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Fremont County

MAY 20 2025

Planning & Zoning

Wednesday, April 30, 2025

To: Dan Victoria, Carrie McCool
Planning & Zoning Department
Fremont County
615 Macon Ave
Canon City, CO, 81212

Re: Department Deficiency & Comment Letter (Round 2)
Case No. SP 24-001
Royal Gorge Ranch & Resort

Please see enclosed Ty Seufer's complete and revised **Sketch Plan Application for the Royal Gorge Ranch & Resort (Mountain PUD)**.

This application was also submitted digitally via email on April 30, 2025 (*Subject: "Revised Sketch Plan Application – Royal Gorge Ranch & Resort Mountain PUD" from sender corey@zebulonllc.com*).

Per your Department Deficiency & Comment Letter dated March 10, 2025, we are pleased to address all comments and submittal deficiencies in numerical order as follows:

(see Table of Contents beginning on next page)

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We look forward to receiving your comments.

Thank you for your consideration,



Ty Seufer

1. Zoning – Section 4.17 Planned Unit Developments – Mountain PUD

From the Department Deficiency and Comment Letter (Round 2), Dated March 10, 2025:

“If you believe the property qualifies as a Mountain PUD, please ensure the resubmittal includes a clear request for the Mountain PUD and a detailed rationale explaining why you feel it is a Mountain PUD.”

Argument for Mountain Planned Unit Development qualification

We appreciate the opportunity to address Fremont County’s concerns and provide detailed rationale for why the Royal Gorge Ranch & Resort qualifies for a Mountain PUD under Section 4.19 of the Fremont County Zoning Resolution.

We believe that the Royal Gorge Ranch & Resort qualifies for a Mountain PUD designation based on its proximity to the Northern Mountain District and the Southern Mountain District, its environmental sensitivity, and its alignment with the goals as outlined in Section 4.19.

As such, we politely request approval by the Board based on the following:

1. **Mountain Land Characteristics.** The Royal Gorge Ranch & Resort property (RGRR) is located a mere 1.5 miles from the Northern Mountain District and from the Southern Mountain Districts on the county master plan map. The RGRR property shares many of the same environmental and topographical characteristics, including:
 1. Rugged Terrain. The property features significant elevation changes and natural contours that are consistent with mountain landscapes
 2. Natural Beauty - the site offers stunning views of the surrounding mountains and the Royal Gorge, making it a natural extension of the mountain area
 3. Environmental Sensitivity - the development plan prioritizes the preservation of natural features, including 201 acres of open space, which aligns with the intent of minimizing environmental impact.
2. **Retention of Forestry Uses.** Although the property is not currently used for forestry, the development plan includes the following measures to ensure the retention of natural resources and environmental integrity:
 1. Open Space Preservation - Approximately 201 acres of open space will be permanently preserved, protecting wildlife habitats, native vegetation, and scenic views
 2. Sustainable Land Management - the project incorporates sustainable practices, such as water conservation, energy-efficient homes, and low-impact infrastructure, to minimize disruption to the natural landscape

3. **Alignment with Section 4.19 Goals.** The Royal Gorge Ranch & Resort aligns with the goals outlined in Section 4.19 of the Fremont County Land Use Code, as follows:
1. Minimizing Service and Management Costs - the development plan includes self-sufficient utilities (individual wells and septic systems) and low-maintenance infrastructure, reducing the burden on county services
 2. Flexibility in Development - the Mountain PUD designation allows for a flexible layout that respects the natural topography and minimizes environmental impact
 3. Environmental Sensitivity - the project is designed to address environmental concerns, including water conservation, erosion control, and habitat preservation
 4. Retention of Large Land Parcels - the development maintains a low-density structure, with each lot being a minimum of 3 acres, ensuring the retention of large, contiguous areas of land
4. **Economic and Community Benefits.** In addition to meeting the criteria for a Mountain PUD, the project offers significant benefits to Fremont County, including:
1. Economic Growth - the resort will create jobs, attract tourists, and support local businesses
 2. Recreational Opportunities - the development includes world-class amenities such as hiking trails, climbing routes, and outdoor recreation areas, enhancing the quality of life for residents and visitors. **Please see images in this section for examples of community use of our mountainous recreation area.**
 3. Sustainable Living - the project serves as a model for sustainable development, aligning with the county's long-term goals for environmental conservation and responsible growth

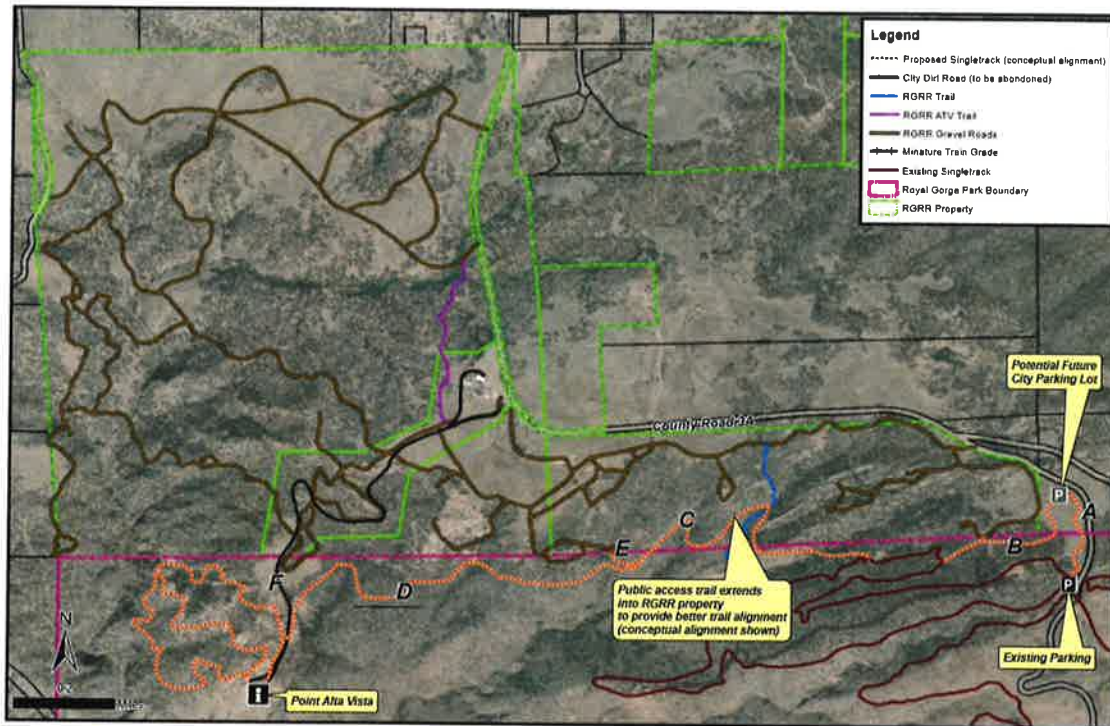


Image #1 & #2 – Pre-established Mountain Biking trails that run through the Royal Gorge Ranch & Resort property.

