



FREMONT COUNTY – COLORADO DEPARTMENT OF PLANNING AND ZONING

615 MACON AVE., CANON CITY, COLORADO

719-276-7360 PH / 719-276-7374 FAX

Email: Planning@fremontco.com

SUBMITTAL REVIEW / STAFF REPORT

Project Name: **TUP 26-003 Royal Gorge Rumble**

Site Address: **1337 County Road 3A, Cañon City, CO. 81212**

Name(s) **Colorado High School Cycling League**

Authorized Representative **Vicki Meier**

Consultant / Applicant Name(s) **John Hutchinson**

Request: TUP 25-005 Royal Gorge Rumble

Requesting approval of a Temporary Use Permit in the Residential Three (R3) & Rural Highway Business (RHB) zone districts, for a cross-country mountain bike race on October 9th-11th. The event is scheduled to take place at the Royal Gorge Ranch & Resort. They will host approximately 20-30 teams, 400 student athletes per day, & 1,200 expected spectators over 2-day period.

Background:

August 26th, 2025 the Board of County Commissioners approved a Temporary Use Permit (TUP 25-005) for this event to be held in October of 2025. The Colorado High School Cycling League had great success, and no complaints or concerns were received during or after the race.

1. Project Name: Royal Gorge Rumble
2. Description: Cross-Country Mountain Bike Race
3. General Location provided – 4218 County Road 3A, Cañon City (Royal Gorge Ranch & Resort)
4. Event Date: Set-Up Day October 9th, 2026 Race Days October 10th & 11th 2026.
5. Hours: 6:30 a.m. to 6:00 p.m.
6. Signs: Only within the course.
7. Refuse: TwinEnviro Services 1-20 yard roll off.
8. Crowd Control: Ace Security & Safety LLC
9. Potable water: Giem Trucking 3,000 gallons of potable water.
10. Sanitation: 16 Chemical Portable Toilets, 1 ADA Chemical Portable Toilet, 3 Hand Washing Stations.

11. Concession Plan: Licensed Peaks ‘N Pitas Food Truck
12. Street Closures: NO proposed closures
13. Parking will be contained within owned property.
14. General Liability Insurance: Player’s Health Cover USA Inc.

Comments Received:

1. Canon City Fire Protection District:
 - Asks that one individual be charged with the duty to receive, interpret, deliver and/or take appropriate action for local emergency notifications via Fremont County Everbridge.
2. Fremont County Environmental Health:
 - Chemical toilet application shall be submitted and approved.
 - *Fremont County Environmental Health issued permit S26-064.*
3. Fremont County Transportation:
 - Ensure no roadways are blocked.
 - Line of sight for vehicles and pedestrians is not impeded.
 - All trash is contained and cleaned during and after the event.

Waiver Requests:

1. Roadway Impact Analysis
2. Surety Bond

Planning & Zoning Department Recommends Approval with the following:

1. Approval of:
 - a. Waiver Request #1 – Roadway Impact Analysis
 - b. Waiver Request #2 – Surety Bond
2. Conditions:
 - a. Appoint one individual to be responsible for local emergency notifications via Fremont County Everbridge.
 - b. Ensure no roadways are blocked.
 - c. Line of sight for vehicles and pedestrians is not impeded.
 - d. All trash is contained and cleaned during and after the event.



**FREMONT COUNTY
BUILDING AND ENVIRONMENTAL HEALTH
DEPARTMENT**

**615 MACON AVENUE, ROOM 212
CAÑON CITY, COLORADO 81212
OFFICE (719) 276-7460
FAX (719) 276-7461**

TO: Planning and Zoning

ATTN: Dan Victoria
Danielle Adamic, Mike Fowler

FROM: Wyatt Sanders, Fremont County Building Official
Fremont County Environmental Health

SUBJECT: TUP 26-003 Royal Gorge Rumble

DATE: April 22, 2026

This department has had the opportunity to review the application for TUP 26-003 Royal Gorge Rumble. Exhibit 2.12 refers to a sanitation plan. The applicant has provided a contractual agreement with Twin Enviro Services for the proposed means of sanitation, to complete the requirement of Exhibit 2.12 a chemical toilet application shall be paid for and submitted to this office. Once the approval of this TUP is granted then a Chemical Toilet permit will be issued to the applicant.

[Table of Contents](#)



Fremont County Department of Transportation

1170 Red Canyon Road • Cañon City, Colorado 81212
Phone: 719-276-7430 • Fax: 719-275-2120

4.8.2026

TO: Fremont County Planning & Zoning
615 Macon Avenue, Room 210
Cañon City, CO 81212

RE: TUP 26-003 Royal Gorge Rumble

Dear Mr. Victoria,

We have reviewed the above-referenced application information from the applicant, and have the following comments:

- Due to the event being non-profit and for school athletics, the County will not be asking for any compensation for road impact, but we will require that the sponsors be considerate and ensure no roadways are blocked, ensure traffic is not blocked, line of sight for vehicles and pedestrians is not impeded, and that all trash is contained and cleaned during and after the event.

Should you have any questions, feel free to contact our office.

Sincerely,

Michael Whitt

Michael Whitt
FCDOT Director



**FREMONT COUNTY
DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT**

**201 N 6TH STREET
CANON CITY, CO 81212
(719) 276-7450 FAX NUMBER (719) 276-7451
amy.jamison@fremontcountyco.gov**

TO: FREMONT COUNTY DEPARTMENT OF PLANNING & ZONING
FROM: Amy Jamison, Fremont County Environmental Health Specialist
SUBJECT: **TUP 26-003** review, Royal Gorge Rumble
DATE: April 28, 2026

Items # 2.11 and 2.13 are Satisfactory. Water will be provided by Giem Trucking, a licensed Public Water System. Food service will be provided by Peak 'N Pitas, a mobile unit licensed through Chaffee County.

The sanitation plan will be reviewed by the Fremont County Building Department.

No concerns from FCDPHE at this time.



Planning and Zoning Department

615 Macon Avenue Room 210, Canon City, Colorado 81212

Telephone (719) 276-7360 / Facsimile (719) 276-7374

Email planning@fremontco.com

Inspection Checklist

Date 4/15/2026

Project Name: TUP 25-005 Royal Gorge Rumble

Any Current Permits? Yes or No

Any Past Permits? Yes or No

Current Violation? Yes or No

Past Violations Yes or No

VISUAL OBSERVATIONS CHECKLIST

of buildings: 14

Types: 2 Commercial, Dwelling (not set), ADU, Storage Dwelling (not set), 2 Pergolas, 7 Bike Sheds

SMM on site? No

Does the site plan match site conditions? No

Structures Code/Zoning Compliant : Yes

Land Use Compliant: Yes

Notes/Concerns

The site plan does not show the existing structures on the property.

Matt Tafoya

April 15, 2026

[Table of Contents](#)



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 Colorado High School Cycling League Race #4 - Royal Gorge Rumble

2. 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:

1337 CR-3A, Cañon 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? Response with structure engine and or brush/wildfire engine and crew of fire personnel and EMTs/paramedics.

