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

STAFF REPORT

Minor Subdivision
24-005 Helmick
Date: August 5th 2025

Applicant(s):
Nate Helmick

Consultant(s):
3 Rocks Engineering and Surveying

Purpose:
Requesting approval for a minor subdivision that will create a total of two (2) lots.

Utilities:

Lot 1

Proposed City of Canon City Water
Proposed Fremont Sanitation
Proposed Black Hills Energy
Proposed Atmos Energy
Proposed Spectrum

Lot 2

City of Canon City Water
Fremont Sanitation
Black Hills Energy
Atmos Energy
Spectrum

Improvements:

Lot 1 - Vacant
Lot 2 – Dwelling & Outbuildings

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Zoning District Development Requirements:

<u>LDR</u> <u>(Low-Density Residential)</u>	<u>LOT 1</u>	<u>LOT 2</u>	<u>Development Requirements</u>
Lot Area:	87,141 Sq. ft. 2.0 Acres	132,211 Sq. ft. 3.035 Acres	8500 Sq. ft. With public water & Sewer
Maximum lot coverage:	0%	2.8%	35%
Maximum building height:			35'
Minimum lot width:	254.50'	84.50'	85'
Setback Requirements	<i>Lot 1</i>	<i>Lot 2</i>	<i>Minimum Requirement</i>
Front yard:		25.4'	25'
Corner Side yards:			
Int. Side yard:		14.5'	10'
Rear yard:		573'	20'

Subdivision Regulations Appendix 1:

Lot Standards	Lot 1	Lot 2
Front on public street	Reed Lane	S 12 th Street
Corner Lots		
Access Standards	Lot 1	Lot 2
Public Right-Of-Way Dedication	Yes	Yes
Street Improvements	Up to property Entrance	No



WAIVERS:

1. Topographic & Soils Information
2. Drainage Plan & Report
3. Street Improvements on Reed Lane

COMMENTS RECEIVED:

County Engineer:

Has reviewed the subject application and supports a waiver from the drainage plan requirement. The imperviousness (all existing, none proposed) of both lots is minimal and stormwater drainage in the vicinity should not change.

Fremont County Department of Transportation:

Replied that the applicant will be required to submit a driveway access permit if taking access from any County Road, including Reed Lane.

Fremont Building Dept.:

This department has no violations against this property. Sanitation will be provided by the Fremont Sanitation District.

Cañon City Fire Dept.:

This project would require the addition of a fire hydrant to meet the criteria outlined in the international Fire Code (2018) 507.5.1. In lieu of adding a fire hydrant, the fire district would accept a residential fire suppression system installed on proposed lot 1.

- *Applicant has requested the residential fire suppression system in lieu of the fire hydrant.*

City of Cañon City:

A water service contract will need to be completed before a water tap application will be signed off on.



Fremont Sanitation District (FSD):

Sanitary sewer service installation to the proposed Lot 1 will require the sanitary sewer line to discharge to the existing sanitary main located in Reed Lane. Sanitary service installation shall be in compliance with the District's Rules and Regulations and be performed by person(s) certified by the district.

Existing sanitary sewer infrastructure is located along a portion of the south and east subdivision boundary. An easement to access and maintain the existing public sewer infrastructure shall be dedicated by the existing owner and shall be depicted on the plat to the satisfaction of FSD prior to recordation.

FSD will require a lock be added to the existing gate on Reed Lane if it is going to remain.

FSD would like the opportunity to coordinate during design/permitting/construction within the Reed Lane ROW to ensure that any of improvements appropriately accommodate FSD.

Planning & Zoning Department Recommends Approval with the following:

1. Approval of:
 - a. Waiver Request #1 - Topographic & Soils Information

2. Contingencies:
 - a. Provide a Water Service Contract
 - b. Allow FSD to place a lock on the gate.

3. Conditions:
 - a. Add note to plat: At time of development a fire suppression system must be installed in the residential structure, or a fire hydrant must be installed for Lot 1.
 - b. Allow FSD to coordinate with FCDOT recommended improvements to Reed Lane.
 - c. Waiver Request #2 - A note on the plat stating at the time of development a Drainage plan and report will be completed and approved by the Fremont County Engineer for Lot 1.

Staff does not support Waiver Request #3 – Improvements to Reed Lane.