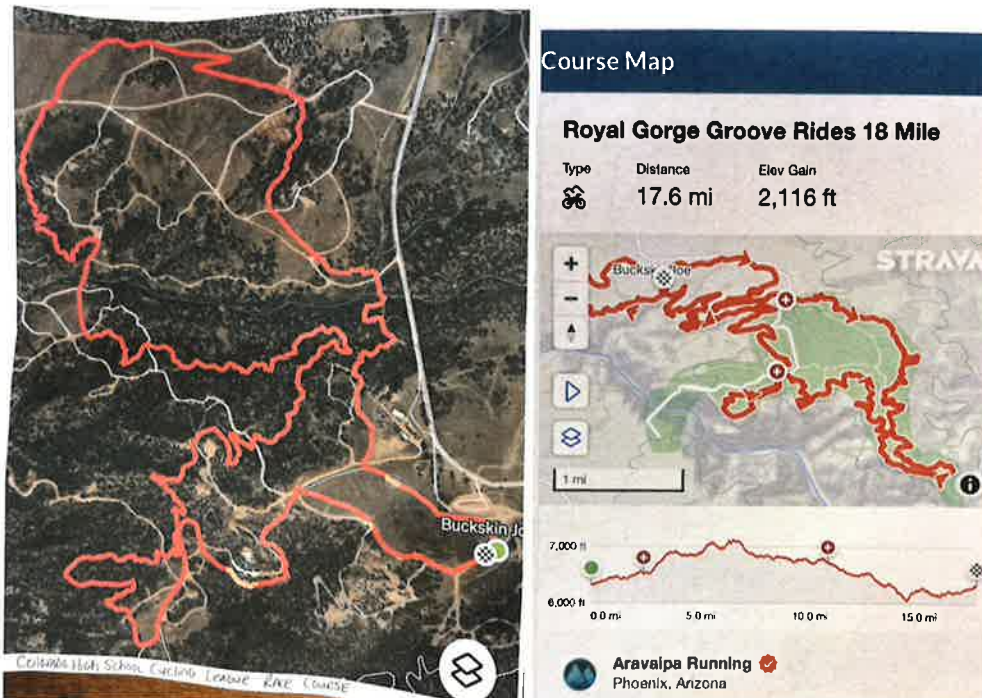


Image #3 – Proposed signage for the Point Alta Vista Trail that passes through the Royal Gorge Ranch & Resort property.

5. **Mountain Recreation and Fitness Amenities.** The Royal Gorge Ranch & Resort is uniquely designed to promote mountain recreation and fitness, further solidifying its qualification as a mountain area. These benefits not only enhance the local community but also align with the county's broader goals for sustainable growth and environmental stewardship. Key features include:
 1. **120 Miles of Mountain Bike Trails:** An extensive network of trails provides opportunities for mountain biking, hiking, and exploration, highlighting the property's natural beauty and rugged terrain. Please see images & maps included in this section provided by Vicki Meier (vlmeier99@gmail.com).
 1. *Comment from Vicki: "I serve on the Board of Directors for Fremont Adventure Recreation. We advocate for regional trails and coordinate them being built, along with organizing local bike and running races. I also coach the Canon City High School mountain bike team and work as Race Crew for the numerous races put on by the Colorado High School Cycling League. I am their race liaison for their new venue at RGRR in October. 1000 kids from 50 high schools will race on the ranch October 3-5 on a course currently being built."*

2. **76 Stair Step Incline:** A professionally built stair-step incline through mountainous terrain provides a challenging fitness experience for visitors, encouraging outdoor activity and healthy living.
3. **Via Ferrata Climbing Courses:** Three distinct via ferrata climbing courses offer thrilling and accessible climbing experiences for all skill levels, showcasing the property's rugged terrain and mountainous aspects.
4. **Buckskin Crag Climbing Area:** With over 50 named climbing routes, this area is a premier destination for rock climbing enthusiasts. For complete details, photos, and project specs, please see [Appendix III – "Buckskin Crag Climbing Area Proposal."](#)
5. **Buckskin Slackline Area:** Seven named Slackline routes make this area a premier destination for Slacklining enthusiasts.
6. **Rappelling Area:** A dedicated rappelling area allows kids and beginners to learn the fundamentals of rappelling mountain cliffs using ropes and descenders, fostering a love for outdoor adventure.
7. **Mountain Bike Park with Jumps and Ramps:** A professionally designed bike park offers jumps, ramps, and technical features for mountain bikers of all levels, further enhancing the property's recreational appeal.





Images #4, #5, & #6 provided by Vicki Meiers, Board of Directors for Fremont Adventure Recreation and Canon City High School mountain bike team. Images demonstrate significant trail network, elevation changes, a range of difficulty levels, and more terrain features consistent with mountain zones.