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? 30,000 Gallons – What is the water source for filling the cistern? Water Trucks

6. What is the distance from the subject property to the nearest fire hydrant? Hwy 50 @ Pueblo Community College (6 miles)

7. What public roadways provide access to the subject property? CR-3A & CR 61

8. How many accesses to public roadways will the subject property have? There are 4 access points from the property to CR-3A and 1 access point from the property to CR 61.

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. _____

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 Area Fire Protection 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? N/A

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

c. Is it logical and feasible to annex the subject property to a fire protection district?
 Yes ----- No Please explain: N/A

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

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.

John Hutchinson

Applicant Printed Name



Signature

3.2.2026

Date

Ty Seufer

Owner Printed Name



Signature

03/09/2026

Date

FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is: Canon City Area Fire Protection District

2. Name of contact person: Austin Breuninger
Title: Life Safety Officer Telephone: 719.275.8666

3. The name and address of the responding fire station is: _____
Fire Station 2
1349 Elm Ave

4. The distance from the subject property, by public roadway, to the responding fire station is: _____
11 miles

5. The estimated response time to the subject property is: 15 minutes

6. The location of the closest fire hydrant to the subject property is: _____
Pueblo Community College

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: _____
Not applicable

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

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.**

We appreciate the communication and coordination that was provided for the successful event in their first year, 2025. We wish to continue the same leading up to and during this years event. One individual from this applicants team shall be charged with the duty to receive, interpret, deliver and/or take appropriate action for local emergency notifications via Fremont County Everbridge emergency alerting system.

This location is particularly isolated by access roadways, making any sizable evacuation a process.



Signature and title of Authorized Fire Protection Representative

20 MAR 26

Date



FREMONT COUNTY

DEPARTMENT OF PLANNING AND ZONING

615 MACON AVENUE, ROOM 210, CAÑON CITY, COLORADO, 81212

Telephone 719-276-7360 / Facsimile 719-276-7374

Email: Planning@fremontco.com

Check the Applicable Application

<input type="checkbox"/> Temporary Use Permit – With Meeting \$250.00	<input type="checkbox"/> Temporary Use Permit – Without Meeting \$200.00
--	---

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address:	
Tax ID/Parcel Number:	Parcel size in Acres:
Zone District:	Proposed Event:

PROPERTY OWNER(S) INFORMATION: Indicate the person(s) or organization(s) who own the property.

Name(s) (Individual or Organization):
Mailing Address:
Telephone:
Email Address:

AUTHORIZATION REPRESENTATIVE / AGENT / CONSULTANT: Indicate person(s) submitting the application if different than the property owner(s). Attach additional sheets if necessary.

Name(s) (Individual or Organization): Colorado High School Cycling League / John Hutchinson
Mailing Address: 5765 Arapahoe Ave. Ste. C, Boulder, CO 80303
Telephone: (O) 720.235.8187 / (C) 408.410.7973
Email Address: raceops@coloradomt.org

By signing this Application, the Applicant, or the agent / representative / consultant 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 the Applicant's knowledge and belief.

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

Signing this Application is a declaration by the applicant that all plans, drawings and commitments submitted with or contained within this Application are or will be in conformance with the requirements of the Fremont County Zoning Resolution.

	3.2.2026
John Hutchinson	
Printed Name	Applicant Signature
	3.2.2026
Ty Seuffer	
Printed Name	Owner Signature

[Table of Contents](#)



Fremont County Planning & Zoning Department

Temporary Use Permit

REQUIRED EXHIBITS

Submittals and exhibits should be clearly identified with section and/or question number located on the bottom right-hand corner, or otherwise tabbed or marked. Any waiver requests shall be labeled as the same exhibit number.

LETTERS OF INTENT – SECTION TWO

<input type="checkbox"/> EXHIBIT 2.1	Describe in detail the general description of the event to include dates of the event, hours of the day that the event will be held.
<input type="checkbox"/> EXHIBIT 2.2 <input type="checkbox"/> N/A	Right to Occupy
<input type="checkbox"/> EXHIBIT 2.3	<p style="text-align: center;">Signage Plan</p> <ol style="list-style-type: none"> 1. Provide a statement as to the type(s) of signs, size, & location(s). 2. Total amount of signs. 3. How long the signs will be posted. 4. Copies of any agreements and or contracts with the appropriate property owners, agencies, or companies, if applicable.
<input type="checkbox"/> Exhibit 2.4	<p style="text-align: center;">Street Closures</p> <ol style="list-style-type: none"> 1. Any closure of a County roadway will require approval by the Board. Proposed closures of roadways not controlled by the County will require closure approval by the appropriate authority. Provide all details regarding any road closures.
<input type="checkbox"/> Exhibit 2.5	The applicant shall provide a list of agencies that require the issuance of a permit, license, or other authority for the event.
<input type="checkbox"/> EXHIBIT 2.6	<p style="text-align: center;">Refuse Disposal Plan</p> <ol style="list-style-type: none"> 1. Address how any litter and debris will be handled during the event and the method of disposal after the event. Attach copies of any agreements and or contracts with appropriate agencies or companies, if applicable.
<input type="checkbox"/> EXHIBIT 2.7	Security & Crowd Control Plan
<input type="checkbox"/> EXHIBIT 2.8	Vehicular & Pedestrian Traffic Plan
<input type="checkbox"/> EXHIBIT 2.9	Emergency Service Operation Plan

<input type="checkbox"/> EXHIBIT 2.10	Event Parking Plan
<input type="checkbox"/> EXHIBIT 2.11	Drinking Water Plan
<input type="checkbox"/> EXHIBIT 2.12	Sanitation Plan (restroom facilities)
<input type="checkbox"/> EXHIBIT 2.13	<p>Concession Plan</p> <ol style="list-style-type: none"> 1. Include a list of food and or beverage venders and a copy of permits, and/or licenses. 2. Venders shall provide documentation of sales tax license.

REQUIRED SUBMITTALS – SECTION THREE

<input type="checkbox"/> Exhibit 3.1	Current Deed of Record
<input type="checkbox"/> Exhibit 3.2	General Liability Insurance
<input type="checkbox"/> Exhibit 3.3	<p>Cash, Surety, or another Bond</p> <ol style="list-style-type: none"> 1. In the amount deemed appropriate by the Board to ensure post-event cleanup of the property and payment for damage associated with the conduct of the event.

REQUIRED FORMS

<input type="checkbox"/> FCDOT	Fremont County Roadway Impact Analysis Form (if accessed from a county road)
<input type="checkbox"/> CDOT	Colorado Department of Transportation Access Permit (if accessed from a CDOT controlled highway)
<input type="checkbox"/> FIRE	Fire Protection Plan

SITE PLAN

<input type="checkbox"/>	Two (2) copies of a drawing, minimum size of 11"x17" which shall include the following:
<input type="checkbox"/>	Natural Features (waterways, cliffs)
<input type="checkbox"/>	Existing improvements (structures, driveways, septic systems)
<input type="checkbox"/>	Components of the special event (stages, parking areas, vender areas)
<input type="checkbox"/>	Vicinity Map



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.1 Event Description
Proposed Date: October 9-11, 2026

Event Organizer Contact Information:

Colorado High School Cycling League
5765 Arapahoe Ave. Ste. C
Boulder, CO 80303
www.coloradomt.org
720.272.9282

John Hutchinson
Operations Director
raceops@coloradomt.org
408.410.7973

Chris McGee
Executive Director
chris@coloradomt.org
303.885.1603

Cheri Merrihew
Programs Director
cherim@coloradomt.org
410.440.5839

Organization Information:

The Colorado High School Cycling League is an independent 501(c) 3 IRS Tax ID 45-4906583 registered non-profit. The Colorado League was established in 2009.