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

Temporary Use Permit – With Meeting
\$250.00

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: 4218 CR-3A, Cañon City, CO 81212	
Tax ID/Parcel Number: 3819000005001	Parcel size in Acres: 722.8
Zone District: R3	Proposed Event: Colorado High School Cycling League Race #4 - Royal Gorge Rumble

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

Name(s) (Individual or Organization): Ty Seufer
Mailing Address: 45045 Hwy. 50 West, Cañon City, CO 81212
Telephone: 303.419.6782
Email Address: tyseufer@gmail.com

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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.

John Hutchinson

Printed Name



Applicant Signature

6/2/25

Date

Iv Seuffer

Printed Name



Owner Signature

6-2-25

Date

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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 checked="" 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 checked="" type="checkbox"/> EXHIBIT 2.2 <input type="checkbox"/> N/A	Right to Occupy
<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> EXHIBIT 2.7	Security & Crowd Control Plan
<input checked="" type="checkbox"/> EXHIBIT 2.8	Vehicular & Pedestrian Traffic Plan
<input checked="" type="checkbox"/> EXHIBIT 2.9	Emergency Service Operation Plan

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<input checked="" type="checkbox"/> EXHIBIT 2.10	Event Parking Plan
<input checked="" type="checkbox"/> EXHIBIT 2.11	Drinking Water Plan
<input checked="" type="checkbox"/> EXHIBIT 2.12	Sanitation Plan (restroom facilities)
<input checked="" type="checkbox"/> EXHIBIT 2.13	Concession Plan 1. Include a list of food and or beverage vendors and a copy of permits, and/or licenses. 2. Vendors shall provide documentation of sales tax license.

REQUIRED SUBMITTALS – SECTION THREE

<input checked="" type="checkbox"/> Exhibit 3.1	Current Deed of Record
<input checked="" type="checkbox"/> Exhibit 3.2	General Liability Insurance
<input checked="" type="checkbox"/> Exhibit 3.3	Cash, Surety, or another Bond 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 checked="" type="checkbox"/> FIRE	Fire Protection Plan

SITE PLAN

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

Board of Directors

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Eric Graham

Vice President:
Adam Galvin

Treasurer:
Corey Wilkosz

Secretary:
Rich Markley

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Jason Bremner
Eric Cefus
Jason Coble
Amanda Lyttle
Robin NeJame
Brett Schroetlin
Matthew Smith

Staff
Executive Director
Chris McGee

Operations Director
John Hutchinson

Programs Director
Cheri Merrihew

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Mountain Island Construction
Natural Grocers
RA Nelson
Strike Visuals



Colorado High School Cycling League
5765 Arapahoe Ave., Ste. C
Boulder, CO 80303
www.coloradomtb.org
(O) 720.235.8187

June 12, 2025

Daniel Victoria
Fremont County Planning Director
615 Macon Ave. Room #210
Cañon City, CO 81212

Fremont County

JUN 23 2025

Planning & Zoning

**RE: Temporary Event Application (Royal Gorge Rumble) – Colorado League Race #3
October 4-5, 2025**

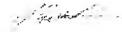
The Colorado High School Cycling League (Colorado League) requests permission to host an interscholastic cross-country mountain bike race in Cañon City, CO the weekend of October 4th-5th. The event is scheduled to take place at the Royal Gorge Ranch & Resort. We anticipate that the event will host approximately 25 teams and 350 - 400 student-athletes per day.

The Colorado League is a 501c3 non-profit with the mission of providing a high quality and competitive cross-country mountain bike experience for high school aged athletes. The Colorado League also provides programming focused on the development of teams, student-athletes, and coaches from Colorado, New Mexico, South Dakota, and Wyoming. In 2024, the Colorado Leagues distributes over \$67,000 in scholarships to support access and expand the diversity of those involved in the program.

The Colorado League requests that Fremont County waive the Roadway Impact Analysis requirement for this temporary use permit application due to the known volume of traffic on CR 3A.

Thank you for considering supporting our positive youth development program through the sport of mountain biking.

Sincerely,


John Hutchinson, Operations Director
raceops@coloradomtb.org
(C) 408.410.7973



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.1 Event Description
Proposed Date: October 3-5, 2025

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

Kate Rau
Executive Director
kate@coloradomt.org
720.272.9282

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 2024 to 1,980 student-athletes from 87 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 3-5, 2025

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 3-5, 2025

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. The racecourse offers participants a mix of singletrack, double track, and dirt road.