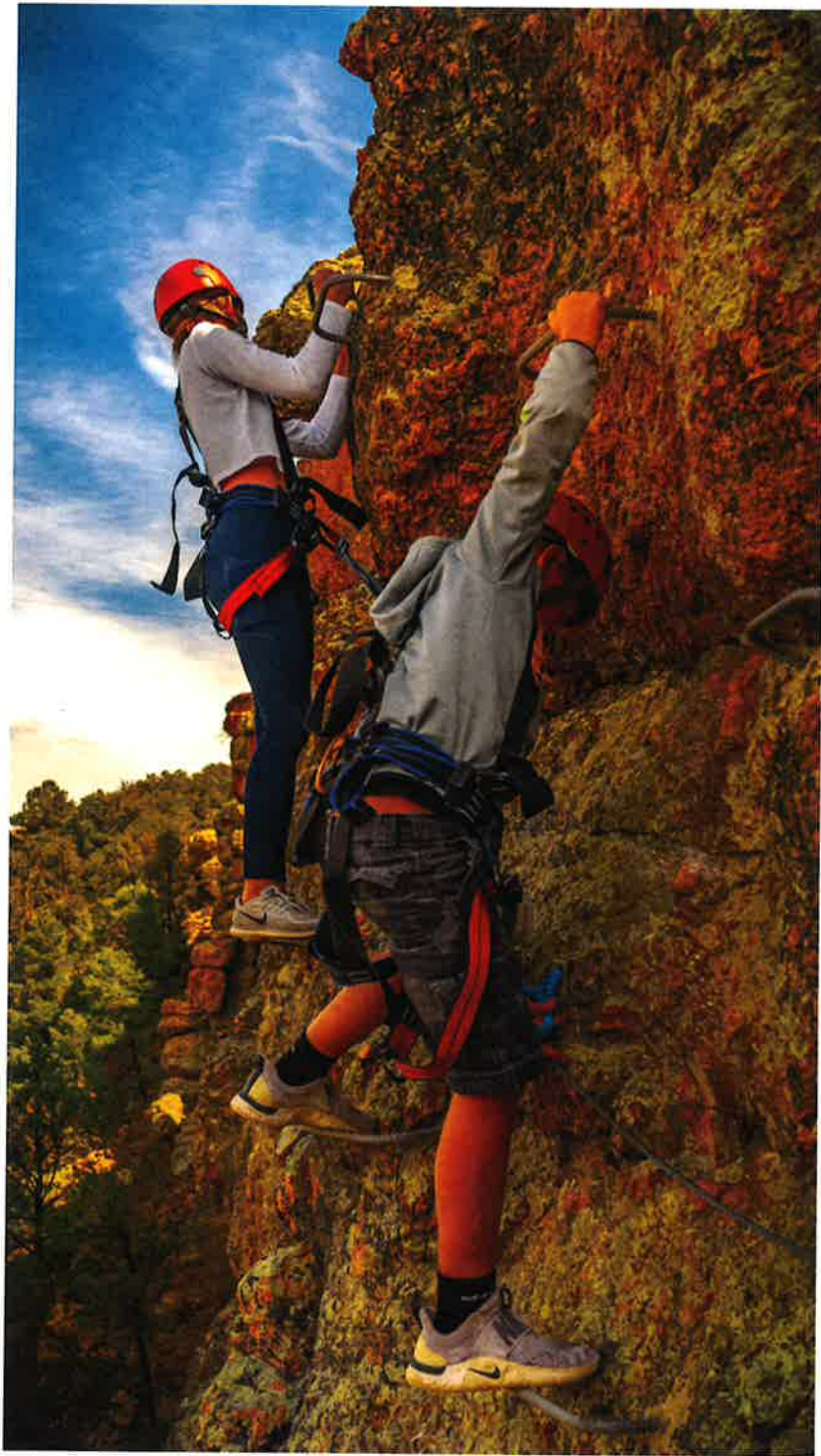
6. **Lived Experience in Fremont County.** Our team has a proven track record of successful business operations in Fremont County, including outdoor recreation businesses that have balanced environmental preservation with community needs. Ty Seuffer grew up in Canyon City, Colorado, from attending kindergarten through graduating high school in Canon City, Colorado. His passion for his community is genuine and true. He is committed to following the specifications of the Mountain PUD process and delivering a project that meets the highest standards of quality and compliance.

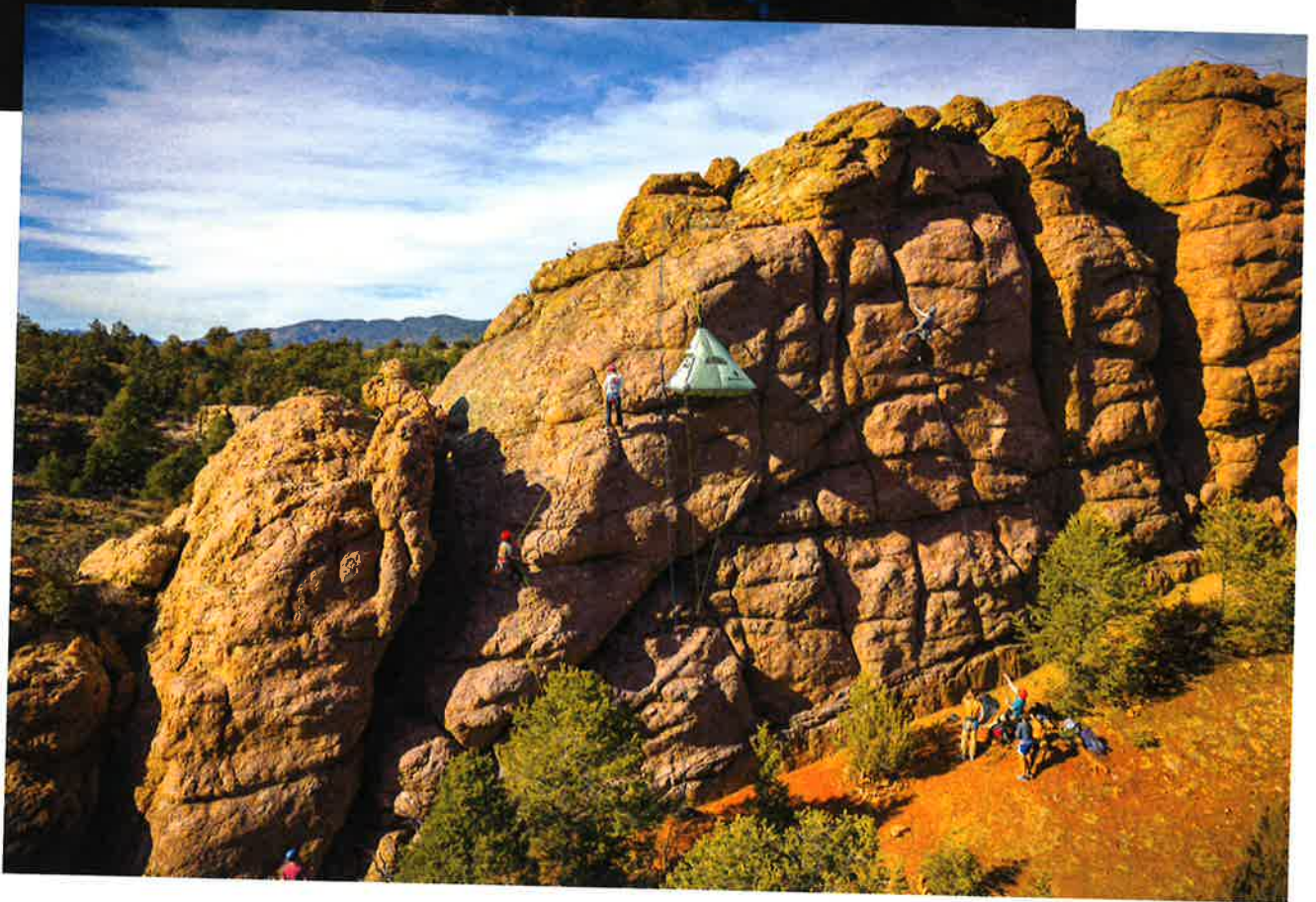
Our goal with the Mountain PUD designation is twofold:

1. To ensure that the project aligns with the county's goals
2. To do so while delivering significant benefits to our community

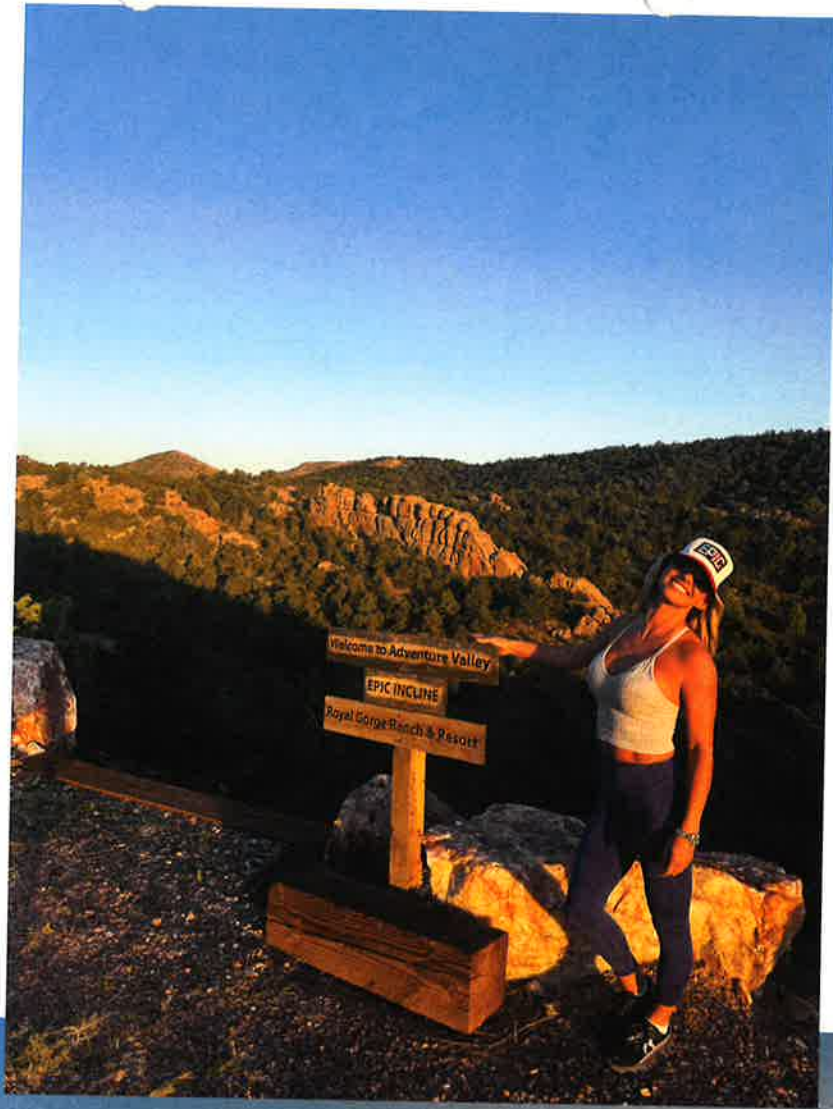
In conclusion, we are committed to working closely with Fremont County to ensure that our project meets all regulatory requirements for the Mountain PUD designation while simultaneously contributing positively to our community.