The inaugural race series for the Colorado League was in the fall of 2010 with 202 student-athletes participating representing 20 teams from Colorado, Wyoming, and New Mexico. The Colorado League participation grew in 2025 to 1,891 student-athletes from 86 teams.

The Colorado League promotes positive youth development through interscholastic mountain biking for high school students. We believe in a culture of inclusiveness and believe that all students should be supported in their ability to participate.

We provide:

- An exceptional mountain bike race series.
- A festive community experience.
- Training, insurance, and support of teams and coaches, regardless of experience and level of expertise.
- A comprehensive infrastructure that fosters safe, respectful competition, highlighted by the common goal to develop a lifelong appreciation of the outdoors.

The Colorado League season includes a five-race series in the fall. The primary focus is to deliver a fantastic curriculum of mountain biking skills, where leadership and camaraderie are fostered. The League actively helps the formation of new high school teams throughout the state. We welcome participation from neighboring states that do not have an established League.



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.1 Event Description
Proposed Date: October 9-11, 2026

Event Description:

Cross-country mountain biking is the only activity being requested to occur at the Royal Gorge Ranch & Resort including placement of racecourse markings and access to riders for medical emergencies if needed.

Cross-country mountain bike races will be held for approximately 750 student-athletes from Colorado, Wyoming, New Mexico, and South Dakota over a period of 2 days. There are 8 race categories for grades 9 to 12. Racers will ride 2 or 3 laps depending on their category.

Start waves are formatted to reduce the number of riders on course at one time for safety and to minimize the need for passing with the objective of maintaining singletrack. The course design includes a wide road and double track start where race categories disperse prior to singletrack and dispersed sections of doubletrack throughout the course to provide various passing opportunities.

No more than 4 racers are staged across each start row. Race officials give pre-race announcements regarding staying on course, how to pass safely, review of major rules, and then a count of 5-4-3-2-1-GO! Competitors are timed using real-time chip timing, and the start and finish are conducted at the Royal Gorge Ranch & Resort. Race officials are present at both the start and finish, and each race has category sweeps for safety.

Stationary course marshals are staged throughout the course at major intersections, emergency access points, and key areas to encourage riders while promoting safety and a positive sporting attitude. Roving course marshals and bike medics are on course while racing is occurring. All course marshals and bike medics have radios.

There are typically 3 to 5 sponsors at the event expo. In addition, there are approximately 20 – 30 teams that compete each day.

Other activities that will occur during the weekend include course setting, timing, emergency medical services, food vending, staging, racing, course marshaling, merchandise sales, volunteer organization, team pit area management, and parking management.

Equipment includes solar power, backup generators, fire extinguishers, sanitation, waste collection, 10 x 10 metal framed tents, radios, 3 to 5 vehicles, and course setting materials (i.e. markings, snow fencing, start/finish line truss, awards podium, etc.).



Colorado High School Cycling League Royal
Gorge Rumble
Exhibit 2.1 Event Description
Proposed Date: October 9-11, 2026

Cañon City
(Crystal Region & Yampa Region)
Operations & Production Schedule
October 9-11, 2026 // Race Start 8:30 AM

Friday, October 9

8:00 Arrive at Venue / Staff Meeting	1:30 Registration Opens
8:15 Unload Truck & Stage Equipment	2:00 Set-up Team Tents & Expo
8:30 Review Venue Map / Set-Up Procedures / Roles & Responsibilities	2:00 Pre-Ride Begins
9:00 Volunteers Arrive / Venue Construction / Timing & Finish / Announcing / Registration / Merchandise & Venue Tents / Pit Zone & Parking / Feed Zone / Neutral Support / Course Marking / Course Marshal Points / Evac Routes	4:30 Staff Meeting <ul style="list-style-type: none">• Radio Protocol, Team App, Weather, Air Quality, Entrance/Exit Routes, Security, Special Concerns, User Interface
12:30 Lunch	5:30 Pre-Ride Ends & Pre-Ride Sweep Clears Racecourse
1:30 Final Course Inspection	6:00 Depart Venue
	7:00 Staff Dinner

* Common Things to Forget: Off-Site Equipment (Sandwich Boards, Corrugated Signs, Water Hose, Water Key, Cones, Delineators)

** Fire Extinguishers: Located @ Timing/Announcing Tent, Volunteer Tent, Parking & Pit Zone Tent, Start Line



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.1 Event Description
Proposed Date: October 9-11, 2026

Saturday, October 10 – Crystal Region

Sunday, October 11 – Platte Region

6:30 Arrive at Venue	11:00 Wave 2 Cut-Off
6:30 Staff & Volunteer Meetings / Radio Assignment & Check	11:00 Wave 3 Staging Announcements
6:45 Parking Manager in Place / Info & Merchandise Booth / Pit Zone & Parking / Final Venue & Expo Set-up / PA Set-Up & Music / Timing Set-Up	11:05 Staging Wave 3 / Begin Staging <ul style="list-style-type: none">• 11:05 JV Girls• 11:10 Sophomore Girls• 11:15 Freshman Girls
7:00 Race Announcements	11:15 Wave 3 Starts <ul style="list-style-type: none">• 11:15 JV Girls – 2 Laps• 11:20 Sophomore Girls – 2 Laps• 11:25 Freshman Girls – 2 Laps
7:00 Medical Staff in Place	11:45 Lunch
7:00 Pre-Ride Begins	12:25 Wave 3 Cut Off
7:45 Coaches Meeting	12:25 Wave 4 Staging Announcements
8:00 Pre-Ride Ends	12:30 Staging Wave 4 / Begin Staging <ul style="list-style-type: none">• 12:30 JV Boys Grp A• 12:35 JV Boys Grp B
8:00 Course Closed	12:45 Wave 4 Starts <ul style="list-style-type: none">• 12:45 JV Boys Grp A – 2 Laps• 12:50 JV Boys Grp B – 2 Laps
8:00 All Vehicles & Tents in Pit Zone	1:50 Wave 4 Cut Off
8:05 National Anthem & Race Announcements	1:50 Wave 5 Staging Announcements
8:10 Check in With Chief Course Marshal & Timing Crew	1:55 Staging Wave 5 / Begin Staging <ul style="list-style-type: none">• 2:05 Varsity Boys• 2:10 Varsity Girls
8:15 Wave 1 Staging Announcement	2:05 Wave 5 Starts <ul style="list-style-type: none">• 1:55 Varsity Boys – 3 Laps• 2:00 Varsity Girls – 3 Laps
8:15 Staging Wave 1 / Begin Staging <ul style="list-style-type: none">• 8:15 Freshman Boys Grp A• 8:20 Freshman Boys Grp B	3:30 Wave 5 Cut Off
8:30 Wave 2 Starts <ul style="list-style-type: none">• 8:30 Freshman Boys Grp A – 2 Laps• 8:35 Freshman Boys Grp B – 2 Laps	3:45 Pre-Ride Open (Sunday Riders)
8:45 Meet w/ Finish Line Volunteers	4:45 Final Results Confirmed
9:35 Wave 1 Cut Off	4:45 Awards Ceremony
9:35 Wave 2 Staging Announcements	4:45 Retrieve All Off-Site Equipment & Tear Down
9:40 Staging Wave 2 / Begin Staging <ul style="list-style-type: none">• 9:40 Sophomore Boys Grp A• 9:45 Sophomore Boys Grp B	6:00 Staff Meeting & Depart Venue
9:55 Wave 3 Starts <ul style="list-style-type: none">• 9:55 Sophomore Boys Grp A – 2 Laps• 10:00 Sophomore Boys Grp B – 2 Laps	
10:15 Senior Singletrack Send-Off	



