



Southern Colorado Engineering

Professional Engineering Services

1109 Elkhorn Road * Cotopaxi, Colorado * 719-792-9771

Minor Traffic Impact Study

Marchand Ranch Wedding
&
Event Venue

4807 State Highway 9
Canon City, CO.

12/15/2024

Revised 2/18/2025



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1. Purpose of Study:

The owner of the +/- 222 acre property located at 4807 State Highway 9, Canon City Colorado has started the "Marchand Ranch Wedding & Event Venue" (Fremont County Special Review Use Permit 24-005) at the above stated property. During review for the special review use permit, the application was also submitted to the Colorado Department of Transportation (CDOT) for comment. Upon review, CDOT requested that a Minor Traffic Impact Study (technical memorandum) be prepared by a registered engineer. The following report will provide technical analysis and recommendations with respect to the existing traffic patterns and impact by the proposed increase in traffic by the Marchand Wedding Venue and Event Center.

The "Marchand Ranch Wedding & Event Venue" was started on an existing working ranch property and involved the renovation of an existing outbuilding to be the venue, addition of a change house/restroom adjacent to the venue, installation of a wastewater treatment system, and parking areas as needed. There were existing structures on the property (residence, miscellaneous outbuildings, etc.) prior to the creation of the venue.

The subject property is bordered on the North by State Highway 9, with Fremont County Road 323A running North-South through the property. Access to the property's existing residence and the new venue is from State Highway 9 onto Fremont County Road 323A. Fremont County Road 323A has an easement through the middle of the Marchand property and provides the access to the existing residence and venue buildings/parking area. The venue parking is located approximately 880 ft from State Highway 9 and can only be accessed from County Road 323A.

Reference also Attachments A & B showing the basic layout of the property and venue with respect to Fremont County Road 323A and State Highway 9.

2/18/2025 - This report was revised on 2/18/2025 to address comments from CDOT received via email dated 1/28/2025. Areas of change/additions have been noted throughout the report as needed.

2. General Topography and Roads in the Area:

The subject property is in a rural area located approximately 10 miles Northwest of Canon City. The area is a mixture of small ranches, agricultural properties, and newly developed individual residential properties. The properties directly adjacent to the Marchand property are similar in size and under private ownership.

There are also large tracts of uninhabited public lands (BLM) within a mile of the Marchand property to the North, West, and South. The public land consists of mountain terrain, dry gulches, rock outcroppings, etc.

State Highway 9 is a two lane paved highway that generally runs East-West in the immediate area of the subject property and also forms the North property boundary of the Marchand property. The State Highway is a level roadway in the area of the intersection with the County Road. Access to the Marchand property is via Fremont County Road 323A which is a two lane gravel road that connects to the South side of the State Highway. There is no direct access to the Marchand property from State Highway 9 other than from the County Road CR 323A.



There are several other private gravel roads in the immediate area that also connect to State Highway 9. These roads are noted to be private roads on the Fremont County GIS and service private residences in the area. See also section 7 below for additional information.

3. General Description of Property:

The subject property is a +/- 222 acre parcel located at 4807 State Highway 009 in Canon City. The Fremont County GIS System Parcel Viewer shows the following information for the subject lot;

Account Number R038042
Assessors Map No. 3671260000006
Assessors Schedule No. 99922300
Site Address 4807 State Hwy 009

Owner Name Marchand Gary V Trust
Subdivision M & B or Unknown

Legal Description: SW45W4 Sec 26 SD PT of Intersection being the PT of terminus of the herein desc ln; from which the SW cor of SD sec 26 bears S 00°07'W610.80 ft. manuf #93000-14-017 ref manuf #93000-00-647 ref from 400-02-410/400-01-180.

Please reference the attachments for specific location and orientation of the property.

The site has two (2) existing residences, a garage, barn structure, and several outbuildings located as shown in attachment A. The remainder of the property is undeveloped agricultural fields, vacant land, and the existing Cottonwood Creek drainage.

