, in joint tenancy

whose legal address is 87 Pine Rd. Florissant CO. 80816

grantee(s);

WITNESS, That the grantor(s), for and in consideration of the sum of **One Hundred Ninety-Seven Thousand Five Hundred And No/100 Dollars (\$197,500.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Fremont, State of COLORADO, described as follows:

Starting at the intersection of the South line of the right of way of U.S. Highway 50 and the West line of the NW 1/4 of Section 9, Township 18 South, Range 71 West of the 6th P.M., thence Easterly along the South line of the right of way of U.S. Highway 50 1035.10 feet to the point of beginning;
thence South 436 feet to a point;
thence West 100 feet to a point;
thence North to the South line of the right of way of U.S. Highway 50;
thence East along the South line of said right of way to the point of beginning,
(All being in Section 9, Township 18 South, Range 71 West of the 6th P.M.)
County of Fremont, State of Colorado.

also known by street and number as **43880 US Highway 50, Canon City, CO 81212**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and 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 except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs, and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

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(s) has executed this deed on the date set forth above.

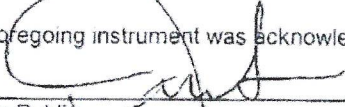
GRANTOR:


Stan Yoder

SPECIAL WARRANTY DEED
(continued)

STATE OF COLORADO
COUNTY OF FREMONT

The foregoing instrument was acknowledged before me this 19th day of July, 2023, by Stan Yoder.

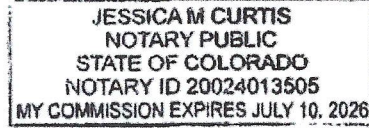


Notary Public

My Commission Expires:

7/10/26

(SEAL)



June 24, 2024

Teresa Guagliardo
Access Management Traffic and Safety
CDOT Pueblo Office.
5615 Wills Blvd., Suite A
Pueblo, CO 81008

Letter of Intent - 950 Junktion Events

Teresa,

Please find the access application duly filled out and all supporting documents attached according to your email to Tracy Vinton on May 2, 2024, for a change in land use for an existing highway access. The new intended use of the property is to host weekend vintage/flea market events over the summer months on an annual basis, starting with 3 events in 2024. The property address is 43880 W. US-50 in Fremont County and has an existing permitted access off US-50 (AP #202026). The Permittee proposes using the site for independent vendors to set up retail spaces inside the existing 2,400 sf building with some spaces for vendors and food trucks outside. The hours of operation will be selected Saturdays and Sundays during the summer, 10:00am-4:00pm. The proposed number of vendors will be 15 and two food trucks, for a total of 17 vehicles. The vendors will arrive between 8:00-10:00 am and depart between 4:00 to 6:00 pm so this traffic will not overlap with customer trips. The average daily vehicle count estimate will be (passenger cars) 34 trips generated by vendors and 120 trips generated from clients. The access is at US-50 milepost 269.4 and the driveway width is 41' at the edge of pavement and 25' at the right-of-way line. There will be no semi-trailer truck traffic using this access.

The Permittee, Daniel Vinton, owns the property, and a Warranty Deed is included in this application package. A Technical Memorandum outlining the proposed land use trip generation is also included.

Regards,



Ron Nies, PE
Senior Transportation Engineer
3 Rocks Engineering and Surveying
720-979-8666/ronn@3rockengineering.com

Appendix I: CDOT Access Application

COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT APPLICATION

Issuing authority application acceptance date:

Instructions:

- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
- Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
- Submit an application for each access affected.
- If you have any questions contact the issuing authority.
- For additional information see CDOT's Access Management website at <https://www.codot.gov/business/permits/accesspermits>

Please print or type

1) Property owner (Permittee) Daniel Vinton		2) Applicant or Agent for permittee (if different from property owner) Ronald G Nies	
Street address 87 Pine Road		Mailing address 430 Main Street	
City, state & zip Florissant CO 80816	Phone # 719-310-2335	City, state & zip Canon City, CO 81212	Phone # (required) 719-792-0898
E-mail address drtracy09@hotmail.com		E-mail address if available ronn@3rockengineering.com	
3) Address of property to be served by permit (required) 43880 W US-50 Fremont County CO 81212			
4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one? county Fremont subdivision _____ block _____ lot _____ section 9 township 18S range 71W			
5) What State Highway are you requesting access from? 050A		6) What side of the highway? <input type="checkbox"/> N <input checked="" type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W	
7) How many feet is the proposed access from the nearest mile post? 2,031 feet <input type="checkbox"/> N <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W from: MP 269		How many feet is the proposed access from the nearest cross street? 1,114 feet <input type="checkbox"/> N <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W from: CR61	
8) What is the approximate date you intend to begin construction?			
9) Check here if you are requesting a: <input type="checkbox"/> new access <input type="checkbox"/> temporary access (duration anticipated: _____) <input type="checkbox"/> improvement to existing access <input checked="" type="checkbox"/> change in access use <input type="checkbox"/> removal of access <input type="checkbox"/> relocation of an existing access (provide detail)			
10) Provide existing property use Private storage/garage			
11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? <input type="checkbox"/> no <input checked="" type="checkbox"/> yes, if yes - what are the permit number(s) and provide copies: AP #202026 and/or, permit date: _____			
12) Does the property owner own or have any interests in any adjacent property? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - please describe: _____			
13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - list them on your plans and indicate the proposed and existing access points.			
14) If you are requesting agricultural field access - how many acres will the access serve?			
15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.			
business/land use	square footage	business	square footage
variety store	3000		
16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?			
type	number of units	type	number of units
17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.			
Indicate if your counts are <input checked="" type="checkbox"/> peak hour volumes or <input type="checkbox"/> average daily volumes.	# of passenger cars and light trucks at peak hour volumes 12	# of multi unit trucks at peak hour volumes	
# of single unit vehicles in excess of 30 ft.	# of farm vehicles (field equipment)	Total count of all vehicles 12	

Previous editions are obsolete and may not be used

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18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

- a) Property map indicating other access, bordering roads and streets.
- b) Highway and driveway plan profile.
- c) Drainage plan showing impact to the highway right-of-way.
- d) Map and letters detailing utility locations before and after development in and along the right-of-way.
- e) Subdivision, zoning, or development plan.
- f) Proposed access design.
- g) Parcel and ownership maps including easements.
- h) Traffic studies.
- i) Proof of ownership.

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage: <https://www.codot.gov/programs/environmental/resources/guidance-standards/environmental-clearances-info-summary-august-2017/view>

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.


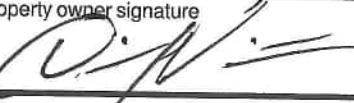
Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <https://www.codot.gov/business/civilrights/ada/resources-engineers>

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

Applicant or Agent for Permittee signature 	Print name Ronald G. Nies	Date June 21, 2024
If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.		
Property owner signature 	Print name Daniel Vinton	Date 6/21/2024

Appendix IV: Minor Traffic Impact Study

Traffic Impact Study FOR 950 Junktion Events Fremont County, CO

43880 W. US-50



Ron Nies, PE
Senior Transportation Engineer



430 Main St,
Cañon City, CO 81212
719.430.5333
www.3rocksengineering.com

Background

This Traffic Impact Study (TIS) is in support of the permitting process by 950 Junktion Events to host three (3) weekend vintage/flea market events over the 2024 summer months on a property along US-50 near the Highway 9 intersection. The property is located on US-50 between milepost 269 and 270 west of Canon City approximately a half mile east of the SH9 junction. The property has an existing access off US50 and was previously permitted for log home sales. The property is currently unused and has a 46' x 52' barn and garage on-site. The proposed development will apply for a Temporary Use Permit from Fremont County to hold 3 to 4 events per summer at the site. CDOT Region 2 has requested a TIS be submitted along with an Access Permit Application for change in access use. The project location is depicted in Figure 1.



Figure 1

Project Description

Existing Access:

Project access/egress is provided via a single full access (left and right turns in and out allowed) driveway to US-50. The access is located at Milepost 269.4. There are no auxiliary lanes on the highway for this access. Photo 1 shows the street view of the existing access.



Photo 1

Existing Conditions

The following data was collected in accordance with ITE and CDOT standards:

a. Intersection Traffic Volumes

No intersection counts were obtained at the nearby intersections.

b. Roadway Traffic Volumes

US50 is classified as R-A (rural highway) per the *STATE HIGHWAY ACCESS CATEGORY ASSIGNMENT SCHEDULE*. It currently carries 7,300 AADT (2022- adjusted to 7,395 for 2024) per the CDOT OTIS website station 102293, located near CR61 approximately 1,114 feet west of the project access. The peak hour volume based on August 2020 counts is 819 counted during the noon to 1:00 pm hour from OTIS, adjusted to 835 for 2024. The 20-year growth factor is 1.13 per OTIS. The percentage of truck usage is 9%. The directional distribution is 57/43.

	Station ID	Route	Start	End	Description	AADT	Year	Single Unit	Comb Trucks	% Trucks	20 Year Factor	DHV	DVMT	DD
	102292	050A	267.33	269.13	ON SH 50 W/O SH 9, PARKDALE	3,600	2022	100	210	8.6	1.09	12	6,358	57
	102293	050A	269.13	270.259	ON SH 50 E/O SH 9, PARKDALE	7,300	2022	280	370	9	1.13	12	8,760	57

c. Roadway and Intersection Geometrics

The existing access is 2,031 feet from milepost 269. The posted speed limit at the access is 50 mph for eastbound and 55 mph for westbound. US-50 at this location is one-lane in each direction with a minimal shoulder. The driveway width is 41’ at the edge of pavement and 25’ at the right-of-way line. The existing access was approved under permit AP #202026. It does not appear that the log home sales ever happened on this site.