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.1 Event Description
Proposed Date: October 9-11, 2026

Racecourse Description:

The racecourse is approximately 5.7 miles with 500 feet of elevation gain. The proposed course will be a clockwise loop and will start and finish at the Royal Gorge Ranch & Resort.

Additional Information:

Fees:

- Colorado League student-athletes pay \$85 per race.

Participant Numbers: Estimate 1,175 Per Day (Total of Categories Listed Below)

- Teams
 - Range from 2 to 150 student-athletes, and the ratio of adult supervisors to riders is typically 1:6.
 - The minimum team size estimate is 2.
 - The maximum team size estimate is 125.
 - We anticipate 400 student-athletes per day for a total of 800 student-athletes over the course of the weekend.
- Spectators
 - The estimated number of spectators is $1.5 \times 400 = 600$ per day for a total of 1,200 over the course of the weekend.
- Vendors
 - The food vendor is Peaks 'n Pitats.
 - The estimated number of staff members is 2.
- Expo
 - The estimated number of expo participants is 4.
 - The estimated number of expo staff members is 8.
- Volunteers
 - The estimated number of volunteers per day is 125 per day for a total of 250 over the course of the weekend.
 - Many of the volunteers are parents and/or coaches who may decide to volunteer for multiple shifts and/or multiple days.
- Event Staff
 - The estimated staff is 40.



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.2 Right to Occupy
Proposed Date: October 9-11, 2026

****Fremont County Board of Commissioners****

Subject: Letter of Support for Colorado High School Mountain Bike Race in Cañon City*

Dear Fremont County

I am writing to express our enthusiastic support for the Colorado High School Mountain Bike Race, organized by John Hutchinson and the Colorado High School Cycling League. This event aligns perfectly with the mission and values of the Royal Gorge Ranch & Resort, and we believe it will bring significant benefits to Fremont County and the City of Cañon City. As a premier eco-adventure community, the Royal Gorge Ranch & Resort is committed to promoting outdoor recreation, sustainable living, and community engagement. Hosting this event in our region not only supports these values but also provides an incredible opportunity to showcase the natural beauty and recreational potential of Cañon City to a broader audience. John Hutchinson has demonstrated exceptional leadership and professionalism in his role as Operations Director. His dedication to creating a safe, inclusive, and well-organized event is evident in every aspect of his planning. We have full confidence in his ability to execute a successful race that will benefit local businesses, inspire young athletes, and foster a sense of community pride. The Colorado High School Mountain Bike Race is more than just a sporting event, it's an opportunity to:

****Promote Healthy Lifestyles****: Encouraging youth to engage in physical activity and outdoor recreation.

****Boost Local Economy****: Attracting visitors, families, and spectators to the area.

****Highlight Cañon City****: Showcasing our region as a destination for outdoor enthusiasts and adventure tourism.

We wholeheartedly endorse this event and urge Fremont County and the City of Cañon City to support the permitting process.

Race dates
Set-Up Day: October 9, 2026
Race Days: October 10-11, 2026

Please feel free to contact me

Thanks!
Ty Seufer
303-419-6782



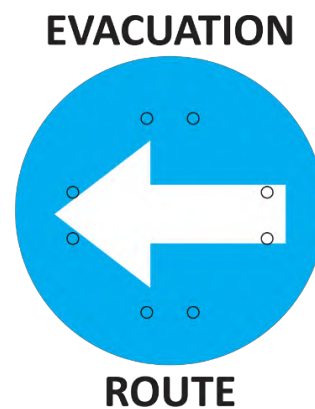
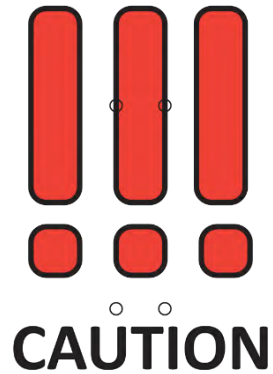
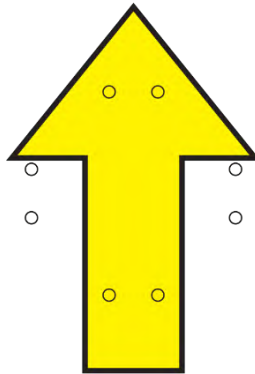
Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.3 Signage Plan
Proposed Date: October 9-11, 2026

Signage Plan:

Two weeks prior to the Royal Gorge Rumble, the Colorado League will post trailhead notification signs along the Point Alta Vista Trail notifying users of the event. See page 2.

On Friday, October 9th the racecourse will be marked with a combination of reusable core-plastic directional arrows, caution, wrong way, and evacuation route signs which are mounted on wooden stakes and placed into the ground. Snow fence, course tape, poly-pro ranch stakes, and PVC are also used to define sections of the racecourse.

Example Signage:





Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.3 Signage Plan
Proposed Date: October 9-11, 2026

Attention Trail Users



Series Race #4

Royal Gorge Rumble

Pre-Ride & Course Setting: Friday, Oct. 9th

Races: Saturday & Sunday, Oct. 10th & 11th

6:00am - 6:00pm

The race will occur at the
Royal Gorge Ranch & Resort Property.

**The event is authorized by
Fremont County Special Event Permit.**

[Table of Contents](#)



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.4 Street Closures
Proposed Date: October 9-11, 2026

Street Closures:

No street closures are requested for the Royal Gorge Rumble.



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.5 Permitting Agencies
Proposed Date: October 9-11, 2026

Permitting Agencies:

Fremont County

- Fremont County Planning & Zoning
- Fremont County Department of Transportation
- Fremont County Fire
- Fremont County Department of Public Health & Environmental

City of Cañon City

- After speaking with Ryan Stevens, City Administrator, and Rick Harrmann, Manager of Economic Development, it was determined that the Royal Gorge Rumble need not be permitted through the City of Cañon City.
- The Colorado League will provide the City of Cañon City with a Certificate of Insurance listing the City of Cañon City as an additional insured since spectators may travel along the Point Alta Vista Trail which is on an easement from the Royal Gorge Ranch & Resort property.