Additional Information:

Fees:

- Colorado League student-athletes pay \$80 per race.

Participant Numbers:

- 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.
- Spectators
 - The estimate is 1.5 x 750 participants = 1,125 over a 2-day period.
- Vendors
 - The food vendor is Smashed & Stacked.
 - The estimate is 2 staff members.
- Expo
 - The estimate is 3 to 5 participants.
 - The estimate is 6 to 10 staff members.
- Volunteers
 - The estimate is 100 to 125.
 - Many of the volunteers are parents and/or coaches.
- Event Staff
 - The estimate is 35 to 40.



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.2 Right to Occupy
Proposed Date: October 3-5, 2025

****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 3, 2025

Race Days: October 4-5, 2025

Please feel free to contact me

Thanks!

Ty Seufer

303-419-6782



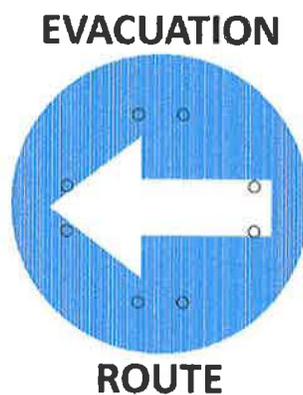
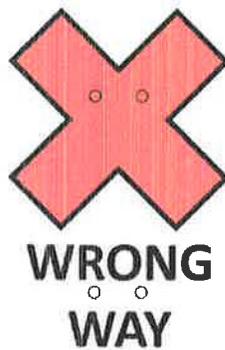
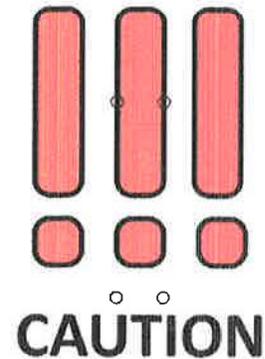
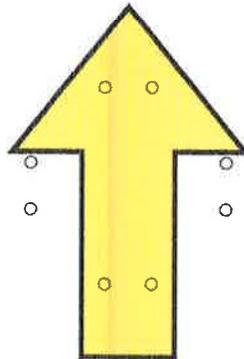
Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.3 Signage Plan
Proposed Date: October 3-5, 2025

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 3rd 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 3-5, 2025

Attention Trail Users



Series Race #4

Royal Gorge Rumble

Pre-Ride & Course Setting: Friday, Oct. 3rd
Races: Saturday & Sunday, Oct. 4th & 5th
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.**

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Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.4 Street Closures
Proposed Date: October 3-5, 2025

Street Closures:

No street closures are requested for the Royal Gorge Rumble.

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Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.5 Permitting Agencies
Proposed Date: October 3-5, 2025

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 3-5, 2025

Refuse Disposal Plan:

- The Colorado League will partner with TwinEnviro 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.
- TwinEnviro Services will remove the 20-yard dumpster on Monday, October 6th.
- Quote for refuse disposal included on pg. 2.



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.6 Refuse Disposal Plan
Proposed Date: October 3-5, 2025



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

9/26/2024
Jennifer
Ellis
jellis@twinenviro.com

Event Name: Canon City Station
Race #4
Contact: Wesley Smith
Phone # 720-878-2088
Email: wesleys@coloradomtbg.org
Address: 4218 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	\$1,200.00	With hand sanitizer
1	ADA Portable Restroom	\$75.00	With hand sanitizer
3	Hand Wash Stations	\$247.50	Filled with NON potable water.
	Friday and Saturday Cleaning	\$850.00	
1	20 YD Roll off	\$305.00	
	Sponsorship	(\$625.00)	
		\$ 2,052.50	

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.

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Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.6 Refuse Disposal Plan
Proposed Date: October 3-5, 2025

We require advanced scheduling for weekend services Friday 4-8pm Saturday 8am to 4pm Sunday 8am to 4pm

Always with Twin Enviro Services, this is your flat rate! We have no hidden fees, **no** taxes and absolutely no additional fuel or surcharges!

Quote Expires **90 days**

Twin Enviro processes your trash & recycling at our Fremont Facility making
Twin best for our community & environment.

THANK YOU FOR YOUR BUSINESS!

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Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.7 Security & Crowd Control Plan
Proposed Date: October 3-5, 2025

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)
 - 4 - 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 3-5, 2025

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.
 - 5 - 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 4 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 3-5, 2025

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 15 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 3-5, 2025

Event Parking Plan:

- 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 4 Ace Security & Safety LLC traffic managers to direct vehicles to the appropriate parking area.





Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.11 Drinking Water Plan
Proposed Date: October 3-5, 2025

Drinking Water Plan:

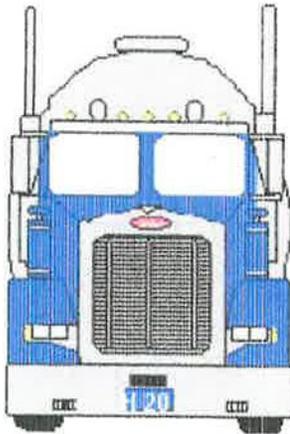
- The Colorado League will partner with Giem Trucking for 3,000 gallons of potable water.
- The Colorado League will also have access to the Royal Gorge Ranch & Resort cistern to draw potable water if needed.
- Quote for drinking water included on pg. 2.



Colorado High School Cycling League
 Royal Gorge Rumble
 Exhibit 2.11 Drinking Water Plan
 Proposed Date: October 3-5, 2025

Invoice

DATE – 3-14-2025



Giem Trucking

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

Cell # 719- 429 - 5164

TO- Colorado Cycling League
 ADDRESS –
 CITY-

Net 10 Days

3-14	<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

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Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.12 Sanitation Plan
Proposed Date: October 3-5, 2025

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 2nd.
- 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 6th.
- Quote for refuse disposal included on pg. 2.



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.12 Sanitation Plan
Proposed Date: October 3-5, 2025



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

9/26/2024
Jennifer
Ellis
jellis@twinenviro.com

Event Name: Canon City Station
Race #4
Contact: Wesley Smith
Phone # 720-878-2088
Email: wesleys@coloradomtbg.org
Address: 4218 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	\$1,200.00	With hand sanitizer
1	ADA Portable Restroom	\$75.00	With hand sanitizer
3	Hand Wash Stations	\$247.50	Filled with NON potable water.
	Friday and Saturday Cleaning	\$850.00	
1	20 YD Roll off	\$305.00	
	Sponsorship	(\$625.00)	
		\$	
		2,052.50	

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.

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Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.12 Sanitation Plan
Proposed Date: October 3-5, 2025

We require advanced scheduling for weekend services Friday 4-8pm Saturday 8am to 4pm Sunday 8am to 4pm

Always with Twin Enviro Services, this is your flat rate! We have no hidden fees, **no** taxes and absolutely no additional fuel or surcharges!

Quote Expires **90 days**

Twin Enviro processes your trash & recycling at our Fremont Facility making
Twin best for our community & environment.

THANK YOU FOR YOUR BUSINESS!