4. Online Transportation Information System (OTIS) Information

Southern Colorado Engineering has noted the following information from the CDOT Online Transportation Information System (OTIS) for State Highway 9 in the area of the Marchand Ranch (Highway 009A between 3 and 5);

AADT;

Annual Average Daily Traffic; 2400

% Trucks; 8.4

Traffic Capacity;

Route Capacity; 1300

V/C Ratio 0.32 (volume/capacity)

V/C Ratio 20 0.36 (volume/capacity for 20 years in future)

It is generally accepted that a V/C Ration below 0.5 indicates a relatively free traffic flow with sufficient capacity. The V/C Ratio 20 (volume/capacity ratio estimated for 20 years in the future) is also presently estimated to be below 0.5 indicating only a small increase in traffic is expected for the next 20 years.



5. Observed Traffic on State Highway 9:

A representative of Southern Colorado Engineering was at the Marchand property on the indicated dates and observed the following traffic counts;

Date	Time	Northbound Vehicles	Southbound Vehicles	Total Vehicles
11/16/2024	1:00 PM to 4:00 PM	244	194	438
Saturday	10:00 PM to 12:00 AM	8	9	17
11/17/2024	1:00 PM to 4:00 PM	180	164	344
Sunday	10:00 PM to 12:00 AM	3	11	14
11/20/2024	1:00 PM to 4:00 PM	184	172	356
Wednesday	10:00 PM to 12:00 AM	9	11	20
11/22/2024	1:00 PM to 4:00 PM	278	228	506
Friday	10:00 PM to 12:00 AM	12	11	23

The above observations were taken based upon best estimate of corresponding times of planned events at the Marchand Wedding Venue and Event Center with respect to times when the venue guests would be entering and exiting the event.

It is believed that the most "sought-after" times for wedding events would be on a weekend (Saturday or Sunday) and the average of the above traffic counts are as follows;

Weekend Event	Saturday Total Vehicles	1:00 PM to 4:00 PM	Average 146 vehicles/hr
	Sunday Total Vehicles	1:00 PM to 4:00 PM	Average 115 vehicles/hr
	Friday Total Vehicles	1:00 PM to 4:00 PM	Average 169 vehicles/hr (maximum)

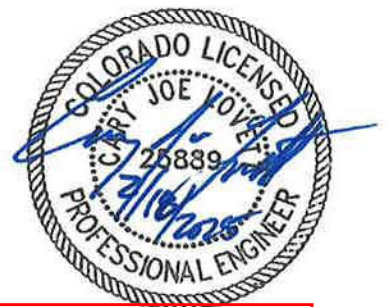
2/18/2025 - Existing traffic counts for County Road 323A.

County Road 323A is a "dead end" road with no access to public lands. There are presently only four (4) residences serviced by County Road 323A. During the observations/traffic counts noted above, no more than 2 vehicles were noted to enter or exit CR 323A onto State Highway 9 during the observation times. If an estimate of 4 trips per day per residence is assumed, then there would be a total of 16 trips per day estimated on CR323A.

6. Estimate of Increase in Traffic Due to Marchand Events:

Information provided by the Marchand owner noted the following;

- Average 120 people per event.
- The maximum occupancy of the venue is 250 people.
- For 2023 there will be approximately 46 events.
- For 2024 there will be an estimated 70 events



Considering the above information, there would be an estimated increase in the traffic volume of 100 trips (vehicles) per day per event on both State Highway 9 and CR 323A.

Per comments from the CDOT review of the owner's application to Fremont County for the Special Review Use Permit it was noted that this is an event venue, and an event with 120 attendees plus 10 vendors/employees will be 100 trips every day there is an event.

Traffic volume on State Highway 9 per the Online Transportation Information System OTIS is 100 vehicles per hour.

2/18/2025 - Traffic Volume for CR 323A is estimated at 16 vehicles (trips) per day.

2/18/2025 - Per comments by CDOT the original estimate that there would be an increase of 100 vehicles (trips) per day, is still valid, however the original study spread these trips/vehicles over an estimated 6 hour period. This has subsequently been reduced to a 1 hr period (an additional 100 vehicles per hour for a one (1) hr duration).

With respect to the estimated traffic on CR323A (16 trips/day) an increase of 100 vehicles (trips) per day would constitute a 625% increase in traffic volume on the county road. This assumes that the full estimated 16 trips from residents on CR323A all occur at the same hour of maximum traffic from a Marchand event.