Royal Gorge Ranch & Resort

- The Colorado League has received a letter of support from Ty Seufer, Owner of the Royal Gorge Ranch & Resort, for the Royal Gorge Rumble to take place on the property. This letter is included in Exhibit 2.2 Right to Occupy.



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.6 Refuse Disposal Plan
Proposed Date: October 9-11, 2026

Refuse Disposal Plan:

- The Colorado League will partner with Twin Enviro Services to provide 1 – 20-yard dumpster to supplement Colorado League trash receptacles.
- The exact location of the dumpster will be coordinated with the Royal Gorge Ranch & Resort.
- Colorado League Race Crew will monitor trash receptacles throughout the venue and empty them into the 20-yard dumpster periodically throughout the event weekend.
- Teams will dispose of their waste in the 20-yard dumpster periodically throughout the event weekend.
- At the end of each day, course marshals and course sweeps will collect any waste on the racecourse. This waste will be disposed of in either Colorado League trash receptacles or in the 20-yard dumpster.
- Twin Enviro Services will remove the 20-yard dumpster on Monday, October 12th.
- Quote for refuse disposal included on pg. 2 and pg. 3.



Colorado High School Cycling League
 Royal Gorge Rumble
 Exhibit 2.6 Refuse Disposal Plan
 Proposed Date: October 9-11, 2026



Quote

#1

2/6/2026
 Jennifer
 Ellis
jellis@twinenviro.com

PO BOX 367
 Florence CO,81226
 Phone (719) 372-6671

Event Name: Canon City Station
 Race #4
Contact: Wesley Smith
Phone # 720-878-2088
Email: wesleys@coloradomtb.org
Address: 1337 CR-3A, Cañon City,
 CO 81212

Event date: 10/2/2025 Serviced: 10/3 & 10/4/2025 Picked up 10/6/2025

Please provide a map or Google pin for placement instructions

QUANTITY	DESCRIPTION	Total Fee	Notes
16	Regular Portable Restroom	\$1,320.00	With hand sanitizer
1	ADA Portable Restroom	\$82.50	With hand sanitizer
3	Hand Wash Stations	\$300.00	Filled with NON potable water.
	Friday and Saturday Cleaning	\$935.00	
1	20 YD Roll off	\$335.00	
	Sponsorship	(\$700.00)	
		\$ 2,273.00	

Please confirm via email or phone acceptance of the quote provided.

Note: Please provide payment in full two weeks before the scheduled event. Cancellations fees may vary. Please provide advanced notice if the event is canceled.

[Table of Contents](#)



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.7 Security & Crowd Control
Plan Proposed Date: October 9-11, 2026

Security & Crowd Control Plan:

- The Colorado League will staff the event with the following.
 - 20 - Race Crew Members
 - 125 - Volunteers Per Day

- The Colorado League will partner with Ace Security & Safety LLC for security and traffic management.
 - Ace Security & Safety LLC will provide the following.
 - 2 - Armed Security (Venue & Crowd Control)
 - 7 - Traffic Managers (Traffic Control)

 - Ace Security & Safety LLC will provide the services listed above on the following days and times.
 - Friday: 2:00pm - 6:00pm
 - Saturday: 7:00am - 6:00pm
 - Sunday: 7:00am - 6:00pm



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.8 Vehicular & Pedestrian Traffic
Plan Proposed Date: October 9-11, 2026

Vehicular & Pedestrian Traffic Plan:

- The Colorado League will staff the event with the following.
 - 1 - Parking & Team Pit Zone Manager
 - 1 - Assistant Parking & Team Pit Zone Manager
- The Colorado League will partner with Ace Security & Safety LLC for traffic management.
 - Ace Security & Safety LLC will provide the following.
 - 7 - Traffic Managers (Traffic Control)
- Team Pit Zone and Expo/Vendor vehicles will enter the Royal Gorge Ranch & Resort property at the green marker shown on the map below.
 - Team Pit Zone and Expo/Vendor vehicles will travel in a clockwise direction toward one of the three designated parking areas.
- All other vehicles will enter the Royal Gorge Ranch & Resort property at the red marker shown on the map below.
 - The Colorado League Parking & Team Pit Zone Manager and Assistant Parking & Team Pit Zone Manager will work in collaboration with the 7 Ace Security & Safety LLC traffic managers to direct vehicles to the appropriate parking area.
- Signage will be placed directing pedestrians from the parking areas to the venue area.





Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.9 Emergency Services Operations Plan
Proposed Date: October 9-11, 2026

The Colorado High School Cycling League contracts with Event Medical Specialists.

Lead Medic: Chris Wentz
Phone: 720.244.8364
Email: answers@eventmedicalspecialists.com
Website: <http://eventmedical.co>

Event Medical Specialists has partnered with the Colorado League for the past 16 years. At each event, they include at least 2 paramedics, 1 EMT, and 1 dispatcher for a total of 4 emergency medical staff. If racer numbers are expected to be more than 400 an additional EMT or paramedic is provided. Standard EMS to racer ratio is 2 staff for the first 100 and 1 additional for every 100 additional participants.

All assistant and head coaches licensed with the Colorado League are certified in CPR, Wilderness First Aid (WFA), and concussion management. The Colorado League Executive Director and Operations Director have WFA, CPR/First Aid, and concussion management training as well.

The Colorado League provides at least 30 medical radios for race staff, EMS providers, and course marshals. There are dedicated radio frequencies for EMS, course marshals, operations, and security.

Local EMS are always contacted well in advance of the event to coordinate necessary communication and evacuation plans with those most familiar with local access and services. EMS services are also on-site on Friday afternoon when participants are pre-riding.

EMS staff use gloves and face mask respirators. Two backboards and 1 AED are on-site. At least 2 bike medics are on course during racing and 1 during scheduled pre-ride times.

Ambulance access to the venue area is via Co. Rd. 3A. At least 2 4WD vehicles are dedicated to EMS for evacuations.

Course marshals and EMS coordinate all egress routes and test radio communication/reception before the races begin to ensure effective communication.

Course marshals, minimum of 14 stationary and 3 roving within the 5.5-mile course, will communicate to one another and to participants if the race needs to stop for injury evacuation, weather, fire, or flood.

Safety & Operation Plans as well as Evacuation Plans are created for each race venue.



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.10 Event Parking Plan
Proposed Date: October 9-11, 2026

Event Parking Plan:

- Participant vehicles will enter the Royal Gorge Ranch & Resort property at the red marker shown on the map below.
 - The Colorado League Parking & Team Pit Zone Manager and Assistant Parking & Team Pit Zone Manager will work in collaboration with the 7 Ace Security & Safety LLC traffic managers to direct vehicles to the appropriate parking area.
- Participant Parking
 - Minimum Parking Spaces: 729
 - Maximum Parking Spaces: 987
 - Parking Area #1 = 2.43 Acres
 - 243 to 279 Vehicles
 - Parking Area #2 = 2.55 Acres
 - 255 to 375 Vehicles
 - Parking Area #3 = 2.31 Acres
 - 231 to 33 Vehicles
- Race Crew & Vendor Parking
 - Minimum Parking Spaces: 20
- Cañon City Local Volunteer Permit Parking
 - Minimum Parking Spaces: 42





Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.11 Drinking Water Plan
Proposed Date: October 9-11, 2026

Drinking Water Plan:

- The Colorado League will partner with Giem Trucking for 3,000 gallons of potable water.
- The Colorado League will also have access to the Royal Gorge Ranch & Resort cistern to draw potable water if needed.
- Quote for drinking water included on pg. 2.