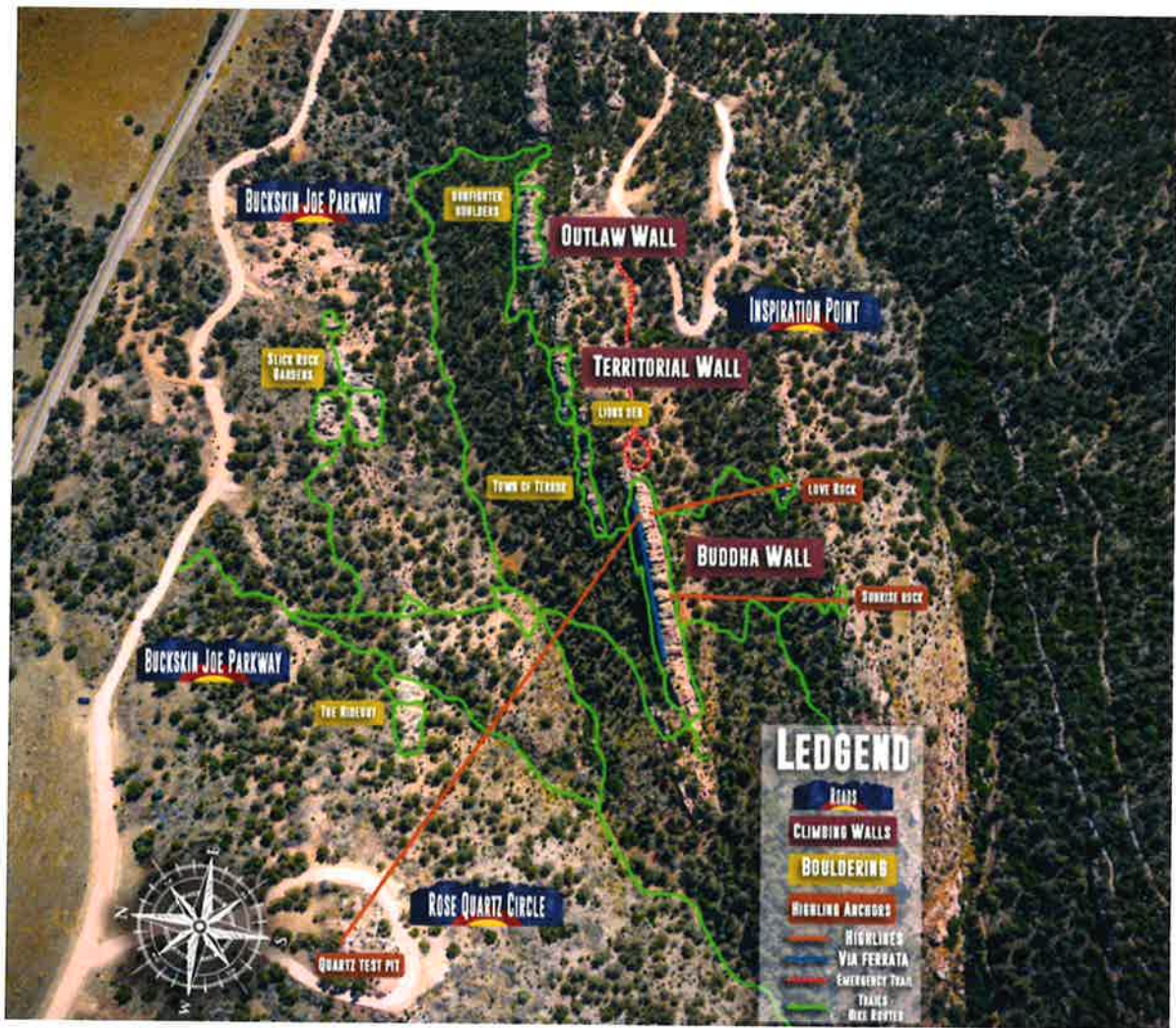
Exhibit 1.1 – Supporting Photographic Evidence for Mountain PUD Qualification

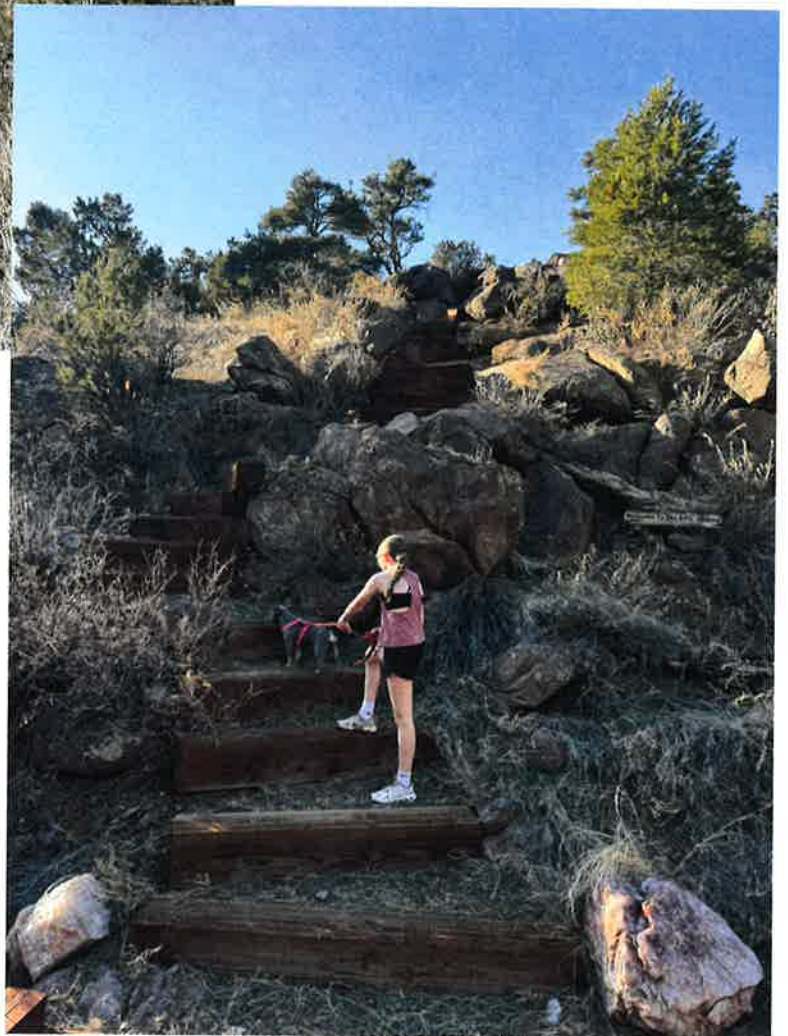
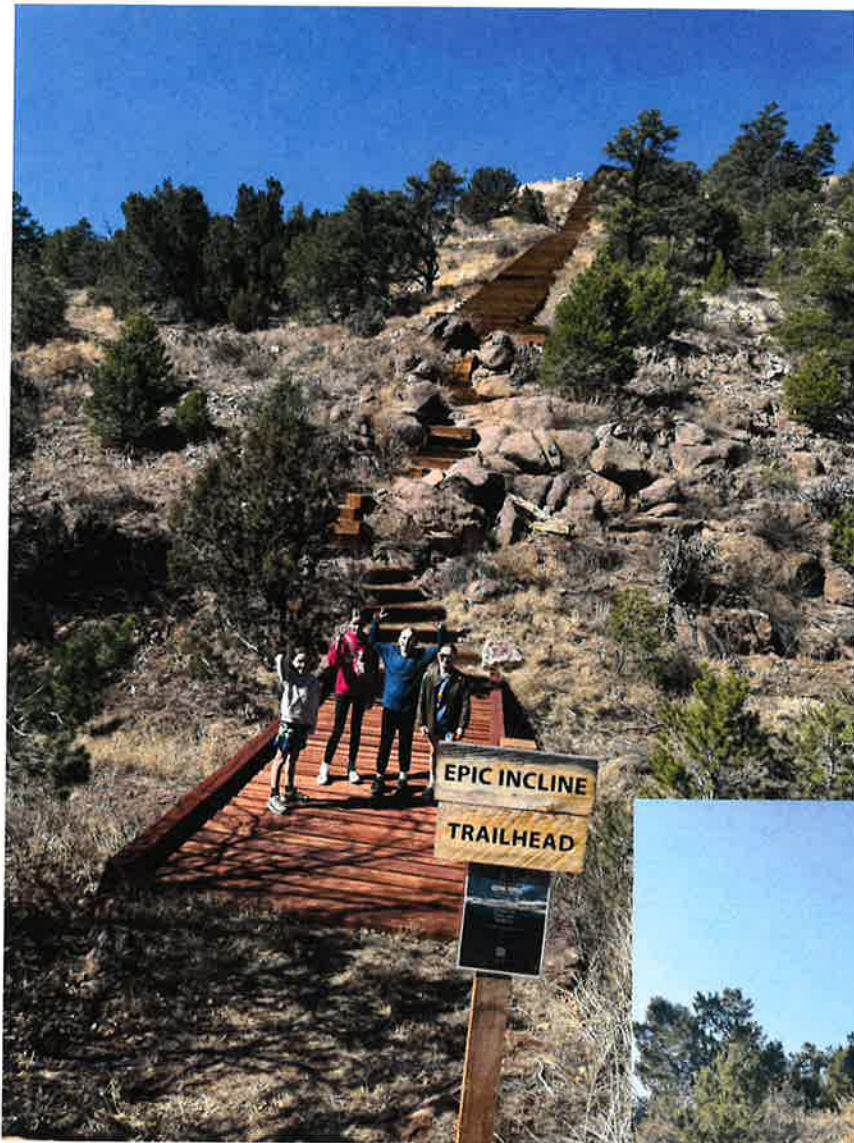