2/18/2025 - Trip Distribution and Turning Movements.

Due to the nature of the business (event center) and the location of the event center on State Highway 9 it is estimated that 75% of the traffic associated with attending any particular event will come from the South (Highway 50). This is based on its proximity of the event center to Canon City and subsequent access to interstate and airports in Colorado Springs and Denver. Access to the event center from the North is via Hartsell and other small mountain towns and with fewer services.

Assuming the 75% trip distribution from the South these vehicles would be turning to the left into the event center. Subsequently these same vehicles would be turning right onto State Highway 9 upon departure.

2/18/2025 - Level of Service (LOS)

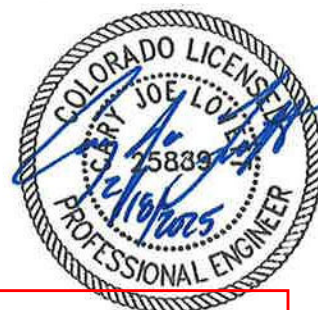
The Level of Service for State Highway 9 is considered to be "A" grade. This is based upon free traffic flow at the posted speed limit. The additional traffic for Marchand events is not expected to have an impact on the level of service.

7. Other Roads, Sight Distances, and Speed Limit in the Immediate Area:

There are several other private gravel roads in the immediate area that also connect to State Highway 9. These roads are noted on attachment A and are also described below;

The next road to the West of the Marchand property is "Lowry Ranch Road" (private road) and is located approximately 1700 ft to the West on State Highway 9.

The next road to the East of the Marchand property is "Hole in the Wall Road" (private road) and is located approximately 300 ft to the East on Highway 9.



When entering or exiting County Road 323A from State Highway 9 there are the following lines of unobstructed sight;

- Approximately **875 ft (2/18/2025 - see note below)** to the West on State Highway 9
- Approximately 1500 ft to the East on State Highway 9

2/18/2025 - The grade at the Marchand entrance and along the sight distances noted above do not exceed a 1.7% grade based upon a review of topographic information.

The speed limit on State Highway 9 at the intersection with County Road 323A is 65 mph.

2/18/2025 - Revised line of sight to the West on State Highway 9 from 700 ft to be 875 ft and is noted above. The original sight distance was measured from the Fremont County GIS system maps and noted as 700 ft. The actual sight distance was physically measured by the engineer of record on 2/3/2025 and found to be 875 ft. The sight distance to the East was not physically measured as it is not in question with respect to the minimum required sight distance. These sight distances meet the requirements of the State Highway Access Code of 725 ft from table 4-1 for a vehicle traveling on the highway to the access (grade <3%), and 845 ft for entering sight distance as noted in table 4-2 (grade <3%).

8. Conclusions and Recommendations:

The Marchand Ranch Wedding Venue and Event Center has been in operation under provision by the Special Review Use Permit 24-005 since earlier in the year and is expected to complete approximately 46 events in 2024. To the present date there have been no "close calls", accidents, or concerns with respect to traffic on State Highway 9 due to these events.

State Highway 9 is a rural highway and data available on the Online Transportation Information System (OTIS) notes that the highway is not presently at full capacity (Volume/Capacity ratio 0.32). The OTIS data also indicates that the traffic volume is not expected to increase significantly in the next 20 years (Volume/Capacity 20 Ratio 0.36).

2/18/2025 - County Road 323A is an unimproved dirt road that provides access for four (4) private residences. It does not access any public land and has minimal usage (estimated at 16 vehicles per day). Although the estimated increase in traffic on CR 323A due to Marchand events appears significant, the increase of 625% traffic volume noted in section 6 is misleading. The only way to show a small increase in traffic for this road would be if there was already a high volume of existing traffic. Due to the existing extremely low volume of traffic on CR 323A, the increased volume of traffic expected during a Marchand event (maximum 100 vehicles for a one (1) hour timeframe) can be accommodated without any significant impact on the level of service of the county road. As with State Highway 9, traffic volume on CR 323A is not expected to increase significantly in the next 20 years due the accessible properties are all privately owned.

Considering the above discussion, no additional work or signage is required.