Site Traffic Generation Estimates, Data, and References

Trip generation rates are taken from the latest version of the Institute of Transportation Engineers (ITE) Trip Generation manual (11th Edition, 2019) to generate the Project trips. The trip generation equations and rates in the ITE manual are nationally recognized and are used as the basis for most transportation impact analyses conducted for local and state agencies. For this Project, there is not an ITE land use code for Flea Market (or swap meet) which is typically defined as a site that has unrelated vendors selling new or used products at individual booths on a typically seasonal schedule. Each vendor has their own booth

but share common customer infrastructure such as parking and restrooms. The two most similar ITE retail land-use codes are 858-Farmers Market and 814-Variety Store which are describe by ITE as follows:

A farmers market is a food market at which local farmers sell fruit, vegetables, or other food products such as meat, cheese, and baked goods directly to consumers. A farmers market may be located in a building, a parking lot, a blocked-off section of a street, field, or other open area. It is typically open only on a weekend or a certain day of the week

A variety store is a retail store that sells a broad range of inexpensive items often at a uniform price. A variety store is commonly referred to as a “dollar store.” Items typically sold at a variety store include kitchen supplies, cleaning products, home office supplies, food products, household goods, decorations, and toys. The store can be stand-alone or located within a shopping plaza or strip retail plaza. Free-standing discount store (Land Use 815) is a related use.

Although 858-Farmers Market has some similarities to the Flea/Vintage market model, it was not used in this trip generation analysis because the ITE data only had 2 data points for large sites, did not have an independent variable for number of vendor booths, and only gave Weekday Peak hour trip time periods. The variety store land use model allowed using Gross Floor Area (GFA) as the independent variable and Saturday Peak Hour Generator as the trip time period which most closely follows the expected Flea Market traffic flow.

Saturday Peak hour of Generator was used to determine the expected trip generation for the site. The GFA used is 3,000 sf calculated by using the 46’ x 52’ building area, 5 outside vendor spaces and 2 food truck locations. The total PM Peak hour trips generated by this site is 12. A summary of the volumes is given below, and Trip Generation Graphs are included with this report.

SATURDAY PEAK HOUR OF GENERATOR				Peak hour		
Land Use	ITE Code	Unit	Daily Rate	In	Out	Ave. Rate
Trip Generation Rates						
Variety Store	814	GFA	3.86	48%	52%	
Description		# of Units	Average Weekday	AM Peak hour		
				In	Out	Total
PROPOSED USES						
Variety Store		3	12	6	6	12
		3	12	6	6	12

Table 1

Using the peak volume as 10% of the AADT, the site AADT will be 120, plus the added ingress and egress trips for the 17 vendors, gives a total AADT of 154. Although the new land use adds trips on the highway, the difference as a percentage of the AADT for this segment of highway is insignificant (7,395/154=2.1%). Most of the trips generated by the site will be pass-by traffic already using the highway.

Trip Distribution

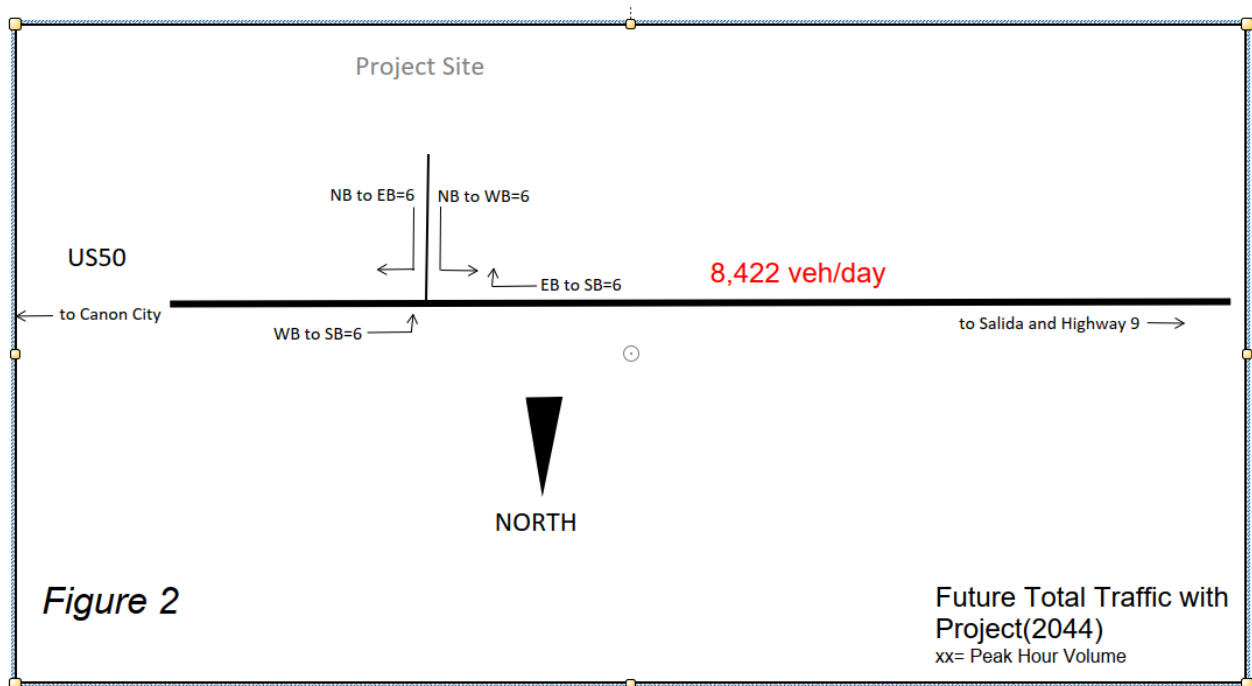
Since the site is between urban areas (Canon City to the east, Salida to the west) and the US-50 traffic during weekends will be split 50-50 throughout the day (WB higher in the AM, EB higher in the PM), traffic entering and exiting the site will also be split 50-50 east and west. Since *Saturday Peak Hour of Generator* volumes are all that is provided for this ITE land use, only one peak hour is used that corresponds to the Peak Hour based on the August 2020 traffic counts found on OTIS instead of having an AM and PM.

A summary of the percent change in Peak Hour traffic for the proposed development at the US-50/driveway intersection, now and in the future condition, is shown in the table below. The 4 time scenarios analyzed for this project are existing (2024), existing with project (2024), 20-year without project (2044), and 20-year with project (2044). There is no Full Buildout scenario since all the infrastructure is already in place for the first planned event and no new construction is needed for future events.

Traffic Conditions						
Peak Hour Volumes (ITE Land Use Code 814)						
Location	Existing (2024)	20 year (2044) w/o Project	Existing with Project (2024)		20 year with Project (2044)	
	Peak	Peak	Peak	% increase	Peak	% increase
US50/driveway	835	944	847	1.4%	956	1.3%
	Daily Total	Daily Total	Daily Total	Daily Total	Daily Total	Daily Total
US50/driveway	7442	8410	7454	0.2%	8422	0.1%
Inputs:	1.13	US-50 growth rate		0.0065	growth per year	
	12	Peak hour trips generated by the project				
	819	August 2020 Peak Hour count (OTIS)				
	7300	AADT (OTIS)				

Table 2

The Trip Generation per volume distribution by lane exhibit is given below (Figure 2) for the 2044 Peak Hour with Project.



Sight distance from the driveway in both directions is unobstructed and adequate for the posted speeds.



Photo 2



Photo 3

Conclusion and Recommendations

Based on the expected trip generations determined using ITE Trip Generation data, the proposed Project does not have a significant impact to the overall volumes on US-50 and does not meet State Highway Access Code auxiliary lane requirements for highway category R-A (Section 3.8), as given below.

Auxiliary Lane Requirements

(5) Auxiliary turn lanes shall be installed according to the criteria below.

(a) A left turn deceleration lane with taper and storage length is required for any access with a projected peak hour left ingress turning volume greater than 10 vph. The taper length will be included within the required deceleration length.

(b) A right turn deceleration lane and taper length is required for any access with a projected peak hour right ingress turning volume greater than 25 vph. The taper length will be included within the required deceleration length.

(c) A right turn acceleration lane and taper length is required for any access with a projected peak hour right turning volume greater than 50 vph when the posted speed on the highway is greater than 40 mph. The taper length will be included within the required acceleration length. A right turn acceleration lane may also be required at a signalized intersection if a free-right turn is needed to maintain an appropriate level of service in the intersection.

(d) Right turn deceleration and acceleration lanes are generally not required on roadways with three or more travel lanes in the direction of the right turn except as provided in subsection 3.5.

(e) A left turn acceleration lane may be required if it would be a benefit to the safety and operation of the roadway or as determined by subsection 3.5. A left turn acceleration lane is generally not required where; the posted speed is less than 45 mph, or the intersection is signalized, or the acceleration lane would interfere with the left turn ingress movements to any other access.

Based on Figure 2 trip distribution and peak hour volume of 12 vehicles, the traffic generated by this proposed land use at this site does not meet any of the thresholds listed in SHAC section 5 (a-e), therefore, no highway improvements are warranted.

Attachments:

Land Use 814 Peak Hour Graph

Variety Store (814)