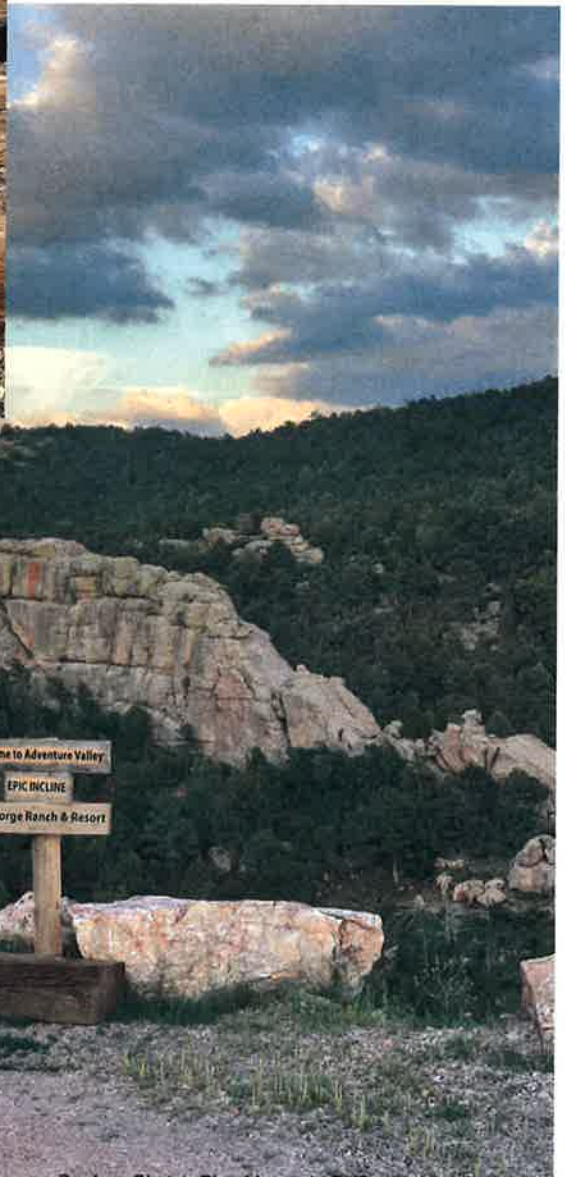








Seufer - Sketch Plan Mountain PUD - 24-001 (April 2025)



2. Zoning – Section 4.17 PUDs – Proposed Lot Layout

Compliance with R1 Standards under Mountain PUD Framework

We respectfully submit that the proposed Sketch Plan Mountain PUD layout meets the development requirements for the underlying **R1 zone district** (minimum 3-acre lot size) in the following ways:

Important note: Please see our formal application for [Zone Change #1](#) (switching from the currently registered R3 designation, to our requested R1 designation), included in this larger packet. The below text assumes R1 designation for the lot in question.

- **Density and Lot Area:** The overall density of 138 lots across approximately 809 acres does not exceed the maximum permitted under R1 zoning and remains consistent with the density thresholds of a Mountain PUD. Individual lot sizes are clustered and varied to preserve open space, but the total number of dwelling units remains within allowable limits.
- **Front, Side, and Rear Yards:** While individual setbacks vary slightly from R1 standards to accommodate terrain and conserve natural features, all lots maintain sufficient separation and privacy through site-sensitive orientation. Where reduced setbacks are proposed, adequate buffering, open space, or topographic relief provides functional equivalency or improvement over standard lot-by-lot development.
- **Functional Open Space:** Over 201 acres of the site are designated as permanently preserved open space, satisfying the minimum 25% functional open space required for a Mountain PUD.