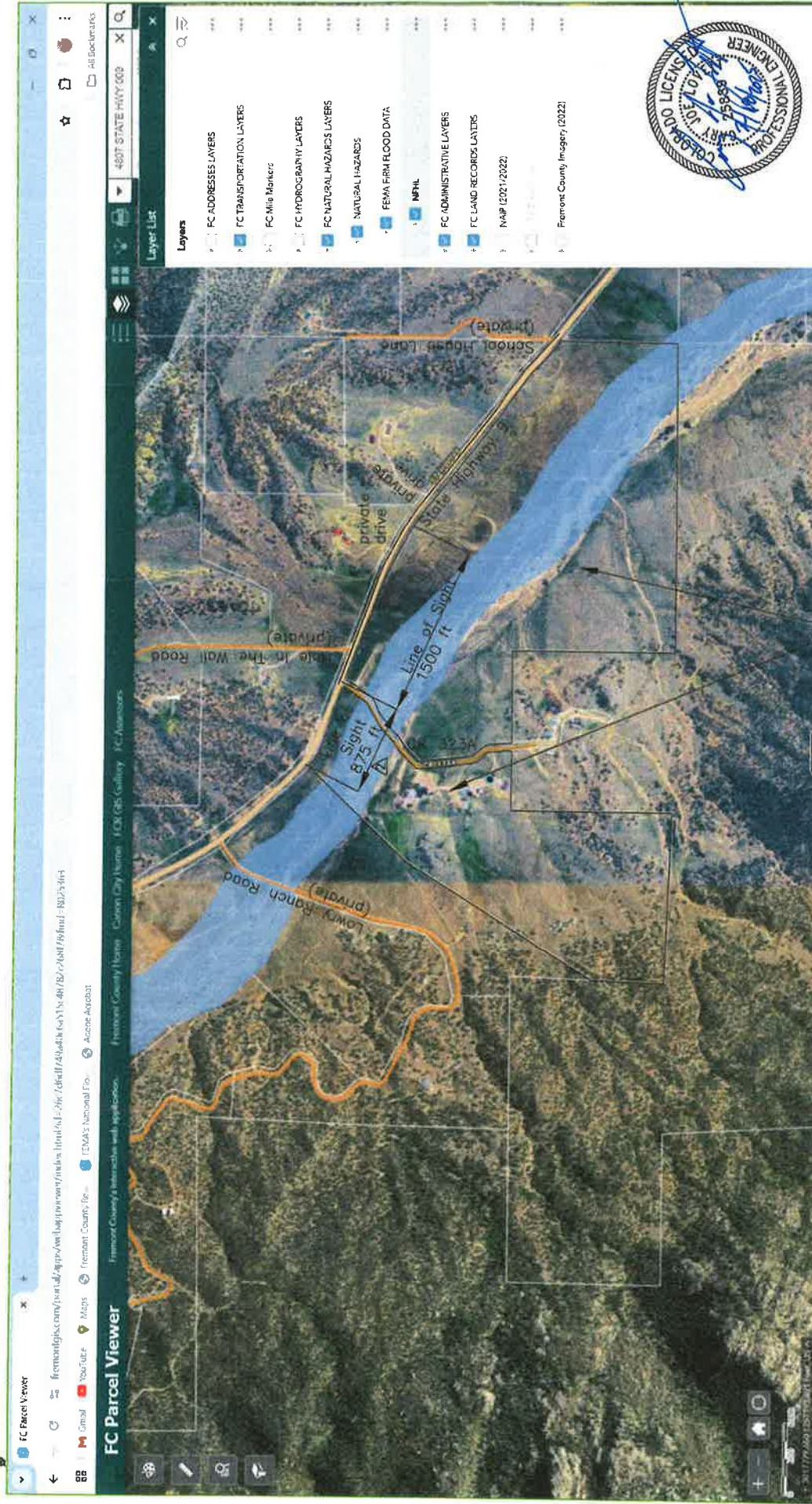
It is suggested that the owner consider placing portable "Event in Progress" signs East and West of the intersection of State Highway 9 and County Road 323A to provide some notice to motorists on the State Highway that there may be additional traffic in the immediate area. If used, any signage used should only be in place during events at the Marchand Ranch and would need to meet all State, County, and CDOT requirements.