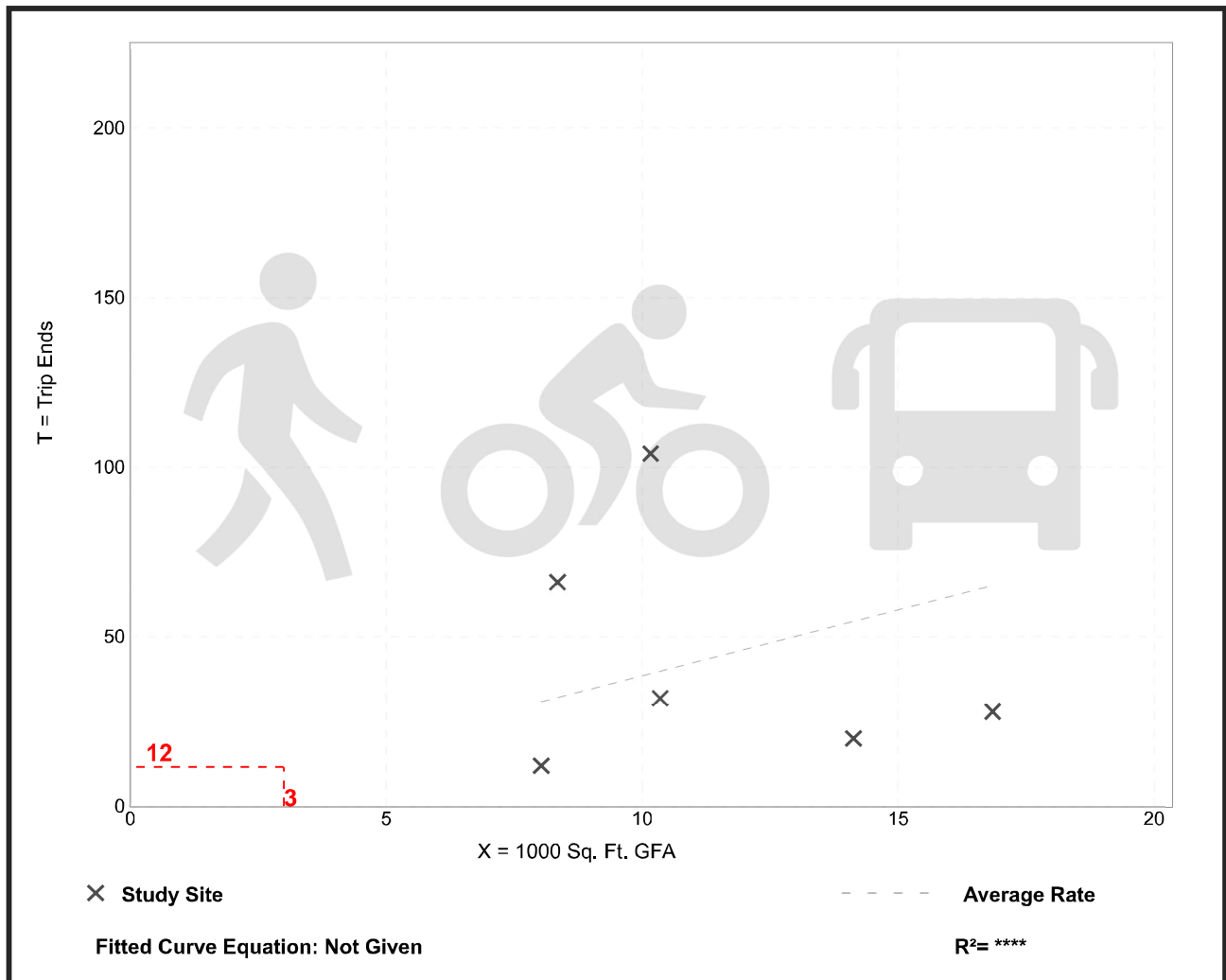
Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 11
Directional Distribution: 48% entering, 52% exiting

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.86	1.42 - 10.23	3.68

Data Plot and Equation





COLORADO

Department of Transportation

Region 2 Permits

5615 Wills Blvd, Suite A
Pueblo, CO 81008-2349

8/29/2024

Daniel Vinton
87 Pine Road
Florissant, Colorado 80816

Ron Nies
430 Main St
Cañon City, Colorado 81212

Conditional Acceptance of Colorado Highway Access

Permit No.: 224075

State Highway: 050A

MP 269.511

Side: Right

Permittee,

The Colorado Department of Transportation, Region 2, has inspected your access to the state highway, which was to be constructed in accordance with the terms and conditions of the above-mentioned permit. Upon inspection of the highway improvements, CDOT confirms that all required construction has been completed with the exception noted below and accepted as of the date of this letter. Therefore, this letter shall serve as conditional acceptance of this access.

The date of acceptance marks the beginning of the two-year warranty period. In accordance with Section 2.9.7 of the Colorado State Highway Access Code, final acceptance of the access improvements will be provided to the Permittee in writing two years after the date of the conditional acceptance of construction.

It is the responsibility of the property owner and Permittee to ensure that the use of the access to the property is not in violation of the State Highway Access Code and permit terms and conditions. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If, in the future, any significant changes are made or will be made in the use of the property or the access, which will affect access operations, traffic volume and/or vehicle type, the Permittee or property owner shall contact the Department to determine if a new access permit and modifications to the access are required.

If you have any questions, please contact me at (719) 289-8718 or via email at ronaldr.young@state.co.us.

Sincerely,

Ronald Young
Region II Access Construction Coordinator

XC: Adamic (Fremont County)
Buford
Lancaster/file





COLORADO
Department of
Transportation

Region 2 Traffic Section
5615 Wills Blvd, Suite A
Pueblo, CO 81008
719-546-5440

Permit No. **224075**
Fremont County

July 10, 2024

Daniel Vinton
87 Pine Road
Florissant, CO 80816

**RE: US-50A ±2690 feet east from MP269 (MP269.51), Right Side
43880 West US-50, Cañon City, Fremont County
a.k.a. 950 Junktion**

Dear Permittee,

Enclosed is your Notice to Proceed (NTP) for the above stated access permit. This NTP is valid only if the referenced access permit has not expired. Access permits expire one year from the date of issue if not under construction or completed. Your permit will expire on **07-09-2025**. Access Permits may be extended twice, for one year at a time, in accordance with Section 2.3(11)(d), of the Access Code. You must obtain a new NTP following the suspension of work through the winter. If the permit has expired and no other extensions are available to you, then a new access permit application must be submitted to CDOT.

You shall notify the CDOT Inspector, Ron Young, at (719) 289-8718 at least 48-hours prior to commencing construction within the State Highway right-of-way. All construction shall be completed in an expeditious and safe manner and shall be finished within 45-days from the start of construction. You must also contact the CDOT Inspector upon completion of access construction to request a final inspection, prior to any use, as allowed by this permit.

All materials and construction shall be completed in accordance with all applicable Department Standards and Specifications, and constructed in conformance with 2 CCR 601-1, State Highway Access Code, including any additional terms and conditions of the issued access permit. A fully endorsed (signed) copy of the issued access permit and the issued NTP shall be available for review at the construction site during construction.

If you have any questions or need more information, please contact me at the office listed above.

Respectfully,

Teresa Guagliardo

Teresa Guagliardo
Region 2 Access Management

Xc: Ron Nies, 3 Rocks Engineering (ronn@3rocksengineering.com)
Danielle Adamic, Fremont County (danielle.adamic@fremontco.com)
Buford, Patrol 65
Lancaster/Regalado/Young/file

COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS CODE NOTICE TO PROCEED	CDOT Permit No. 224075
	State Highway/Mile Post/Side 050A / 269.51 / Right
	Local Jurisdiction Fremont County

Permittee(s): Daniel Vinton 87 Pine Road Florissant, CO 80816 P 719-310-2335 E drtracy@hotmail.com	Applicant: Ron Nies / 3 Rocks Engineering 430 Main Street Cañon City, CO 81212 P 719-430-5333 E ronn@3rocksenineering.com
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The permittee is hereby authorized to proceed with access construction within state highway right-of-way in accordance with the above referenced State Highway Access Permit and this Notice to Proceed.

This Notice to Proceed is valid only if the referenced Access Permit has not expired. Access Permits expire one year from date of issue if not under construction or completed. Access Permits may be extended in accordance with Section 2.3(11)(d), of the Access Code.

Adequate advance warning is required at all times during access construction, in conformance with the Manual on Uniform Traffic Control Devices for Streets and Highways.

All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permittee or applicant shall notify the Department prior to commencing construction as indicated on the Access Permit.

Both the Access Permit and this Notice to Proceed shall be available for review at the construction site.

This Notice to Proceed is conditional. The following items shall be addressed prior to or during construction as appropriate.

1. All conditions and terms apply as described in the Access Permit.
2. A traffic control plan must be submitted to Ron Young five working days prior to beginning work in the highway right-of-way for CDOT approval.
3. Five working days prior to beginning construction within the highway right-of-way, please contact Mr. Young in Pueblo at (719) 289-8718 and/or at ronaldr.young@state.co.us.
4. Upon completion of the construction of the access, please contact Mr. Young in writing by email ronaldr.young@state.co.us for final inspection.
5. The Notice to Proceed to construction and the Access Permit will expire on **07/09/2025** unless the construction of the access has been completed and accepted by the Department or a request for extension has been approved.

Municipality or County Approval (When the appropriate local authority retains issuing authority)

By (X)	Title	Date
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This Notice is not valid until signed by a duly authorized representative of the Department

Colorado Department of Transportation

By (X)	Title Assistant Access Manager	Date 7/10/2024
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COLORADO
Department of
Transportation

Region 2 Traffic Section
5615 Wills Blvd, Suite A
Pueblo, CO 81008
719-546-5440

Permit No. 224075
US-50 / Fremont County

July 8, 2024

Daniel Vinton
87 Pine Road
Florissant, CO 80816

3 Rocks Engineering / Ron Nies
430 Main Street
Cañon City, CO 81212

Dear Permittee / Applicant:

1. Please review the attached State Highway Access Permit (Form #101) and all enclosed attachments.
2. If you choose **NOT** to act on the permit, please notify the Colorado Department of Transportation (CDOT) within 60 days of the date of this transmittal letter, CDOT will consider this permit withdrawn and reapplication will be required.
3. If you wish to **APPEAL** the Terms and Conditions of the permit, please refer to the attached Form 101, Pages 2 and 3 for an explanation of the appeal procedures.
4. If you **ACCEPT** the Permit and its Terms and Conditions and are authorized to sign as legal owner of the property or as an authorized representative, please sign and date the DocuSign Access Permit form #101 on the line marked "PERMITTEE". Your signature confirms your agreement to all the listed Terms and Conditions. **The file will be returned electronically to the permit Author for final signatures and completion. The executed DocuSign envelope will be returned to you electronically through email once the CDOT permit author has signed, executing the permit. Keep in mind that a permit does not grant access, permission to construct or perform any work in the CDOT right-of-way. Access and permission to construct will be granted with a Notice to Proceed to construct.** This states that we have an agreement to grant access at the given location to you.
5. **Once the digital signature is complete you will receive a link to pay the permit fee through PayPal. The link is to pay the permit fee of \$100.00.** If the Permittee is not paying the fee and the fee is being paid by third party, a PayPal link can be requested through your permit author. **If the link is missing contact the permit author and they will send the link via email.**
6. As described in the attached Terms and Conditions, you must make a written request to obtain a Notice to Proceed. DO NOT begin any work within the State Highway Right-of-Way without a validated Access Permit and Notice to Proceed. Use of this permit without the Colorado Department of Transportation's validation shall be considered a violation of State Law and the permit will be revoked.