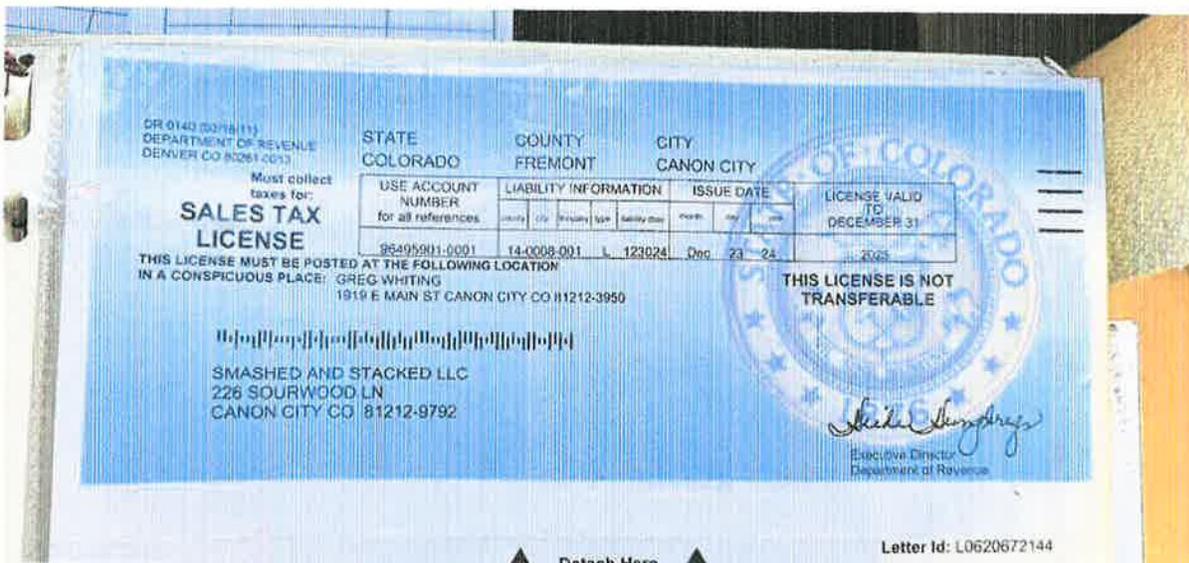
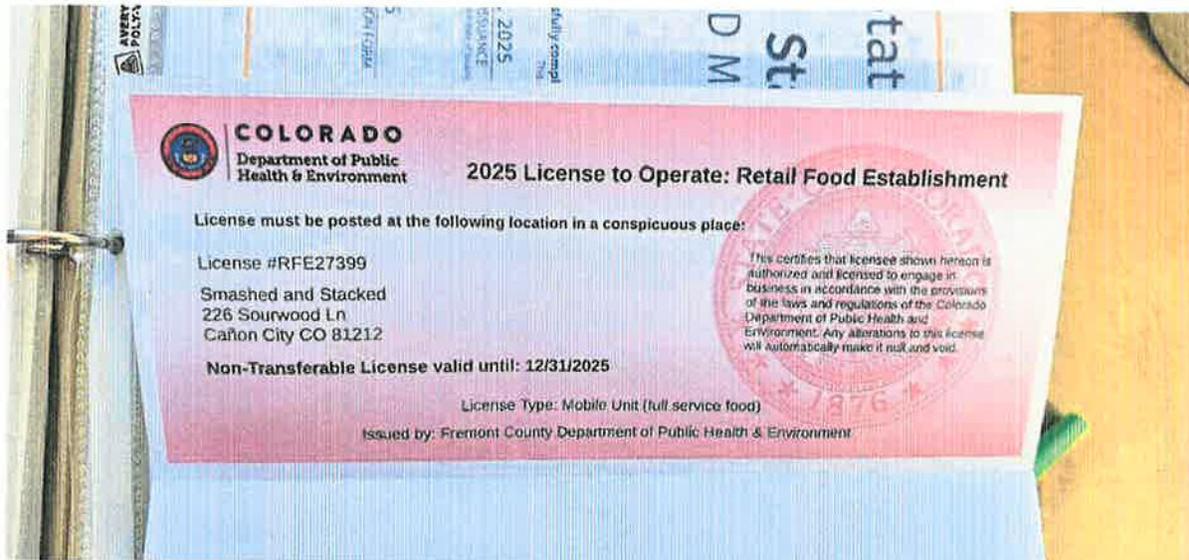
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Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 2.13 Concession Plan
Proposed Date: October 3-5, 2025

Concession Plan:

- The Colorado League will partner with Smashed & Stacked to provide breakfast and lunch service.
- The exact location of the Smashed & Stacked food truck will be coordinated with the Royal Gorge Ranch & Resort, Colorado League, & Smashed & Stacked.
- Smashed & Stacked license to operate included below.
- Smashed & Stacked sales tax license included below.



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 "Grantees", 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: Mark C. Curley
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.

Kristin Watson
Notary Public: Kristin Watson
My Commission Expires: April 11 2021

STEWART TITLE
265250



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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, 1080.37 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 3818-000 AND AS CONVEYED BY DOCUMENTS RECORDED JANUARY 6, 1940 IN BOOK 282 AT PAGE 309 AND RECORDED SEPTEMBER 23, 1998 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°41'58" E A DISTANCE OF 117.15 FEET;
THENCE S61°33'43" E A DISTANCE OF 76.73 FEET;
THENCE S68°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 N68°11'52" W A DISTANCE OF 124.94 FEET;
THENCE N51°33'43" W A DISTANCE OF 71.66 FEET;
THENCE N44°41'58" 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 28, 1998 IN BOOK 1332 AT PAGE 648 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, 1929 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. 832218 OF THE RECORDS OF FREMONT COUNTY, COLORADO.



Colorado High School Cycling League
Royal Gorge Rumble
Exhibit 3.2 General Liability Insurance
Proposed Date: October 3-5, 2025

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 certificates of insurance are attached to this exhibit.