Questions or concerns with this Minor Traffic Study (technical memorandum) may be directed to me at the address and phone listed below.



Cary "Joe" Lovett, PE
Southern Colorado Engineering LLC
719-792-9771
1109 Elkhorn Road
Cotopaxi, Colorado 81223
joe.lovett@forgedunderthemountain.com





4807 State Hwy 9, Colorado

This drawing taken from Fremont County GIS parcel viewer and shows the property boundaries, relation to State Highway 9 and Fremont County Rd 323A, and Line of Sight Distances.

4807 State Hwy 9
Property

REVISION	DATE	BY	DESCRIPTION
1	01/10/2022	SC	Initial
2	01/10/2022	SC	Final

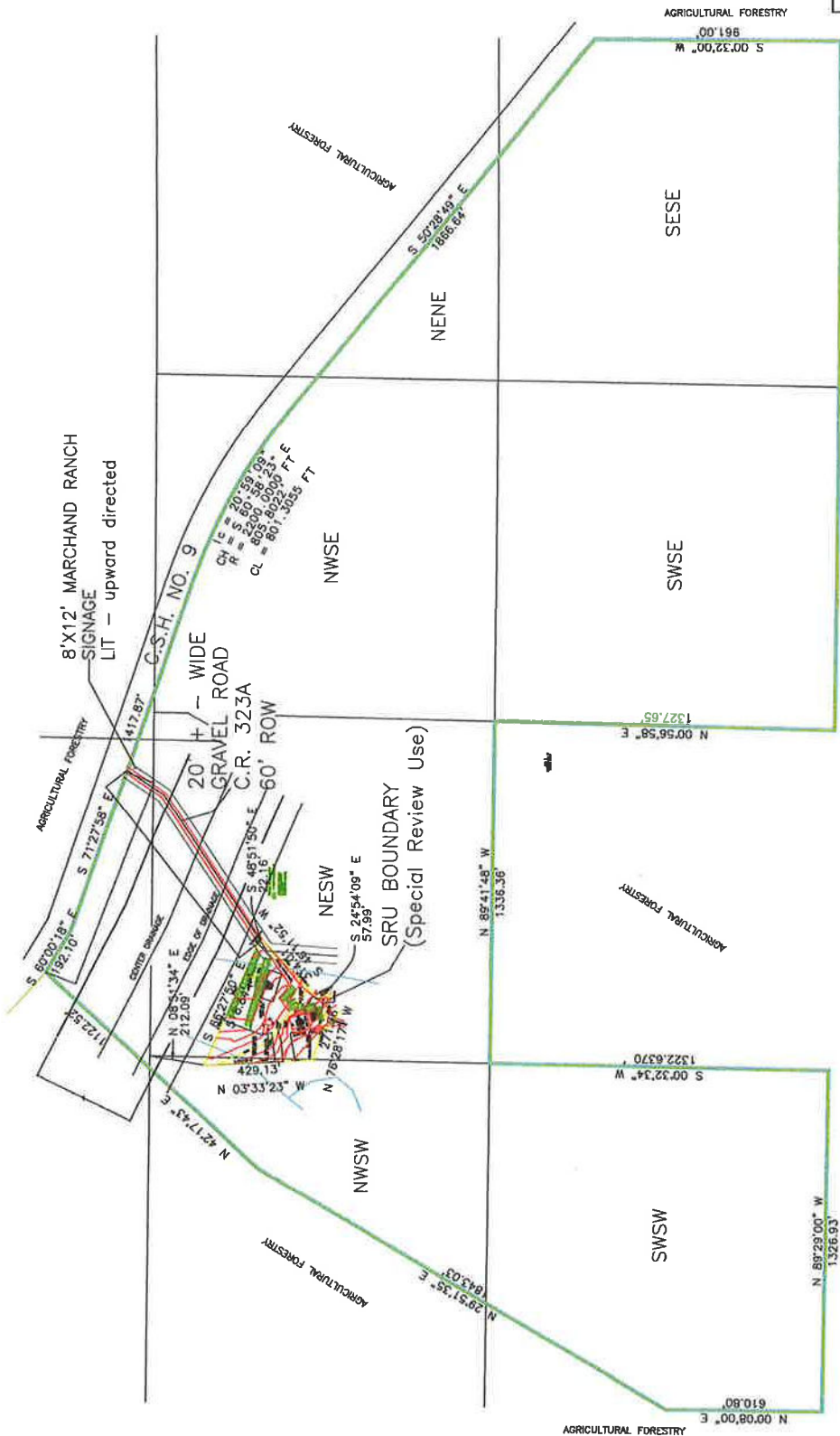
Merchand Ranch - Wedding & Event Venue	4807 State Hwy 9	Canon City, Colorado
Attachment: A	Page 8 of 9	
Southern Colorado Engineering	ISC-475-24	