Colorado High School Cycling League
 Royal Gorge Rumble
 Exhibit 2.11 Drinking Water Plan
 Proposed Date: October 9-11, 2026

'Invoice'

DATE - 2/12/2026



Giem Trucking

400 N. 12th St.
 Canon City, CO 81212
 Ph. 429-5164
 Fax 429-5164

Cell # 719- 429 - 5164

TO- Colorado Cycling League
 ADDRESS -
 CITY-

Net 10 Days

	<i>3000 Gal tanker of potable water for the event at the Royal Gorge Ranch in Canon City Co in October</i>		250.00
	This will be a donation		
		TOTAL	\$250.00



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.12 Sanitation Plan
Proposed Date: October 9-11, 2026

Sanitation Plan:

- The Colorado League will partner with TwinEnviro Services to provide 16 regular portable restrooms and 1 ADA portable restroom. All portable restrooms will be stocked with toilet paper and hand sanitizer. TwinEnviro Services will also provide 3 hand wash stations.
- The exact location of the portable restrooms and hand wash stations will be coordinated with the Royal Gorge Ranch & Resort and TwinEnviro Services.
- TwinEnviro Services will deliver all 17 portable restrooms and 3 hand wash stations on Thursday, October 8th.
- Colorado League Race Crew will monitor the condition of the portable restrooms and hand wash stations throughout the weekend and restock/replenish as necessary.
- TwinEnviro Services will service all 17 portable restrooms and 3 hand wash stations on Friday and Saturday evening.
- TwinEnviro Services will remove all 17 portable restrooms and 3 hand wash stations on Monday, October 12th.
- Quote for refuse disposal included on pg. 2.



Colorado High School Cycling League
 Royal Gorge Rumble
 Exhibit 2.12 Sanitation Plan
 Proposed Date: October 9-11, 2026



Quote

#1

2/6/2026
 Jennifer
 Ellis
jellis@twinenviro.com

PO BOX 367
 Florence CO,81226
 Phone (719) 372-6671

Event Name: Canon City Station
 Race #4
Contact: Wesley Smith
Phone # 720-878-2088
Email: wesleys@coloradomtb.org
Address: 1337 CR-3A, Cañon City,
 CO 81212

Event date: 10/2/2025 Serviced: 10/3 & 10/4/2025 Picked up 10/6/2025

Please provide a map or Google pin for placement instructions

QUANTITY	DESCRIPTION	Total Fee	Notes
16	Regular Portable Restroom	\$1,320.00	With hand sanitizer
1	ADA Portable Restroom	\$82.50	With hand sanitizer
3	Hand Wash Stations	\$300.00	Filled with NON potable water.
	Friday and Saturday Cleaning	\$935.00	
1	20 YD Roll off	\$335.00	
	Sponsorship	(\$700.00)	
		\$ 2,273.50	

Please confirm via email or phone acceptance of the quote provided.

Note: Please provide payment in full two weeks before the scheduled event. Cancellations fees may vary. Please provide advanced notice if the event is canceled.


[Table of Contents](#)



FREMONT COUNTY ENVIRONMENTAL HEALTH SERVICES

615 Macon Ave. Room 212
Canon City, CO. 81212
(719) 276-7460

PORTABLE CHEMICAL TOILET APPLICATION Permit Fee \$30.00

Event Applied for:	Colorado High School Cycling League Race #4 - Royal Gorge Rumble		
Event Address:	1337 CR-3A		
City, State, Zip Code:	Cañon City, CO 81212		
Contact Person:	John Hutchinson		
Phone #	408.410.7973		
Email:	raceops@coloradomt.org		
Property Address (if different):			
Fremont County Use-permit:			
Applicant's Signature:			Date: 03.02.2026

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:	
-----------------------------------	--

Department Use Only

Fremont County Board of Health Approval:	
YES	
NO	

Check #		Receipt #	
Permit Approved	<input type="checkbox"/> Yes <input type="checkbox"/> No	BOH Approval Date	
Permit #			

Reviewed By:			
Name:			Date:

[Table of Contents](#)



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.13 Concession Plan
Proposed Date: October 9-11, 2026

Concession Plan:

- The Colorado League will partner with Peaks 'n Pitas to provide breakfast and lunch service.
The exact location of the Peaks 'n Pitas food truck will be coordinated with the Royal Gorge Ranch & Resort, Colorado League, & Peaks 'n Pitas.

2026 License to Operate: Retail Food Establishment
License #RFE26276
Peaks 'N Pitas
110 E 15th St
Salida CO 81201
Non-Transferable License valid until: 12/31/2026
License Type: Mobile Unit (full service food)
Issued by: Chaffee County Public Health

DR 0140 (02/16/11)
DEPARTMENT OF REVENUE
DENVER CO 80261-0013

Must collect taxes for:
SALES TAX LICENSE

STATE COUNTY CITY
COLORADO CHAFFEE SALIDA

Table with columns: USE ACCOUNT NUMBER, LIABILITY INFORMATION, ISSUE DATE, LICENSE VALID TO. Includes values like 95233112-0001, 31-0031-006, L, 070122, Jan 08 26, 2027.

THIS LICENSE MUST BE POSTED AT THE FOLLOWING LOCATION IN A CONSPICUOUS PLACE: 305 G ST SALIDA CO 81201-2020

THIS LICENSE IS NOT TRANSFERABLE



PEAKS 'N PITAS
9996 W US HIGHWAY 50 # 1059
SALIDA CO 81201-9811

Signature of Executive Director, Department of Revenue

Detach Here

Letter Id: L2068462992

Table of Contents



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 3.1 Current Deed of Record
Proposed Date: October 9-11, 2026

Current Deed of Record:

The Current Deed of Record is attached to this exhibit.

WARRANTY DEED

State Doc Fee: \$140.00
Recording Fee: \$23.00

THIS DEED is dated the 26 day of September, 2018, and is made between
Fremont County Acquisitions, LLC, A Colorado Limited Liability Company
(whether one, or more than one), the "Grantor" of the County of Palm Beach and State of Florida and
AJET Ventures LLC, a Colorado limited liability company
(whether one, or more than one), the "Grantee", whose legal address is 45045 W. US Hwy 50, Canon City, CO
81212 of the County of Fremont and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of One Million Four Hundred Thousand Dollars
and No Cents (\$1,400,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants,
bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real
property, together with any improvements thereon, located in the County of Fremont and State of Colorado
described as follows:

See Exhibit "A" attached hereto and made a part hereof.
also known by street address as: 1337 Fremont County Road 3A, Canon City, CO 81212

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise
appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest,
claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises,
with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto
the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to
and with the Grantee, and the Grantee's heirs and assigns: that at the time of the enrolling and delivery of these
presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and
indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to
grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear
from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of
whatever kind or nature soever, except and subject to:

2018 taxes and all subsequent year, restrictions, reservations, covenants, easements and rights-of-way of
record, if any.