If you have any questions, please contact me at:

Teresa Guagliardo
Region 2 Traffic Section
5615 Wills Blvd, Suite A
Pueblo, CO 81008
719-546-5440
teresa.guagliardo@state.co.us

COLORADO DEPARTMENT OF TRANSPORTATION			CDOT Permit No. 224075
STATE HIGHWAY ACCESS PERMIT			State Highway No / Mp / Side 050A / 269.51 / Right
Permit Fee \$100.00	Date of Transmittal 07/08/2024	Region / Section / Patrol / Name 2 / 04 / 65 / Buford	Local Jurisdiction Fremont County

The Permittee(s): Daniel Vinton 87 Pine Road Florissant, CO 80816 P 719-310-2335 E drtracy09@hotmail.com	The Applicant(s): 3 Rocks Engineering / Ron Nies 430 Main St Cañon City, CO 81212 P (719) 430-5333 E ronn@3rocksenineering.com
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is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the Issuing Authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

Location:
 US-50A ±2690 feet east from MP269 (MP269.51), Right Side
 43880 West US-50, Cañon City, Fremont County
 a.k.a. 950 Junktion

Access to Provide Service to:

Code	Land Use	AADT	PHV_AM	PHV_PM
814	Variety Store _ Vintage/Flea Market on Fremont County Parcel #17000120	154	12	12

Additional Information:
 See additional Terms & Conditions.

MUNICIPALITY OR COUNTY APPROVAL
 Required only when the appropriate local authority retains issuing authority.

Signature	Print Name	Date	Title
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Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.

The permittee shall notify Ron Young with the Colorado Department of Transportation at (719) 289-8718 at least 48 hours prior to commencing construction within the State Highway right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.

Permittee Signature: <i>Daniel Vinton</i>	Print Name Daniel Vinton	Date 7/9/2024 11:32 AM MDT
Applicant Signature: <i>Ronald G. Nies</i>	Print Name Ronald G. Nies	Date 7/9/2024 10:23 AM MDT

This permit is not valid until signed by a duly authorized representative of the Department.
COLORADO DEPARTMENT OF TRANSPORTATION

Signed by: <i>Michelle Regalado</i>	Print Name Michelle Regalado	Title Assistant Access Manager	Date (of issue) 7/9/2024 10:57 AM PDT
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**State Highway Access Permit
Form 101, Page 2**

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.

2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.

3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.

4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4)

2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.

3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.

4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.

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5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan.

11. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

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TERMS & CONDITIONS

Access Permit No. 224075 _ 950 Junktion
 Permittee: Daniel Vinton
 Applicant: Ronald Nies, 3 Rocks Engineering

Fremont County
 US50A, MP269.51, RT

1. **READ ALL STANDARD REQUIREMENTS ON THE ATTACHED FORM 101 AND OTHER TERMS AND CONDITIONS ON THESE ATTACHED SHEETS.**
2. This Permit hereby replaces all previous access permit(s) for this ownership, which now become null and void including Access Permit 202026 issued 4/9/2002.
3. This Access Permit is issued to allow access to US Highway 050A for a change in use of the property in terms of access operation, traffic volume and/or vehicle type. The previous use of the access was to serve one (1) Log Home Sales Office. The access will now serve vintage/flea markets to be held over the summer months on an annual basis. The 2024 season will start with three (3) weekend events on Fremont County Parcel #17000120.

The Permittee proposes using the site for independent vendors to set up retail spaces inside the existing 2,400 sf building with some spaces for venders and food trucks outside. The hours of operation will be selected Saturdays and Sundays during the summer, 10:00am-4:00pm. The proposed number of vendors will be 15 and two food tricks, for a total of 17 vehicles. The vendors will arrive between 8:00-10:00 am and depart between 4:00 to 6:00 pm so this traffic will not overlap with customer trips.

4. This permit requires roadway improvements to US-50 to be designed and installed in accordance with the State Highway Access Code (SHAC) as follows:

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- a. The existing four (4) feet of hard surface shall be extended as detailed in this document.
- b. The existing 18-inch culvert shall be cleaned out to ensure proper drainage of the roadside ditch.
- c. The access width shall be 20 feet, measured at the right-of-way

5. A NOTICE TO PROCEED TO CONSTRUCTION, CDOT Form 1265, is required before beginning the construction of the access or any activity in the highway right-of-way. All submittals, documents, plans, and other items that must be completed shall be submitted and approved by the Department before a NOTICE TO PROCEED to construction will be issued.

6. The Permittee/Applicant shall provide the Department with the following submittals, documents, plans, and other items for review prior to the issuance of a NOTICE TO PROCEED to construction:
 - a. A written request for a NOTICE TO PROCEED including the access permit number listed above.

7. The Annual Average Daily Traffic (AADT) volumes for this access shall not exceed 154 trips.
 - a. The total site-generated external trips for the development are 154 daily trips, with 12 of these trips expected to occur during the morning peak hour and 12 trips occurring during the afternoon peak hour.

Code	Land Use	AADT	PHV_AM	PHV_PM
814	Variety Store _ Vintage/Flea Market on Fremont County Parcel #17000120	154	12	12

8. If the vehicular volumes exceed the stated Peak Hour volumes, as determined by the Department, the appropriate warranted highway improvements shall be designed and installed within the earliest construction season unless specifically allowed otherwise, in writing by the Department.

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Failure by the Permittee to provide such warranted improvements may result in the revoking of the Access Permit and closure of the access approach.

9. If in the future, the traffic volumes increase by greater than 20% of the permitted number, the permittee (property owner) is required to apply for a new Access Permit and may be required to construct highway improvements.
10. The highway improvements shall be designed and constructed by the Permittee at no cost to the Department. Failure by the Permittee to provide such warranted improvements may result in the revoking of the Access Permit and closure of the access approach.
11. The access is located on the right/south side of US Highway 050A, a distance of 2,690 feet east from milepost 269 (MP269.51) with a known address of 43880 West US Hwy 50, Cañon City, Fremont County.
12. This section of US Highway 050 is a Category R-A highway with a posted speed limit of 50 MPH for eastbound and 55 MPH for westbound traffic.
13. This access will be allowed a full movement. However, left turn movements in and out of this access may be prohibited at some future date.
14. The following criteria were used to establish this Access Permit:
 - a. The Application for Access Permit (CDOT Form 137) dated 6/21/2024 and accepted by the regional office on 7/3/2024 and all attachments
 - b. State Highway Access Code, Volume 2, CCR-601-1; Effective date March 2002
 - c. The State Highway Access Category Assignment Schedule, as revised.
 - d. The Colorado Department of Transportation (CDOT) M&S Standard Plans
 - e. Vicinity Map
 - f. Approved Traffic Report, signed and sealed by Ron Nies, PE # 30594, dated 6/24/2024
15. No additional access will be allowed to the south side of US Highway 50 between milepost 269.41 and milepost 269.69.
16. This Access Permit is issued in accordance with the 2002 State Highway Access Code (2CCR 601-1) and is based in part upon the information submitted by the Permittee. This Access Permit is only for the use and purpose stated in the Application and on the Permit. Any changes, based upon existing and/or anticipated future conditions in traffic volumes, drainage, types of traffic, or other operational aspects may render this permit void, requiring a new Application for Access Permit to be submitted for review by the Department and/or Issuing Authority.
17. If necessary, minor changes, corrections and/or additions to the Permit may be ordered by the Department Inspector, other Department representative, or the local authority, to meet unanticipated site conditions. Changes may not be in violation of the State Highway Access Code. All major changes to the permit must be approved in writing by the Department prior to commencement of any work on or within the State Highway right-of-way.
18. The Permittee shall refer to all additional standard requirements attached to this permit. This includes CDOT Form 101, enclosed additional terms, conditions, exhibits, and noted attachments.
19. A pre-construction meeting/discussion shall be held with Ron Young, CDOT Access Inspector, prior to any construction within the state highway right-of-way AT LEAST 5 DAYS BEFORE STARTING WORK. To schedule a meeting contact Ron at (719) 289-8718 and/or ronaldr.young@state.co.us.

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20. The Permittee or the contractor shall be required to provide comprehensive general liability and property damage insurance naming the Department and the issuing authority (if applicable) as an additional insured party, in the amounts of not less than \$600,000 per occurrence and automobile liability insurance of \$600,000 combined single limit bodily injury and property damage for each accident, during the period of access construction. The insurance certificate shall also list the Access Permit number.
21. By accepting the permit, the Permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the Permittee's use of the access permit during the construction of the access.
22. The Colorado Department of Transportation inspection is not an approval of the grade or alignment of the work. The contractor and/or engineer are responsible for the proper grade and alignment.
23. **A Fully Executed Complete Copy of this Permit and a valid Notice to Proceed to Construction must be on the job site with the contractor at all times during the construction.** Failure to comply with this or any other construction requirement may result in the immediate suspension of the work by order of the Department Inspector or the Issuing Authority.
24. The Permittee is responsible for obtaining any necessary additional federal, state and/or local government agency permits or clearances required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee.
25. All construction materials, techniques and processes shall be in conformance with the specification on the permit and shall be consistent with Department standard specifications for road construction as set forth in the latest "Standard Specifications for Road and Bridge Construction" manual.
26. Additional CDOT permits are required for work involving water, sanitary sewer, gas, electrical, telephone and landscaping within the right-of-way.
27. It is the responsibility of the permittee to comply with the Subsurface Utility Engineering (SUE) requirements as defined in the ASCE 38 (American Society for Civil Engineering).
28. The Permittee is responsible for any utilities and/or traffic control devices disrupted by the construction of this access and all expenses incurred for repair. There are existing utilities on the highway right-of-way by permit. Owners of those utilities must be contacted. Any work necessary to protect existing permitted utilities, such as encasements, bulwarks, etc. will be the responsibility of the Permittee.
 - a. The Permittee is hereby advised that other utilities may exist within the proposed permit area. Permittee shall implement any and all measures to protect any existing utilities from damage.
 - b. Non-Destructive Air-vacuum Excavation (potholing) to expose the utilities being surveyed to determine their exact depth and location maybe necessary before any work commences. A core hole saw cut is the recommended method of entry through pavement for potholing. Flowfill is required for backfill of the core hole under the pavement or on the roadway.
 - c. The vacuum excavation technique is used not only to expose utilities but also for other uses that are benefited by the non-invasive/non-destructive, environmentally friendly technology such as dewatering or drill fluid/saw cutting fluid removal.