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Notes:

1. Owner proposes to operate Marchand Ranch Wedding & Event Center on the property at 4807 State Highway 9, Canon City, CO 81212. Survey and Topo of the immediate venue area was performed by Cornerstone Land Surveying on or about 10/2024. The topographic information has been forwarded to Southern Colorado Engineering.
2. The slope of the property is to the North as shown to the Cottonwood Creek drainage.



Mareland Ranch Wedding & Event Venue 4807 Stella Hwy 9 Canon City, Colorado	LOCAL DATE ISSUED DRAWN CHECKED DATE SCALE LOCATION NUMBER PROJECT NUMBER
Attachment 8 Page 8 of 9	
Southern Colorado Engineering	SCE-475-24

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JOB NO. MARCHAND 6-12-24
REV 3-4-25

OVERALL PROPERTY

Scale 1" = 300'

NOTES:

- 1.) SITE IS ZONE AGRICULTURAL FORESTRY.
- 2.) THIS SRU IS A PORTION OF A LARGER DEEDED PARCEL. THIS WILL NOT CREATE A SEPARATE PARCEL, THE CURRENT LOT IS CONFORMING WITH THE UNDERLYING ZONING.
- 3.) ALL STRUCTURES, UTILITIES AND PARKING AREAS ARE EXISTING. THE ADA SPACES WILL BE BROUGHT UP TO CODE WITH HARD SURFACING.
- 4.) DESIGNATED LOADING AREAS ARE SHOWN. NO PEDESTRIAN AND DESIGNATED WALKWAYS ARE PROPOSED.
- 5.) NO PORTION OF THE SRU LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA.
- 6.) NO EASEMENTS WERE DISCOVERED OR INFORMATION PROVIDED.
- 7.) NO SIGNIFICANT FEATURES EXIST WITHIN THE SRU BOUNDARY.
- 8.) NO OPEN SPACES ARE PROPOSED

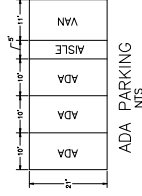
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- 5.) NO PORTION OF THE SRU LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA.
- 6.) NO EASEMENTS WERE DISCOVERED OR INFORMATION PROVIDED.
- 7.) NO SIGNIFICANT FEATURES EXIST WITHIN THE SRU BOUNDARY.
- 8.) NO OPEN SPACES ARE PROPOSED

PARKING REQUIREMENTS

☐ = 9'X22' PARKING SPACE
GRAVEL SURFACE

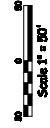
4968 SQ.FT. BUILDINGS
34 SPACES REQUIRED
77 PROVIDED
4 ADA PROVIDED

VENUE 4200 SQ.FT.
RESTROOMS 768 SQ.FT.
SHED 140 SQ.FT.
STORAGE CONTAINERS 512 SQ.FT.
STALL & BARN 996 SQ.FT.



PAGE 2 OF 2

JOB NO. MARCHAND
6-12-24
REV 3-4-25



DETAIL



SRU BOUNDARY



Fremont Conservation District

Serving Fremont County, Colorado since 1946!