The proposed layout as demonstrated below uses the flexibility afforded by the Mountain PUD designation to balance site conservation, environmental safety, and design quality. We believe this results in a development pattern that more strongly aligns with the County's goals for this Planning District, than a conventional Residential PUD subdivision approach.

Section 4.17 PLANNED UNIT DEVELOPMENTS (PUD)

To promote more efficient use of land to preserve and enhance the natural characteristics and unique features of a development; to improve the design, character, and quality of new development; to encourage integrated planning to achieve the objectives of the Fremont County Master Plan; to preserve open areas; to facilitate the adequate and economical provision of streets and utilities, and to reduce the burden on existing streets and utilities by more efficient development; and to conserve the value of land.

Minimum Lot Size/Area	Minimum Lot Width	Set Back Requirements Principal/Accessory			Max Building Height	Maximum Lot Coverage
		Front	Side	Rear		
3 Acres	Per Underlying Zone District	Per Underlying Zone District	Per Underlying Zone District	Per Underlying Zone District	Per Underlying Zone District	Varies

All Uses				
Use	Definition	Requirements	Parking	Special Requirements
Uses by right, commercial development plans, conditional uses, and special review uses of the zone districts associated with the Zone Districts of the PUD.				

3. Zoning – Section 4.17 PUDs – Classification & Compliance

For reference, text copied from Section XXII of the Fremont County Subdivision Regulations:

C. STANDARDS FOR APPROVAL: A P.U.D. may include variations in lot area, lot width, yard and building height requirements and off-street parking provisions if the following features exist:

- 1. The tract or parcel of land involved is either in one ownership or the subject of an application filed jointly by the owners of all property included.*
- 2. The development includes common open space preserved in its natural character for public and/or private use and enjoyment. A homeowner's or other association must be established to perpetually maintain the open space for the mutual benefit of the owners or residents of the P.U.D. The ownership of the Common Open Space will be determined by the Board on a case by case basis, depending upon the perceived community benefit. The provision of recreation opportunities, landscaping, preservation and/or enhancement of natural features, view corridors and environmentally sensitive areas are some of the goals for the common open space.*
- 3. The project is designed to provide variety and diversity, so that maximum long-range benefit may be gained and the unique features of the development or site preserved and enhanced.*
- 4. The project is in harmony with the surrounding neighborhood.*
- 5. The overall density of the P.U.D. does not exceed the normal requirements of the zoning district in which the P.U.D. is located.*

Mountain PUD Classification Request

We'd like to respectfully clarify that the requested classification for the Royal Gorge Ranch & Resort is a **Mountain Planned Unit Development (Mountain PUD)**. We acknowledge that previous submittals did not adequately distinguish this designation, nor fully demonstrate compliance with the associated requirements.

To address this, this revised submittal packet includes:

- A request for a **Mountain PUD designation**, including our justification;
- A complete, **updated Sketch Plan application** (see Section 4) that reflects functional open space, clustering, and layouts consistent with Mountain PUD principles and requirements;
 - This includes a complete **Zone Change #1 application** (See Exhibit 29.1), **requesting changing from R3 to R1 designation**, so as to comply with both Mountain PUD space requirements (minimum 25% open space) and R1 lot size requirements (3-acre minimum with well & OWTS)
- A detailed **Development Report** (see Section 8) that demonstrates how our proposal meets the intent and requirements of both the Fremont County Zoning Resolution and Subdivision Regulations, including PUD standards outlined in Section 6.23(c).

We appreciate the opportunity to refine our proposal and look forward to working collaboratively to ensure alignment with the County's development objectives.

4. Revised Sketch PUD Plan (in accordance with Code Requirements)

Revised Sketch Plan Application

[See application beginning on following page]



FREMONT COUNTY SKETCH PLAN APPLICATION

1. Project Name: Royal Gorge Ranch & Resort - Mountain PUD
2. Name: TY SEUFER
Mailing Address: 4505 W U.S. 50
Telephone Number: 303-419-6782 Facsimile Number: N/A
Email Address: tyseufer@gmail.com
3. Name: _____
Mailing Address: _____
Telephone Number: _____ Facsimile Number: _____
Email Address: _____
4. Name: _____
Mailing Address: _____
Telephone Number: _____ Facsimile Number: _____
Email Address: _____
5. What is the proposed Subdivision name? Royal Gorge Ranch & Resort
6. What is the total acreage of the property? 733.82 acres
7. What is the total number of proposed lots? 134
8. What is the proposed average lot size, excluding outlots and roads? Minimum 3 acres
9. How many phases of development are proposed with this subdivision? One phase (Minor additions: Road signs, dumpsters, mailboxes, etc.)
10. What are the proposed general time frames for development of each phase? One month
11. What is the acreage of each proposed phase? Full property
12. How many different land uses are proposed with this subdivision? 2
13. What type of land uses are proposed with this subdivision? _____
138 Residential lots; Open space; Three resort recreational outlots; 5 RHB lots
14. What is the acreage proposed to be devoted to each land use? _____
Residential = 547.66 acres; Open space = 201.06 acres; Outlots = 13.58 acres; RHB lots = 47.37 acres
15. What is the current land use of the property? Primarily vacant. 2 unoccupied residential buildings w/ valid permits are on-site.
16. Will this request be a vacation and replat of an existing subdivision? Yes ☐ No ☒ Existing subdivision name _____
1 active residential home
17. Does the property currently have improvements (i.e. structures, roads, sewer & water lines, wells, septic systems, driveways, irrigation ditches, public utilities, etc)? Yes ☒ No ☐ Provide a brief description of the improvements, also stating which will be removed and which will stay and which will be relocated: Please see Exhibit 17.1