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the
quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and
every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Fremont County Acquisitions, LLC, a Colorado limited
liability company

By: [Signature]
Mark C. Curley, Manager

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 26 day of September, 2018 by
Mark C. Curley as Manager of Fremont County Acquisitions, LLC, a Colorado limited liability company.

[Signature]
Notary Public: Kristin Watson
My Commission Expires: April 11, 2021

STEWART TITLE
265250



Table of Contents

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

A TRACT OF LAND IN THE SW1/4NW1/4 AND NW1/4SW1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 15;
THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 15, 1354.08 FEET TO THE SW CORNER OF THE N1/2SW1/4 OF SECTION 15, SAID POINT IS THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;
THENCE CONTINUING NORTH ALONG SAID WEST LINE 1634.08 FEET;
THENCE NORTH 86°08'00" EAST PARALLEL TO THE SOUTH LINE OF SAID N1/2SW1/4, 1176.73 FEET;
THENCE SOUTH PARALLEL TO SAID WEST LINE 573.71 FEET;
THENCE SOUTH 86°08'00" WEST PARALLEL TO SAID SOUTH LINE, 660.53 FEET;
THENCE SOUTH PARALLEL TO SAID WEST LINE, 1060.37 FEET TO A POINT ON SAID SOUTH LINE;
THENCE SOUTH 86°08'00" WEST ALONG SAID SOUTH LINE 516.20 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING:

FREMONT COUNTY ROAD 3A AS IT NOW EXISTS AND AS SHOWN ON FREMONT COUNTY ASSESSOR'S MAP 3819-000 AND AS CONVEYED BY DOCUMENTS RECORDED JANUARY 6, 1940 IN BOOK 282 AT PAGE 309 AND RECORDED SEPTEMBER 23, 1996 IN BOOK 785 AT PAGE 304 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NW1/4SW1/4 AND IN THE SW1/4NW1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF FREMONT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 15 A DISTANCE OF 1685.23 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 3-A;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 3-A ON THE FOLLOWING COURSES AND DISTANCES:

THENCE S35°45'25" E A DISTANCE OF 62.01 FEET;
THENCE S44°41'56" E A DISTANCE OF 117.15 FEET;
THENCE S51°33'43" E A DISTANCE OF 76.73 FEET;
THENCE S58°11'52" E A DISTANCE OF 134.27 FEET;
THENCE S69°20'05" E A DISTANCE OF 88.55 FEET;
THENCE S78°35'45" E A DISTANCE OF 65.56 FEET;
THENCE S86°48'13" E A DISTANCE OF 73.63 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE N0°00'00" W A DISTANCE OF 60.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 3-A;
THENCE ALONG THE NORTHERLY RIGHT OF WAY OF SAID COUNTY ROAD 3-A ON THE FOLLOWING COURSES AND DISTANCES;
THENCE N86°48'13" W A DISTANCE OF 65.95 FEET;
THENCE N78°35'45" W A DISTANCE OF 56.40 FEET;
THENCE N69°20'05" W A DISTANCE OF 77.84 FEET;
THENCE N58°11'52" W A DISTANCE OF 124.94 FEET;
THENCE N51°33'43" W A DISTANCE OF 71.66 FEET;
THENCE N44°41'56" W A DISTANCE OF 108.64 FEET;
THENCE N35°45'25" W A DISTANCE OF 53.81 FEET;
THENCE N29°04'00" W A DISTANCE OF 104.44 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 15;
THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE S0°00'00" E ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 123.50 FEET TO THE POINT OF BEGINNING, FREMONT COUNTY, COLORADO.

PARCEL B:

ALL OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO.

PARCEL C:

THE SOUTH HALF OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY COLORADO.

EXCEPT THE FOLLOWING:

A PARCEL OF LAND LYING IN THE S1/2S1/2 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO, CONVEYED BY DOCUMENT RECORDED JULY 29, 1998 IN BOOK 1332 AT PAGE 649 RECEPTION NO. 682898, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/16TH CORNER COMMON TO SECTION 15 AND 14 OF SAID TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M.;
THENCE S00°25'23"W A DISTANCE OF 635.50 FEET ALONG THE EAST LINE OF SAID S1/2S1/2, SECTION 15 TO INTERSECT THE NORTH RIGHT OF WAY LINE OF FREMONT COUNTY ROAD 3-A;
THENCE N58°44'03" W A DISTANCE OF 102.98 FEET ALONG SAID RIGHT OF WAY LINE;
THENCE AROUND A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°14'14" AN ARC DISTANCE OF 248.37 FEET A CHORD BEARING OF N69°21'10" W A DISTANCE OF 246.95 FEET ALONG SAID RIGHT OF WAY LINE;
THENCE N79°58'18" W A DISTANCE OF 130.29 FEET ALONG SAID RIGHT OF WAY LINE;
THENCE AROUND A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°42'08" AN ARC DISTANCE OF 227.31 FEET A CHORD BEARING OF N70°07'14" W A DISTANCE OF 226.20 FEET ALONG SAID RIGHT OF WAY LINE;
THENCE N60°16'10" W A DISTANCE OF 504.29 FEET ALONG SAID RIGHT OF WAY LINE;
THENCE AROUND A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°33'04" AN ARC DISTANCE OF 163.21 FEET A CHORD BEARING OF N64°32'42" W A DISTANCE OF 163.05 FEET ALONG SAID RIGHT OF WAY LINE TO INTERSECT THE NORTH LINE OF SAID S1/2S1/2, SECTION 15;
THENCE N86°33'29" E A DISTANCE OF 1252.21 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

FREMONT COUNTY ROAD 3A AS IT NOW EXISTS, AS SHOWN ON FREMONT COUNTY ASSESSOR'S MAP NO. 3819-000 AND AS CONVEYED BY DOCUMENTS RECORDED DECEMBER 23, 1925 IN BOOK 213 AT PAGE 546 AND RECORDED AUGUST 6, 1946 IN BOOK 303 AT PAGE 599 AND RECORDED APRIL 22, 1940 IN BOOK 282 AT PAGE 457.
COUNTY OF FREMONT, STATE OF COLORADO.

ALSO EXCEPTING THEREFROM THE PARCEL DESCRIBED IN THE BARGAIN AND SALE DEED RECORDED SEPTEMBER 17, 2015 AT RECEPTION NO. 932218 OF THE RECORDS OF FREMONT COUNTY, COLORADO.



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 3.2 General Liability Insurance
Proposed Date: October 9-11, 2026

General Liability Insurance:

The following entities have been listed as an additional insured under the Colorado High School Cycling League's insurance policy.