248 Dozier Ave
Canon City, CO 81212

719-315-3417
info@fremontcd.org

Board of Supervisors:

John Daniels, President
Bart Adams, Vice President
Tim Morse, Secretary/Treasurer
Kathleen Drenckhahn, Member
Trevor Aronson, Member

October 8, 2024

To whom it may concern,

The Fremont Conservation District Board of Supervisors has reviewed the application for “SRU 24-005 Marchand Ranch Wedding & Event Center” and comment concern about the spread of noxious weed seeds from people and vehicles traveling to and from the site. The Board also commented that they are aware of noxious weeds existing in the area, contrary to the application’s statement that none are known to exist.

On behalf of the Fremont Conservation District Board of Supervisors,

Thank you,

Daniel Morse

District Manager,
Fremont Conservation District

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FREMONT COUNTY WEED MANAGEMENT

1901 East Main Street

Cañon City, CO 81212

719-276-7317

brittany.pierce@fremontco.com

Integrated Weed Management Plan

Project/Owner Name: Marchand Ranch Wedding and Event Center – SRU 24-005 **DATE** 3/12/2025

Address (or location of property): 4807 ST HWY 9, Canon City, CO, 81212, FREMONT COUNTY

List of Noxious Weeds and Control Plan:

Noxious Weeds Present Control Measures:

Reference "Guideline for Weed Management Plans April 2015"

State Law requires all landowners to manage noxious weed on their property. The following weeds under Colorado Noxious Weed Act, if present, are considered a threat to the economic and environmental value of our state lands. These listed under the Noxious Weed Act shall be managed under the provisions of this article. The following species under this act have been identified in this county and should be managed in the appropriate manner as mandated throughout the term of the permit and thereafter.

"List A" species - These are rare noxious weed species that are subject to eradication upon confirmed identification during any interval of reclamation to the site. Such List A species confirmed in Fremont County may include, but are not limited to:

***Myrtle Spurge, *Japanese Knotweed, *Giant Reed, *Elongated Mustard, *Cypress Spurge**

"List B" species - These are noxious weed species distributed throughout the State of Colorado and are subject to eradication, containment, or suppression in order to halt continued spread. Species identified within Fremont County may include, but are not limited to:

Absinth Wormwood, Black Henbane, Bouncingbet, *Bull Thistle, *Canada Thistle, Common Teasel, *Dalmatian Toadflax, Dame's Rocket, *Diffuse Knapweed, Eurasian Watermilfoil, *Hoary Cress, *Houdstongue, Hybrid Knapweed, Hybrid Toadflax, Jointed Goatgrass, *Leafy Spurge, *Musk Thistle, Oxeye Daisy, Perennial Pepperweed, *Russian Knapweed, Russian-olive, *Salt Cedar, Scentless Chamomile, Scotch Thistle, *Spotted Knapweed, *Yellow Toadflax.

"List C" species - Are well-established noxious weed species and are widespread throughout the State for which control is only recommended. Common species in Fremont County include, but are not limited to:

Chicory, Common Burdock, Common Mullein, Downy Brome, Field Bindweed, Halogeton, Johnsongrass, Perennial Sowthistle, Poison Hemlock, Puncturevine, Redstem Filaree, Siberian Elm, Tree of Heaven

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Identification and treatment can be conducted through Fremont County Weed Management or a recommended partnering agency. Please see Fremont County Weed Control's booklet, "Guideline for Weed Management Plans" for more details such as herbicide rates and specifics about weed control methods.

Fremont County Weed Management is operated by Qualified Licensed Applicators under the Department of Agriculture. Any management or treatment involving chemical treatment should be carried out as indicated on the label. The label is the law. Any information on management planning or about receiving cost share that is available to the public, can be discussed with the department to confirm eligibility.

*These weed species receive priority for cost share funding.

Other Required Action: The vicinity of the proposed planning area is a known location of noxious weed species categorized by the state as a List B noxious weed(s), which requires control measures to take place. These species may include, but are not limited to, Canada thistle, leafy spurge, diffuse knapweed, and hoary cress (white top). It is suggested that cleaning machinery used in areas where noxious weed species are present will help avoid movement and the spread of seed disbursement. Heavy traffic and soil disturbances can bring upon the growth of other dormant desirable and non-desirable seeds in the soil. Checking and cleaning equipment before and after being on site helps prevent the spread of noxious weed infestations. Any other noxious weed species identified on the property will need to be managed as necessary by the landowner. Early detection is key to staying on top of infestations before they appear and keeps a healthy site. If any other 'List A' or large populations of 'List B' species are observed, and further assessment is needed, Fremont County Weed Management can be used as a resource for further information or help in controlling noxious weeds.