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- d. The Contractor shall utilize a spotter to assist in the visual inspection of all excavation work as it progresses near existing CDOT Intelligent Transportation Systems fiber optic line conduits, pull boxes and manholes. The Contractor shall provide a spotter to aid equipment operators when construction activities are near marked or unmarked fiber lines.
 - e. The spotter shall observe all excavation work as it progresses to ensure that no damage occurs to existing underground fiber lines. When the spotter has visual sight of the underground conduit, the spotter shall notify the equipment operator of the proximity to the conduit and begin to guide the excavation work. The spotter shall guide all excavation work around the conduit to ensure no damage occurs.
29. Installation or removal of any right-of-way fence by the Permittee shall be consistent with right-of-way fence law in section 35-46-111 C.R.S. The Permittee is required to obtain a highway right-of-way fence agreement for a special fence if the Permittee desires to remove the existing standard highway fencing in the area. The Permittee shall contact TJ Thiebaut at (719) 546-5413 and/or thomas.thiebaut@state.co.us for information regarding the fence agreement.
30. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the entrance shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. This shall be in conformance with the Department's Standard M-607-1.
31. All right-of-way fence posts and wire removed are Department property and shall be turned over to a representative of the Department.
32. Survey Markers or Monuments
- a. Survey markers or monuments must be preserved in their original positions. Notify Greg Jones, CDOT Land Surveyor, at (719) 546-5442 immediately upon damage to or discovery of any such markers or monuments at the work site.
 - b. Any survey markers or monuments disturbed during the execution of this permit shall be repaired and/or replaced immediately to the satisfaction of the CDOT Land Surveyor at the expense of the Permittee.
 - c. All survey procedures and minimum tolerances shall be in conformance with the Department Survey Manual and the "Manual of Instruction for the Survey of Public Lands of the United States" 1972 and section 38-53-101 et seq, C.R.S.
 - d. Monuments shall conform to Department Standard M-629-1.
33. Any damage to existing highway facilities shall be repaired immediately at no cost to the Department and prior to continuing other work. Any mud or other material tracked or otherwise deposited on the roadway shall be removed daily or as ordered by the Department inspector.
34. The Department Inspector or the Issuing Authority may suspend any work due to non-compliance with the provisions of this permit, adverse weather or traffic conditions, concurrent highway construction or maintenance in conflict with permit work or any condition deemed unsafe for workers or the general public. The work may be resumed upon notice from the Department Inspector or Issuing Authority.
35. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within State Highway right-of-way.
36. You must obtain a new Notice to Proceed following the suspension of work through the winter. If the permit has expired and no other extensions are available to you, then a new access permit application must be submitted to CDOT.

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37. Reconstruction or improvements to the access may be required when the Permittee has failed to meet the required design and/or materials specifications. If any construction element fails within two years due to improper construction or material specifications, the Permittee shall be responsible for all repairs. Failure to make such repairs may result in the revoking of the permit and closure of the access.
38. Under no circumstances shall the construction of a private driveway by a private interest interfere with the completion of a public highway construction project.
39. Any construction traffic accessing state highway right-of-way under permits shall have appropriate work zone traffic control.
40. Whenever there is work within the highway right of way, the Permittee shall develop and implement a construction traffic control plan. This plan shall utilize traffic control devices as necessary to ensure the safe and expeditious movement of traffic around and through the work site as well as ensure the safety of the work force. **The approved traffic control plan shall be on site and followed at all times during construction within the right-of-way.** A certified Traffic Control Supervisor or a Professional Traffic Engineer may prepare the traffic control plan. The plan shall be in conformance with the latest Manual on Uniform Traffic Control Devices (MUTCD) and other applicable standards. The plan must be submitted and approved by the Senior Maintenance Supervisor listed below five working days prior to beginning construction within the highway right of way. The approved traffic control plan will be attached to the Permit and the NOTICE TO PROCEED TO CONSTRUCTION and must be available on site throughout the duration of the construction. All work that requires traffic control shall be supervised by a registered professional traffic engineer or by a certified traffic control supervisor. The contractor in accordance with the Department Standards shall certify flagging personnel, when required.
41. Equipment and vehicles cannot be parked in the clear zone; this includes when occupied by construction personnel; the clear zone shall be kept clear of vehicles, equipment, and stockpile to prevent accidents.
42. Backing maneuvers within and into the State Highway right-of-way are strictly prohibited. All vehicles shall enter and exit the highway right-of-way in a forward movement. Backing into the right-of-way shall be considered a violation of the Terms and Conditions of the Access Permit and may result in the revocation of the Permit by the Department and/or Issuing Authority.
43. Two-way traffic shall be maintained throughout the work area at all times.
44. Work shall BEGIN AFTER 8:30 a.m. and all equipment shall be off the right-of-way BEFORE 3:30 p.m. each day. No work is allowed within the highway right-of-way on weekends or State/Federal holidays. No construction vehicles shall be parked, or construction materials stockpiled on the highway right-of-way overnight. No private vehicles may be parked on the highway right-of-way at any time. Modifications to this condition may be allowed as determined by the CDOT Inspector for this permit and area only.
45. No interference with traffic will be allowed after 12:00 Noon the day before a 3- or 4-day holiday weekend, as listed under 108.06 of the Standard Specifications for Road and Bridge Construction.
46. All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures and all applicable US Occupational Safety and Health Administration (OSHA) regulations - including but not limited to the applicable sections of 29 CFR Part 1910 -

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Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

47. Personal protective equipment (e.g., head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment:
- Head protection that complies with the ANSI Z89.1-2014 standard
 - At all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ASTM F 2412-05 and ASTM F 2413-05
 - High visibility apparel as specified in the Traffic Control provisions of this permit (at a minimum, ANSI/ISEA 107-1999, Class 2)
 - Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.
48. The Permittee is required to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) that have been adopted by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board) and incorporated by the U.S. Attorney General as a federal standard. These guidelines are defining traversable slope requirements and prescribing the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <https://www.codot.gov/business/designsupport/standard-plans>.
49. It is the responsibility of the Permittee/applicant to determine which environmental clearances and/or regulations apply to the project, and to obtain any clearances that are required directly from the appropriate agency. Please refer to or request a copy of the "CDOT Environmental Clearance Information Summary" for details. FAILURE TO COMPLY WITH REGULATORY REQUIREMENTS MAY RESULT IN SUSPENSION OR REVOCATION OF YOUR CDOT PERMIT, OR ENFORCEMENT ACTIONS BY OTHER AGENCIES.
50. No construction traffic is allowed to enter the highway along pioneered pathways through the ditches. Ditches may not be used for any construction purposes unless allowed under appropriate legal permits.
51. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder and shall not interfere with the existing drainage system in the right-of-way or any adopted municipal system and drainage plan.
52. The highway drainage system is for the protection of the state highway right-of-way, structures, and appurtenances. It is not designed nor intended to serve the drainage requirement of abutting or other properties beyond undeveloped historical flow. Drainage to the state highway right-of-way shall not exceed the undeveloped historical rate of flow.
53. All existing drainage structures shall be extended, modified, cleaned, or upgraded as applicable to accommodate all new construction and safety standards. This shall be done in accordance with the Department's standard specifications.

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- 54. All costs associated with the installation of this access are the responsibility of the Permittee. This includes the design, construction, utility relocation, testing of materials and inspection.
- 55. All required access improvements shall be installed prior to the herein-authorized use of this access.
- 56. The Permittee shall maintain adequate, unobstructed sight distance in both directions from the access. When determining the distance between accesses, the point of tangent shall be used where a radius is present, or the beginning of the curb cut. The minimum sight distance that shall be maintained along the highway for the access shall be 450 feet. The minimum sight distance that shall be maintained for the vehicle entering the highway shall be 715 feet.
- 57. Any landscaping or potentially obstructing objects such as but not limited to advertising signs, structures, trees, and bushes, shall be designed, placed, and maintained at a height not to interfere with the sight distance needed by any vehicle using the access. Planting of tree(s), which will be over 4 inches in caliper at maturity, will not be allowed within 30 feet of the edge of the traveled way. All other objects shall not exceed a total height of thirty inches from the top of final grade. The Department will require any object or landscaping that becomes unsightly or is considered to be a traffic hazard to be removed by the Permittee at no cost to the Department.
- 58. The radii, surfacing, side drains, and side slope requirements shall be as specified in this permit.
- 59. The access width, for an access without curbs, shall be measured exclusive of the radii or flares. The width of any non-traversal median is not counted as part of the access width. Only the travel portion is measured.
- 60. The equivalent turning radii of the access shall accommodate the turning radius of the largest vehicle using the access on a daily basis. Where roadway shoulders are present, the radius is measured to the edge of the closest lane. Where roadway shoulders are not present, the minimum access radii is 20 feet.
- 61. The radii of the access shall be large enough to accommodate the largest vehicle using the access on a daily basis without encroaching on the adjacent travel lane.
- 62. The access shall be surfaced upon completion of earthwork construction and prior to being used. The access shall be surfaced from the highway roadway to the right-of-way line.

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- a. The access shall have a hard surface pavement (bituminous pavement or concrete) from the travel way to the right-of-way line. The access shall be surfaced with 6 inches of compacted Hot Mix Asphalt Type SX(75) PG58-28 or approved concrete mix, and 12 inches of Aggregate Base Course (Class 6).
- b. If hard surfacing (concrete or bituminous pavement) abuts existing pavement, the existing pavement shall be saw cut and removed a minimum of one (1) foot back from the existing edge of pavement.
- c. If patching is required due to saw cutting, 6 inches of Hot Mix Asphalt Type SX(75) PG58-28 shall be used. The material will be placed in 3 lifts.
- d. Compaction of Hot Mix Asphalt shall be in accordance with section 401.17 of the Department's standard specifications. Compaction of the Aggregate Base Course shall comply with section 304.06.
- e. Compaction of sub-grade, embankments and backfills shall be in accordance with section 203.07 of the Department's standard specification.
- f. Placement of base course materials shall be in accordance with section 304.04 of the standard specifications. Compaction shall be in conformance with AASHTO procedure T-99.
- g. If frost, water, or moisture is present in the sub-grade, no surfacing materials shall be placed until all frost, water or moisture is gone or removed.