- The City of Cañon City, PO Box 1460, 128 Main Street, Cañon City, CO 81212
- Fremont County, 615 Macon Avenue, Cañon City, CO 81212
- Royal Gorge Ranch & Resort, 45045 Hwy. 50 West, Cañon City, CO 81212

All 2026 certificates of insurance are attached to this exhibit.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/27/2026

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PRODUCER LIC #40558248 Player's Health Cover USA Inc. Lifetime Work Edina 200 Southdale Center Edina MN 55435		CONTACT NAME: PHONE (A/C No. Ext): 612-345-9683 FAX (A/C, No): E-MAIL ADDRESS: certificates@playershealth.com	
INSURED Colorado High School Cycling League 5765 Arapahoe, Unit C BOULDER CO 80303		INSURER(S) AFFORDING COVERAGE INSURER A: SiriusPoint America Insurance Company NAIC # 38776 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 268624

REVISION NUMBER: 2


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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			PLH04GL00001090	4/1/2026	4/1/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG PARTICIPANT LEGAL LIAB \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			PLH04GL00001090	4/1/2026	4/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 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				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Participant Accident Medical			PHSA-BAMH-10216-26	4/1/2026	4/1/2027	PER INJURY LIMIT \$ 25,000

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

Certificate Holder its agents, officers, directors, and employees shall be named as an Additional Insured as required by written contract or written agreement. Sexual Abuse and Molestation coverage provided at limits of \$1,000,000 per occurrence / \$2,000,000 aggregate. This certificate is issued on behalf of: Colorado High School Cycling League This certificate is issued on behalf of: Colorado High School Cycling League Race #4 - 10/9/2026 - 10/11/2026

CERTIFICATE HOLDER**CANCELLATION**

City of Canon City 128 Main Street Canon City CO 81215	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 
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/27/2026

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COVERAGES

CERTIFICATE NUMBER: 268623

REVISION NUMBER: 2


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CERTIFICATE HOLDER**CANCELLATION**

Fremont County 615 Macon Ave. 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 
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CERTIFICATE OF LIABILITY INSURANCE

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COVERAGES

CERTIFICATE NUMBER: 268620

REVISION NUMBER: 2


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CERTIFICATE HOLDER**CANCELLATION**

Royal Gorge Ranch & Resort 45045 Hwy 50 West 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 
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Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 3.3 Cash, Surety, or Another Bond
Proposed Date: October 9-11, 2026

Royal Gorge Ranch & Resort

****To:**** John Hutchinson
Operations Director, Colorado League
5765 Arapahoe Ave., Ste. C
Boulder, CO 80303

****Subject: Waiver of Bond Requirement for Temporary Use Permit****

Dear John,

Royal Gorge Ranch & Resort (“RGR”) hereby waives any requirement for a cash, surety, or other bond to ensure post-event cleanup or payment for damages related to the Colorado League’s upcoming event at our property.

As outlined in our existing partnership agreement, the Colorado League has committed to compensating RGR \$2,000 for land use and any damages incurred during the event. We are confident in the League’s track record of responsible event management and adherence to post-event cleanup expectations.

This letter serves as formal confirmation that no additional bond is required for the referenced Temporary Use Permit. Should you need further documentation, please don’t hesitate to contact us.

Sincerely,

Ty Seufer
Royal Gorge Ranch & Resort



FREEDOM
ROYAL GORGE RANCH & RESORT





ROYAL GORGE RANCH & RESCUE
COMING SOON

FREEDOM
ROYAL GORGE RANCH & RESCUE

EDOM
RANCH & RESORT



ROYAL GORGE
RANCH & RESORT







PZ1



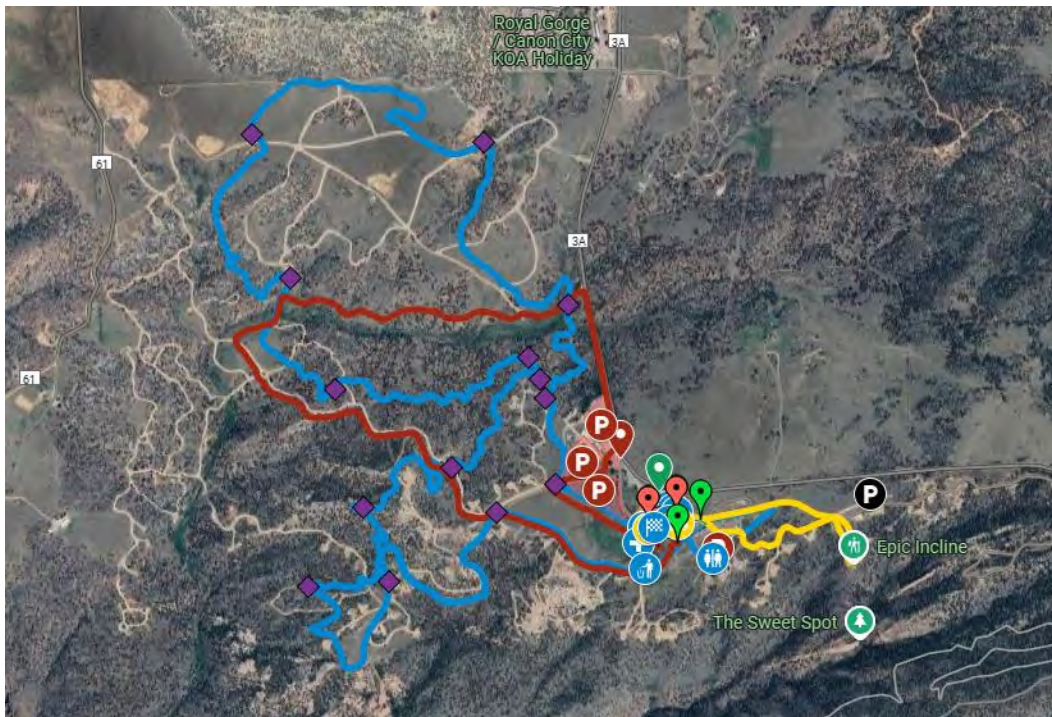


Colorado High School Cycling League
Royal Gorge Rumble
Site Plan
Proposed Date: October 9-11, 2026

Site Plan:

Google Map: [CLICK HERE](#)

All Event Components



Racecourse (Blue Line)

Marshal Points (Purple Diamonds)

Evacuation Route (Red Line)

Warm Up Lap (Yellow Line)



Colorado High School Cycling League
Royal Gorge Rumble
Site Plan
Proposed Date: October 9-11, 2026

Vicinity Map



Existing Structures





Colorado High School Cycling League
Royal Gorge Rumble
Site Plan
Proposed Date: October 9-11, 2026

Venue Layout



Orange Area: Team Pit Zone

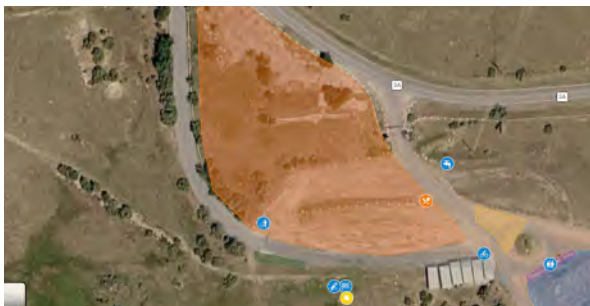
Purple Area: Restrooms, Dumpster, Water

Truck Green Area: Expo Tents

Blue Area: Skill Zone

Yellow Area: Feed Zone

Venue Area (North)



Venue Area (South)





Colorado High School Cycling League
Royal Gorge Rumble
Site Plan
Proposed Date: October 9-11, 2026

Parking Areas