(719-276-7317)

Applicant Signature

Date

Owner/Manager Signature

Date

Brittany Pierce

Fremont County Weed Management Representative

March 12, 2025

Date

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Fremont County

Department of Transportation

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

3.11.2025

Fremont County Planning & Zoning
615 Macon Ave., Room 210
Cañon City, CO 81212

RE: SRU 24-005 Marchand Ranch Wedding & Event Center
Resubmittal

Dear Mr. Victoria,

This letter is to inform you the Fremont County DOT has reviewed the above-referenced application and we have do not have any comments for the County, however, the property accesses from the State Highway and could cause site distance hazards. The applicant will need to deal with CDOT for access.

Should you have any questions or need further assistance, feel free to contact us.

Sincerely,

Michael Whitt

Michael Whitt
FCDOT



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Access Permits

SH 009A/MP 4.86, LT (R-B)
Fremont County

April 30, 2025

Matt Koch (cssurveying90@gmail.com)
Cornerstone Land Surveying, LLC
1022 Phay Avenue
Cañon City, CO 81212

RE: Marchand Ranch Wedding & Event Center (4807 State Highway 9)
SRU 24-005

Matt,

I am in receipt of a referral request for comments for the Traffic Study and submitted attachments for the Special Review Use regarding Marchand Ranch Wedding & Event Center. The property has the tax schedule #99922300 and is located at 4807 State Highway 9, Cañon City, Fremont County. The wedding & event center utilizes a portion of the total ±222-acre parcel and utilizes County Road 323A which then connects to State Highway 009A. After review of all submitted documentation, our comments are as follows:

- A CDOT access permit is required to document the connection of County Road 323A to State Highway 009A and allow the access construction improvements within the state right-of-way.
 - A CDOT Access Permit Application, including the requested traffic memorandum, has been received and reviewed. Fremont County is the Permittee and Marchand Ranch is the Applicant.
- The submitted documents have been approved.
- **The CDOT Access Permit will require, at a minimum, that the following requirements are included in the Special Review Use conditions for Marchand Ranch Wedding and Event Center (SRU 24-005):**
 - The traffic for this access shall be restricted to less than or equal to 10 vehicles per hour.
 - The shuttle service shall be included in the SRU as a mandatory requirement. This includes any event held on the property. No general event parking will be allowed on the property.
 - The SRU is reviewed annually. CDOT will review any submitted documents each year, at which time accident history will be reviewed to ensure there are no safety concerns within CDOT right-of-way. Documentation from the shuttle company shall be submitted detailing how many shuttles were used and the frequency of the use.
 - A CDOT Access Permit must be obtained with Notice to Proceed.
- If the Special Review Use is approved and an access permit is not executed, CDOT may restrict access to County Road 323A from State Highway 9, in accordance with the state statute.

Once CDOT has received the approved SRU, I will continue processing the access permit application. Please contact me at 719-248-0318 or teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Manager

Xc: Tiffany Foster, Marchand Ranch (tiffany.theranch@gmail.com)
Dan Victoria, Fremont County (daniel.victoria@fremontco.com)
Buford / Whittlef / Lancaster / file





**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: Director Dan Victoria, Danielle Adamic

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

SUBJECT: SRU 24-005

DATE: September 30, 2024

This department has had the opportunity to review the application for SRU 24-005, Marchand Ranch Wedding and Event Center. We find they are in compliance with all Fremont County Building and OWTs Regulations.

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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 3/26/2025

Project Name: SRU 24-005 Marchand Ranch Wedding & Event Venue

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: 5

Types: Barn, Lean to, Barn, Bathroom, Event Center

SMM on site? No

Does the site plan match site conditions? No

Structures Code/Zoning Compliant : Yes

Land Use Compliant: Yes

Notes/Concerns

There is a Conex in the parking lot that was not shown on the site plan. There is JTD in the area surrounding the SRU boundary.

Kyle Yarberry

March 26, 2025

Matt Tafoya

March 26, 2025

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