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63. Within the right-of-way, maximum grades shall be limited to eight percent for all accesses except field and residential.
64. The horizontal axis of an access to the highway shall be at a right angle to the centerline of the highway and extend a minimum of 40 feet from the edge of pavement or to the right-of-way line, whichever is greater.
65. An access that has a gate across it shall be designed so that the longest vehicle using it can clear the roadway when the gate is closed.
66. It is the responsibility of the Permittee to prevent all livestock from entering the State Highway right of way at this access location. Any livestock that does enter the highway right of way shall be the sole responsibility of the Permittee.
67. Any current or proposed cattle guard shall be maintained fully within the property boundaries and all repairs are the sole responsibility of the property owner.
68. Fill slopes and cut slopes shall be constructed to current Department minimum standards.
69. All side slopes shall have a slope of 6:1 for 12 feet.
70. Soil preparation including topsoil, seeding, and mulching is required with the highway right-of-way on all disturbed areas not surfaced and those areas beyond the highway that may erode and send debris into the highway right-of-way. The Department or local municipality shall provide minimum seed mixes, types and rates of seeding and preparation. (See attached Exhibit)
71. All traffic control devices (permanent or temporary) within the highway or other public right-of-way or access that serve the general public shall conform to the M.U.T.C.D.
72. Physical separation and delineation along a property frontage such as curb and gutter or fencing, may be required when necessary to ensure that access will be limited to permitted locations.
73. CDOT retains the right to perform any necessary maintenance work in this area.
74. Notify Ron Young, CDOT Access Inspector, at (719) 289-8718 and/or ronaldr.young@state.co.us upon completion of the access construction for a final inspection and to request a Letter of Acceptance. A cost estimate for improvements of the highway shall be submitted to the Access Inspector at the time of acceptance. Please note that there is a 2-year warranty period for all construction elements. The 2-year warranty period begins with the date of the acceptance letter.

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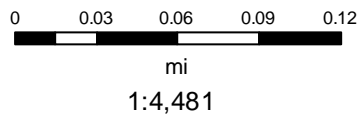
Legend

Find Route Point

- Override 1
- Find Route Line
- Milepoints

Highways: Access Categories

- FW: Interstate System
- EX: Expressway, Major
- RA: Regional Highway
- RB: Rural Highway
- NRA: Non-Rural Principle
- NRB: Non Rural Arterial
- NRC: Non Rural Arterial
- Highways
- Counties



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COLORADO DEPARTMENT OF TRANSPORTATION Environmental

Clearances Information Summary

PURPOSE - This summary is intended to inform entities external to CDOT that may be entering the state highway right-of-way to perform work related to their own facilities (such as Utility, Special Use or Access Permitees), about some of the more commonly encountered environmental permits/clearances that may apply to their activities. This listing is not all-inclusive - additional environmental or cultural resource permits/clearances may be required in certain instances. Appropriate local, state and federal agencies should be contacted for additional information if there is any uncertainty about what permits/clearances are required for a specific activity. **IMPORTANT – Please Review The Following Information Carefully – Failure to Comply With Regulatory Requirements May Result In Suspension or Revocation of Your CDOT Permit, Or Enforcement Actions By Other Agencies.**

CLEARANCE CONTACTS - As indicated in the permit/clearance descriptions listed below, the following individuals or agencies may be contacted for additional information:

- Colorado Department of Public Health and Environment (CDPHE): General Information – (303) 692-2035
Water Quality Control Division (WQCD): (303) 692-3500
Environmental Permitting Website <https://www.colorado.gov/pacific/cdphe/all-permits>
- CDOT Water Quality Program Manager: (303) 757-9343 <https://www.codot.gov/programs/environmental/water-quality>
- CDOT Asbestos Project Manager: Phil Kangas, (303) 512-5519
- Colorado Office of Archaeology and Historic Preservation: (303) 866-5216
- U.S. Army Corps of Engineers, District Regulatory Offices: Omaha District (NE CO), Denver Office (303) 979-4120
<http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx>
- Sacramento Dist. (Western CO), Grand Junction Office (970) 243-1199
<http://www.spk.usace.army.mil/Missions/Regulatory.aspx> Albuquerque
- District (SE CO), Pueblo Office (719)-543-9459
<http://www.spa.usace.army.mil/Missions/RegulatoryProgramandPermits.aspx>
- CDOT Utilities, Special Use and Access Permitting: (303) 757-9654 <https://www.codot.gov/business/permits>

Wildlife Resources - Disturbance of wildlife shall be avoided to the maximum extent practicable. Entry into areas of known or suspected threatened or endangered species habitat will require special authorization from the CDOT permitting office. If any threatened or endangered species are encountered during the progress of the permitted work, work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Information about threatened or endangered species may be obtained from the CDOT website, <http://www.codot.gov/programs/environmental/wildlife/guidelines>, or the Colorado Parks and Wildlife (CPW) website, <http://www.cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx>. Additional guidance may be provided by the appropriate Region Planning and Environmental Manager (RPEM).

Cultural Resources - The applicant must request a file search of the permit area through the Colorado Office of Archaeology and Historic Preservation (OAHP), Denver, to ascertain if historic or archaeological resources have previously been identified (<http://www.historycolorado.org/oaHP/file-search>). Inventory of the permit area by a qualified cultural resources specialist may be necessary, per the recommendation of CDOT. If archaeological sites/artifacts or historic resources are known to exist prior to the initiation of the permitted work or are encountered as the project progresses, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office and RPEM. **Contact Information:** Contact the OAHP for file searches at (303) 866-5216.

Paleontological Resources - The applicant must request a fossil locality file search through the University of Colorado Museum, Boulder (<https://cumuseum.colorado.edu/research/paleontology/vertebrates/policies>), and the Denver Museum of Nature and Science (<http://www.dmns.org/science/collections/earth-science-collections/>) to ascertain if paleontological resources have been previously identified in or near the permit area. Inventory of the permit area by a qualified paleontologist may be necessary, per the recommendation of CDOT. If fossils are encountered during the permitted work, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office in the Permit Special Provisions. **Contact Information:** See the museum websites listed above for Paleontological Collections Manager contact information. Contact the CDOT Paleontologist for further information at nicole.peavey@state.co.us or (303) 7579632. The CDOT Paleontologist will not conduct a comprehensive file search independently of the museums.

Hazardous Materials, Solid Waste - The Solid Wastes Disposal Sites and Facilities Act C.R.S. 30-20-100, et al, and Regulations Pertaining to Solid Waste Disposal Sites and Facilities (6 CCR 1007-2), prohibit solid waste disposal without an approved Certificate of Designation (a landfill permit). The Colorado Hazardous Waste Act C.R.S. 25-15-301 et al, and the Colorado Hazardous Waste Regulations (6 CCR 1007-3) prohibit the transfer, storage or disposal (TSD) of hazardous waste except at permitted TSD sites. There are no permitted landfills or TSD sites within the State Highway Right of Way. Therefore, all solid or hazardous wastes that might be generated by the activities of entities entering the State Highway Right of Way must be removed from the ROW and disposed of at a permitted facility or designated collection point (e.g., for solid waste, a utility or construction company's own dumpster). If pre-existing solid waste or hazardous materials contamination (including oil or petroleum contaminated soil, asbestos, chemicals, mine tailings, etc.) is encountered during the performance of work, the permittee shall halt work in the affected area and immediately contact the CDOT Regional Permitting Office for direction as to how to proceed. **Contact Information:** Theresa Santangelo-Dreiling, CDOT Hazardous Materials Management Supervisor: (303) 512-5524.

Asbestos Containing Materials, Asbestos Contaminated Soil - All work on asbestos containing materials (ACM) must comply with the applicable requirements of the CDPHE Air Pollution Control Division's (APCD) Regulation 8. Disposal of ACM, and work done in asbestos-contaminated soil, must comply with the CDPHE Hazardous Materials and Waste Management Division's (HMWMD) Solid

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Info: CDPHE APCD and HMWMD Regulations can be accessed via the CDPHE Environmental Permitting Website listed above. Additional information **concerning clearance on CDOT projects** is available from the CDOT Asbestos Project Manager (303) 5125519, or Theresa Santangelo-Dreiling, Hazardous Materials Management Supervisor: (303) 512-5524.

Transportation of Hazardous Materials - No person may offer or accept a hazardous material for transportation in commerce unless that person is registered in conformance with the United States Department of Transportation regulations at 49 CFR, Part 171. The hazardous material must be properly classed, described, packaged, marked, labeled, and in condition for shipment as required or authorized by applicable requirements, or an exemption, approval or registration has been issued. Vehicles requiring a placard, must obtain authorization and a State HAZMAT Permit from the Colorado Public Utilities Commission. **Contact Information:** For authorization and more info call the Federal Motor Safety Carrier Administration, US DOT for inter- and intra-state HAZMAT Registration (303) 969-6748. Colorado Public Utilities Commission: (303) 894-2868.

Discharge of Dredged or Fill Material – 404 Permits Administered By the U.S. Army Corps of Engineers, and Section 401 Water Quality Certifications Issued by the CDPHE WQCD - Corps of Engineers 404 permits are required for the discharge of dredged or fill materials into waters of the United States, including wetlands. There are various types of 404 permits, including nationwide permits, which are issued for activities with relatively minor impacts. For example, there is a nationwide permit for utility line activities (nwp #12). Depending upon the specific circumstances, it is possible that either a “general” or “individual” 404 permit would be required. If an individual 404 permit is required, section 401 water quality certification from the CDPHE WQCD is also required. Contact the appropriate Corps District Regulatory Office for information about what type of 404 permit may be required (contact information above). Contact the CDPHE Water Quality Control Division at (303) 692-3500.

Working on or in any stream or its bank - In order to protect and preserve the state’s fish and wildlife resources from actions that may obstruct, diminish, destroy, change, modify, or vary a natural existing stream or its banks or tributaries, it may be necessary to obtain a Senate Bill 40 certification from the Colorado Department of Natural Resources. A stream is defined as 1) represented by a solid blue line on USGS 7.5' quadrangle maps; and/or 2) intermittent streams providing live water beneficial to fish and wildlife; and/or 3) segments of streams supporting 25% or more cover within 100 yards upstream or downstream of the project; and/or 4) segments of streams having wetlands present within 200 yards upstream or downstream of the project measured by valley length. The CPW application, as per guidelines agreed upon by CDOT and CPW, can be accessed at <https://www.codot.gov/programs/environmental/wildlife/guidelines>.

Stormwater Construction Permit (SCP) and Stormwater Discharge From Industrial Facilities - Discharges of stormwater runoff from construction sites disturbing one acre or more - or certain types of industrial facilities, such as concrete batch plants - require a CDPS Stormwater Permit. **Contact Information:** Contact the CDPHE Water Quality Control Division at (303) 692-3500. Website: <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits> and <https://colorado.gov/pacific/cdphe/wq-commerce-andindustry-permits>.

Construction Dewatering (Discharge or Infiltration) and Remediation Activities - Discharges of water encountered during excavation or work in wet areas may require a Construction Dewatering or Remediation Activities Discharge Permit. **Contact Information:** For Construction Dewatering and Remediation Activities Discharge Permits, contact the CDPHE WQCD at (303) 6923500. For Applications and Instructions (CDPHE website): <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits>.

Municipal Separate Storm Sewer System (MS4) Discharge Permit - Discharges from the storm sewer systems of larger municipalities, and from the CDOT highway drainage system that lies within those municipalities, are subject to MS4 Permits issued by the CDPHE WQCD. For facilities that lie within the boundaries of a municipality that is subject to an MS4 permit, the owner of such facility should contact the municipality regarding stormwater related clearances that may have been established under that municipality's MS4 permit. All discharges to the CDOT highway drainage system or within the Right of Way (ROW) must comply with the applicable provisions of the Colorado Water Quality Control Act, the Water Quality Control Commission (WQCC) Regulations (<https://www.colorado.gov/pacific/cdphe/wqcc-regulations-and-policies-and-water-quality-statutes>) and the CDOT MS4 Permit # COS000005 (<https://www.codot.gov/programs/environmental/water-quality/documents>). Discharges are subject to inspection by CDOT and CDPHE. Contact the CDPHE Water Quality Control Division at (303) 692-3500 for a listing of municipalities required to obtain MS4 Permits, or go to <https://www.colorado.gov/pacific/cdphe/wq-municipal-ms4-permits>. For CDOT-related MS4 regulations, go to: <https://www.codot.gov/programs/environmental/water-quality/stormwater-programs.html>.

General Prohibition – Discharges - All discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include, but are not limited to, substances such as wash water, paint, automotive fluids, solvents, oils or soaps and sediment. **Contact Information:** Contact the CDPHE Water Quality Control Division at (303) 692-3500.

General Authorization - Allowable Non-Stormwater Discharges - Unless otherwise identified by CDOT or the WQCD as significant sources of pollutants to the waters of the State, the following discharges to stormwater systems are allowed without a Colorado Discharge Permit System permit: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, uncontaminated springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from firefighting activities. Allowable non-stormwater discharges can be found under Illicit Discharge PDD at: <https://www.codot.gov/programs/environmental/water-quality/stormwater-programs.html>. **Contact Information:** The CDPHE Water Quality Control Division (telephone #'s listed above).

Erosion and Sediment Control Practices - For activities requiring a Stormwater Construction Permit, erosion control requirements will be specified in that permit. In situations where a stormwater permit is not required, all reasonable measures should be taken to minimize erosion and sedimentation according to CDOT Standard Specifications 107.25, 208, 213 and 216 (<https://www.codot.gov/business/designsupport/2011-construction-specifications/2011-Specs/2011-specs-book>). All disturbances require a stabilization plan, native seeding or landscape design plan according to applicable CDOT Standard Specifications 212-217 and 623. The CDOT Erosion Control and Stormwater Quality Guide (available from the Bid Plans Office at (303) 757-9313) should be used to design erosion controls and restore disturbed vegetation.

Disposal of Drilling Fluids - Drilling fluids used in operations such as Horizontal Directional Drilling may be classified as "discharges" removed from the construction area, removed from the State Highway Right of Way, and disposed of at permitted facilities that specifically accept such wastes. Disposal of drilling fluids into storm drains, storm sewers, roadside ditches or any other type of man-made or natural waterway is prohibited by Water Quality Control and/or Solid Waste regulations. Small quantities of drilling fluid solids (less than 1 cubic yard of solids) may be left on-site after either being separated from fluids or after infiltration of the water, provided: 1) the drilling fluid consists of only water and bentonite clay, or, if required for proper drilling properties, small quantities of polymer additives that are approved for use in drinking water well drilling; 2) the solids are fully contained in a pit, and are not likely to pose a nuisance to future work in the area, 3) the solids are covered and the area restored as required by CDOT permit requirements (Utility, Special Use, or Access Permits, etc.). **Contact Information:** Contact CDPHE (telephone #'s listed above).

Noxious Weeds and Invasive Species Management Plan – Noxious Weeds and Invasive Species guidance can be found by contacting the Colorado Department of Agriculture (<https://www.colorado.gov/pacific/agconservation/noxiousweeds>) and the Colorado Division of Parks and Wildlife (<http://cpw.state.co.us/aboutus/Pages/RS-NoxiousWeeds.aspx>). In either case, management plans involving the control of noxious weeds associated with the permitted activity and cleaning of equipment will be required.

Concrete Washout - Waste generated from concrete activities shall NOT be allowed to flow into the drainage ways, inlets, receiving waters, or in the CDOT ROW. Concrete waste shall be placed in a temporary concrete washout facility and must be located a minimum of 50 feet from state waters, drainageways, and inlets. Concrete washout shall only be performed as specified by the CDOT Environmental Program and shall be in accordance to CDOT specifications and guidelines. **Contact Information:** Contact CDPHE or find additional information on the CDOT website: <https://www.codot.gov/business/designsupport/2011-construction-specifications/2011-Specs> and refer to the specifications and their revisions for sections 101, 107 and 208.

Spill Reporting - Spills shall be contained and cleaned up as soon as possible. Spills shall NOT be washed down into the storm drain or buried. All spills shall be reported to the CDOT Illicit Discharge Hotline at (303) 512-4446 (4H20), as well as the Regional Permitting Office and Regional Maintenance Supervisor. Spills on highways, into waterways, any spill in the highway right-of-way exceeding 25 gallons, or that may otherwise present an immediate danger to the public shall be reported by calling 911, and shall also be reported to the CDPHE at 1-877-518-5608. More information can be found at <https://www.colorado.gov/pacific/cdphe/emergencyreporting-line>.

About This Form - Questions or comments about this Information Summary may be directed to Dan Roussin, Program Administrator, CDOT Access Management Unit, at (303) 757-9841, daniel.roussin@state.co.us

Exhibit “A” – Seeding Requirements Foothills

Soil preparation, seeding, and mulching will be required within the right-of way limits on all disturbed areas not surfaced. The following types and rates shall be used:

COMMON NAME	BOTANICAL NAME	LBS. PLS/ACRE
Western Wheat grass V.Ariba	Pascopyrum Smithii	6
Slender Wheat grass V.Primar	Agropyron Trachycaulum	3
Blue Grama Grass V.Lovington	Bouteloua Gracilis	2
Sandberg Bluegrass	Poa Sandbergi	1
Sheep Fescue	Festuca Ovina	3
Alsike Clover	Trifolium Hybrioum	1
	TOTAL	16 lbs pls/acre

COMMERCIAL FERTILIZER	ANALYSIS (%)	LBS. NUTRIENT/ACRE
Nitrogen	18	45
Phosphorus	46	115

SEEDING APPLICATION: Drilled to a depth of .25" to .50" into soil where possible. Broadcast and raked to cover on steeper than 2:1 slopes where access is limited or unsafe for equipment.

MULCHING REQUIREMENT AND APPLICATION: 1.5 tons per acre native hay mechanically crimped into soil.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/29/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BAI AZ 1910 S Stapley Dr Suite 221 Mesa AZ 85204		CONTACT NAME: Devin T Blea PHONE (A/C, No, Ext): 720-3559590 E-MAIL ADDRESS: dblea1@farmersagent.com FAX (A/C, No):	
INSURED Barn & Barrel LLC 105 W Main St Florence CO 81226		INSURER(S) AFFORDING COVERAGE INSURER A: USLI INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 25895	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	Y	Y	CP 2675871	11/10/2023	11/10/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 150,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Liquor Liability	Y		CP 2675871	11/10/2023	11/10/2024	\$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

The following are named as additional insured:
 Daniel Vinton is named as additional insured.

CERTIFICATE HOLDER **CANCELLATION**

Daniel Vinton 43880 W US 50 Canon City CO 81212	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Devin T Blea
---	--

ACORD 25 (2010/05)

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FREMONT COUNTY FIRE PROTECTION PLAN AND DISTRICT COMMENT FORM

The Fremont County Subdivision Regulations and Fremont County Zoning Resolution require a fire protection plan be submitted with many different types of applications, at the time of application submittal. In order to provide consistency in the information received, it shall be required that these plans be submitted on this form.

The Fremont County Department of Planning and Zoning (Department), Fremont County Planning Commission (Commission) and Fremont County Board of County Commissioners (Board) take into consideration the responses of the Applicant and the District during their respective review process.

Attachments can be made to this form to provide expanded narrative for any application item including supportive documentation or evidence for provided form item answers. Please indicate at the form item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*as an example, the first attached document providing evidence in support of the answer given at application item number 4 would be marked - Exhibit 4.1, the fifth attached document supporting the narrative provided for application item 4 would be marked - Exhibit 4.5*). Exhibit numbers should be placed in either the lower right hand area or the upper right hand area of the exhibit.

If the subject property is not in a fire protection district, only applicants' information and map are required. A copy of the Colorado State Forest Service Wildfire Hazard Area Map with the subject property clearly and accurately located, shall be attached and marked as Exhibit A.

APPLICANT INFORMATION

1. Project Name 950 Junction
2. Project Description Flea / Antique market with vendors inside and outside main barn and a couple food trucks outside.

3. Type of application:

- | | |
|--|--|
| <input type="checkbox"/> Zone Change #1 | <input type="checkbox"/> Special Review Use Permit |
| <input type="checkbox"/> Zone Change #2 – Use Designation Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Zone Change #2 – Final Development Plan | <input checked="" type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Commercial Development Plan | <input type="checkbox"/> Change of Use of Property |
| <input type="checkbox"/> Commercial Development Modification | <input type="checkbox"/> Subdivision Preliminary Plan |
| <input type="checkbox"/> Expansion of an existing Business or Industrial Use | <input type="checkbox"/> Minor Subdivision |

3. The subject property is located at:

43880 W US 50, Canon City, CO 81212

Address and or General Location (If general location only is used, it will be required that a legal description of the subject property be attached Marked as Exhibit 3.1) An exhibit is attached.

4. Fire protection will be provided in what manner and with what resources? (2) 2A10BC fire extinguishers located at the North & South ends of the barn by the garage doors. Garage doors will stay open during the event for ingress and egress.

5. The source of water for fire protection is:

--- Water District – Name of District: _____

--- Well – Colorado Division of Water Resources Well Permit Number: _____

Is the well approved for fire protection? Yes --- No Please explain: _____

--- Cistern – What is the cistern capacity? 550 Gallons – What is the water source for filling the cistern? (2) 275 gal IBC TOTES with pump and hose

6. What is the distance from the subject property to the nearest fire hydrant? 7.6 miles (8 minutes) Located at Pueblo Community College

7. What public roadways provide access to the subject property? W US 50

8. How many accesses to public roadways will the subject property have? one

9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? Yes --- No Please explain by providing right-of-way and surface widths, length of roadway, surface types for all interior existing and proposed roadways and turning radii for cul-de-sacs.

Property has a flat road base packed surface with adequate turning around the property.

10. What are the existing and or proposed interior roadway names? N/A

11. Is the subject property located within a fire protection district? Yes --- No

If yes, please provide the district name: Cañon City Fire District

If the subject property is not located within a fire protection district please answer the following questions and the form will be considered completed for submittal. If the subject property is located within a fire protection district then answers to the following will not be required, however the remainder of the form shall be addressed by a representative of the fire protection district in which the subject property is located.

a. What is the name of the fire protection district closest to the subject property? _____

b. What is the distance from the subject property to the nearest fire protection district boundary? _____

c. Is it logical and feasible to annex the subject property to a fire protection district?

Yes ----- No Please explain: _____

d. What types of fire protection improvements are proposed for the subject property and or structures to be housed on the property? Please explain: _____

By signing this Application, the Applicant, or the agent/representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the application and any attachments to the Application, is true and correct to the best of Applicant's knowledge and belief.

Applicant understands that any required private or public improvements imposed as a contingency for approval of the application may be required as a part of the approval process.

Fremont County hereby advises Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of Commissioners may take any and all reasonable and appropriate steps to declare actions of the Board regarding the Application to be null and void.

Signing this Application is a declaration by the Applicant to conform to all plans, drawings, and commitments submitted with or contained within this Application, provided that the same is in conformance with the Fremont County Zoning Resolution.

Tracy Vinton
Applicant Printed Name

Tracy Vinton
Signature

4/30/24
Date

Daniel Vinton
Owner Printed Name

D. Vinton
Signature

4/30/24
Date

FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is: Canon City Fire District
2. Name of contact person: Austin Breuninger
Title: Life Safety Officer Telephone: 719.371.7898
3. The name and address of the responding fire station is: _____
Station 2
1349 Elm Ave
4. The distance from the subject property, by public roadway, to the responding fire station is: _____
10.7 miles
5. The estimated response time to the subject property is: 12 minutes
6. The location of the closest fire hydrant to the subject property is: _____
Tunnel Drive and Hwy 50, 8 miles
7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development? Yes --- No Please explain: _____

8. Are the existing public roadways accessing the subject property adequate for fire vehicle access? Yes --- No Please explain: _____

9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? Yes --- No Please explain: _____

10. Are the proposed fire protection measures adequate for any existing or proposed structures to be housed on the subject property? Yes --- No Please explain: _____

11. What are the wildfire hazard classifications for the subject property, as prepared by the Colorado State Forest Service? Moderate

12. Recommendations concerning fire protection in general, fire protection improvements, suggested road names, for this project are as follows: **NOTE:** Be sure to list type, size and location of improvements recommended (i.e.; hydrants, water lines, cisterns, dry hydrants, roadway improvements, etc.). Please indicate whether recommendations or requirements are the result of codes or regulations, and provide supporting information which will assist the Planning Commission and the Board of County Commissioners to determine whether to adopt any or all of the recommendations as requirements of the permit.

Approved as submitted with limited space used for events and non continuous. If the business or operation grows in size, to include more space or buildings used and/or a significant change to the frequency of events, these comments may change accordingly.

All mobile food vendors shall have their operational permit issued before operating at the events



Life Safety Officer

Signature and title of Authorized Fire Protection Representative

9 May 2024

Date

October 4, 2024

FROM: Daniel Vinton

43880 W US 50

Canon City, CO 81212

TO: Dan Victoria, Fremont Planning & Zoning Dept

RE: Waiver of Surety Bond

Requesting a waiver of the Surety Bond for events held at 43880 W US 50, Canon City, CO 81212 during November 9-10, 2024.

Sincerely,

Daniel J Vinton

(719)440-2504

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FREMONT COUNTY ENVIRONMENTAL HEALTH SERVICES

615 MACON AVENUE, ROOM 212
 CAÑON CITY, COLORADO 81212
 (719) 276-7460 FAX NUMBER (719) 276-7461
wyatt.sanders@fremontco.com

PERMIT FOR THE USE OF PORTABLE CHEMICAL TOILETS

Permit Fee \$30.00

Pmt Method	Ck # 1113	Receipt #	2024-05-07-LM-13801
Permit Approved	Yes-9/10/2024		Departmental use only
Permit #	S24-137		
Expires:	09/11/2025		

Applicant:	Daniel Vinton/Junktion		
Applicant's Address:	87 Pine Rd		
City, State, Zip Code:	Florissant	CO	80816
Contact Person:	Tracy Vinton		
Phone #	719-310-2335		
Email:	drtracy09@hotmail.com		
Property Address (if different from Applicant's):	43880 US Hwy 50, Canon City		
Fremont County Use-permit:	TUP-007		
Applicant's Signature: On File		Date:	05/01/2024

As a condition of approval for the use of portable chemical toilets, a copy of a contract from a company that provides portable chemical toilets along with the service and maintenance of the portable chemical toilets must be attached to this form.

Comments/Additional Requirements:
P&Z Approval 9/10/2024

Fremont County Board of Health Approval:	
YES	n/a
NO	n/a

Fremont County Board of Health Approval attached:	
YES	n/a
NO	n/a

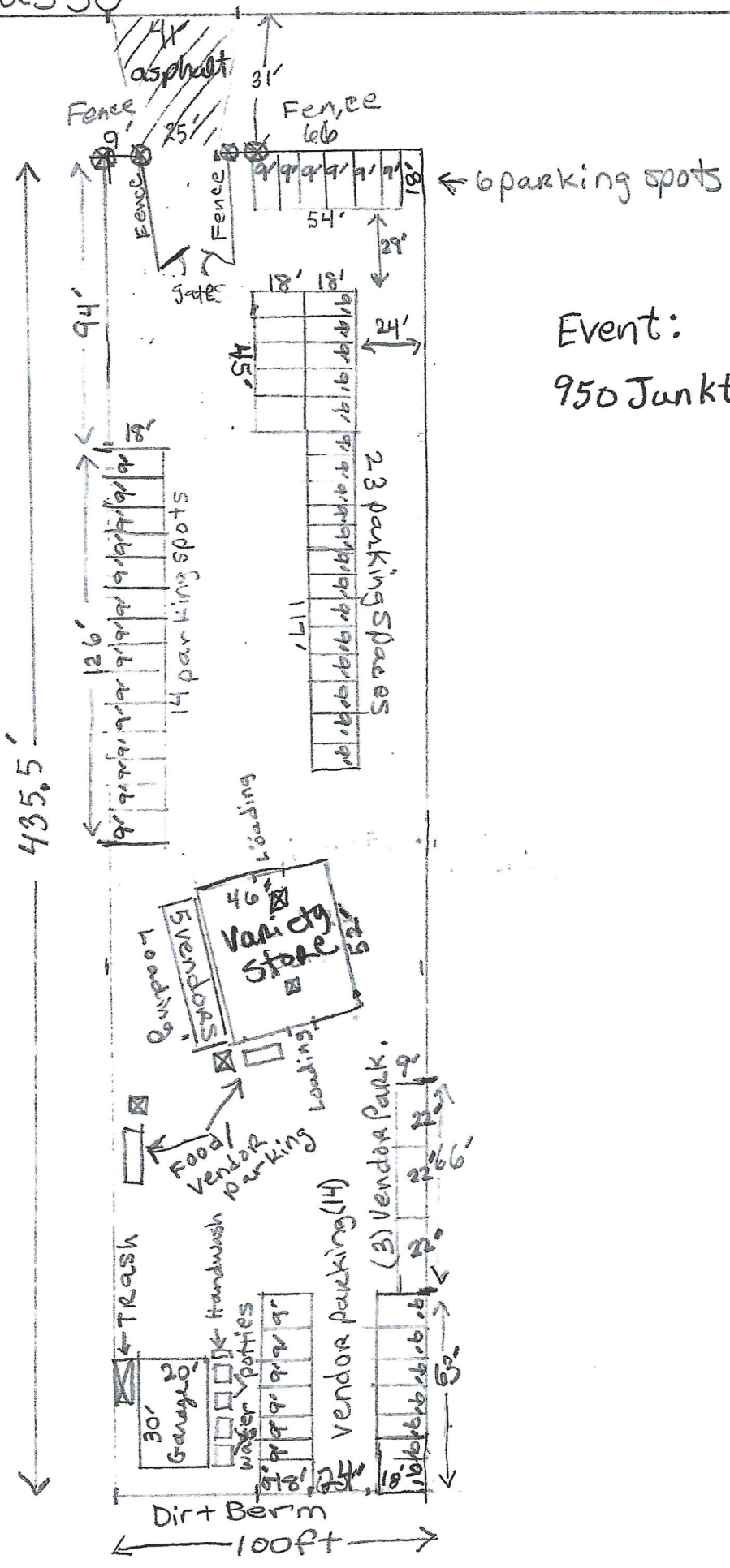
Reviewed By:	Departmental use only
Sarah Payne	
Date: 09/11/2024	

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43880 W US 50



⊗ Feather flags
Banner 4'x10'
on one gate



Event:
950 Junction

⊗ Trash

Scale:
50ft = 1 in.