18. Does the property contain natural features, including geologic hazards (*i.e. bluffs, cliffs, debris fans, flood plains, dry gulches, drainages, ponds, lakes, streams, oil & gas deposits, mineral deposits, fault lines, etc*)? Yes ☒ No ☐ Provide a brief description of the features and how they effect the proposed subdivision: Please see Exhibit 18.1 for detailed information
19. Does the property contain easements of record or not of record? Yes ☒ No ☐ Provide a brief description of the easements and how they effect the proposed subdivision: Easements of record include power lines, roads, and recreational trails. All details can be seen on the included plat. (See Exhibit 35 for plat details and easement locations)
20. What is the potable water source for the proposed subdivision? Wells - see Exhibit 20.1
21. What is the sewage disposal source for the proposed subdivision? Septic
22. What is the physical access for the proposed subdivision? Fremont County Road 3A (main access) See Exhibit 22.1
County Road 61 (secondary/emergency access)
23. Does the property currently have irrigation rights? Yes ☐ No ☒ Is the property traversed by an irrigation ditch, easement or right-of-way? Yes ☐ No ☒
The name of the irrigation company is: N/A
Will irrigation rights be retained with the property? Yes ☐ No ☒
24. Is the property located within a Fire Protection District? Yes ☒ No ☐ Please see Exhibit 24.1
25. Provide a statement evaluating the potential wildfire hazard as related to the proposed land use, explaining what the hazard is or why it does not exist: Please see Exhibit 25.1 for wildfire analysis.
Note that propane use will be banned in the subdivision (all units will be run on electricity), open fires will be banned, and wildfire mitigation will be required on each lot.
26. Provide a statement evaluating the potential radiation hazard as related to the proposed land use, explaining what the hazard is or why it does not exist: There is not believed to be an unusual hazard from naturally occurring sources of radioactivity at the site. Please see Exhibit 26.1 for detailed information.
27. Provide a statement evaluating the potential wildlife impacts as related to the proposed future land use: The Royal Gorge Ranch & Resort will be a gated community with minimal ecological impact, with no hunting allowed and no trespassing. There will be very minimal impact to any native wildlife - please see Exhibit 27.1.1 and the full draft of HOA Covenants at Appendix I.
28. What is the existing zoning of the property? R3
29. What is the proposed zoning of the property? R1 - Please see exhibit 29.1 for Zone Change #1 Application
30. Will all proposed lots conform to the minimum zoning standards required in the proposed zone district (*i.e. size, width, etc*)? Yes ☒ No ☐
31. Will all design standards of the Fremont County Subdivision Regulations, Appendix I and II be met by this proposal? Yes ☐ No ☒ If no, a list of requested waivers shall be attached, noting design standards from Appendix I and II, and the proposals made by this application, and be marked as Exhibit 31.1.

32. Based on the real estate records of the county, which include the records of the County Assessor, and "requests for notification" filed by a mineral estate owner in the records of the County Clerk and Recorder, have the mineral interests of the subject property been severed? Yes ☒ No ☐ If yes, name of mineral interest owner VanBuskirk (deceased) and Tabuteau

As per the FCSR Section IV., C., 14., a notice of the proposed subdivision shall be sent (*certified mail return receipt requested*) to the severed mineral interest owner(s) not less than thirty (30) days before the date of the Commission meeting at which the application is anticipated to be heard. See Subdivision – Mineral Interest Owner Notification Form. Evidence of said notice and mail receipt shall be attached to this application marked as Exhibit 32.1. ☒ An exhibit has been attached.

33. Information describing topographic and soils conditions of the total property, sufficient to show the usability of the lots proposed, shall be provided with this application, and be marked as Exhibit 33.1. ☒ An exhibit has been attached.

34. A copy of the most current deed of record is attached to this application, marked as Exhibit 34.1, and can be found recorded in the Fremont County Clerk and Recorder's Office as follows:

In Book _____ at Page _____ and under Reception Number 966504

☒ An exhibit has been attached.

34. A copy of the Sketch Plan drawing shall be attached indicating, by dimension, the size and location of all improvements (*i.e. roadways, rights-of-way, driveways, sewer lines, water lines, wells, septic systems, irrigation ditches, buildings, structures, public utilities, etc.*) natural physical features (*i.e. bluffs, cliffs, debris fans, flood plains, watercourses, lakes, live streams, dry gulches, drainages, oil - gas & mineral deposits, soil type boundaries, etc.*) and easements labeled to use (*all easements and rights-of-way*). More than one (1) copy can be used.

35. A minimum of three (3) full size copies and three (3) reduced copies of a Sketch Plan drawing, drawn in accordance with Section IV., B. and C. of the Fremont County Subdivision Regulations shall accompany this submittal.

36. A submittal fee of \$ _____ is attached. Check number _____ Cash _____

All questions must be answered and all attachments must be included in this submittal packet or the submittal will not be accepted for review or placement on the Fremont County Planning Commission agenda.

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.

Applicant Printed Name

Signature

Date

Ty Seufer

Owner Printed Name



Signature

04/30/2025

Date

Exhibit 17.1 – Improvements

#17: Does the property currently have improvements? **Yes.**

Provide a brief description of the improvements, also stating which will be removed and which will stay and which will be relocated:

The current improvements on the property include:

- Septic permits already on file:
 - o Permit Number S22-085
 - o Permit Number S21-235
 - o Permit Number S22-086
- Current Permits on file:
 - o **Manufactured Home Building Permit – Number 24-647** (Issued 12/04/2024)
 - o **Accessory Dwelling Unit Permit – Number 24-006** (Issued 01/09/2025)

Note: Please see Section 7 of this document for complete sketch plan drawings noting all current improvements, including existing roads and structures. All current improvements will remain as-is – none are scheduled to be removed or relocated.

Exhibit 18.1 – Natural Features (Geologic & Hazard Report)

[See “Geologic Hazard, Mineral, and Resource Report” prepared by Jesik Consulting, next 14 pages]



GEOLOGIC HAZARD, MINERAL, AND RESOURCE REPORT

FOR THE PROPERTY AT:

Royal Gorge Ranch and Resort
Fremont County, Colorado

PREPARED FOR:

Royal Gorge Ranch and Resort
Fremont County, Colorado

PREPARED BY:

Jesik Consulting
Project Number: 19-8156
Revised April 29, 2025

Caleb Lewis
Geologist



Joseph A. Jesik, P.E.
Chief Engineer

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1. PROJECT DESCRIPTION

The scope of this study includes a geologic analysis of the site utilizing published geologic data and site-specific mapping of major visual geologic features, identification of minerals and geologic hazards with respect to the proposed development and recommended mitigation techniques.

A residential subdivision is being proposed in lots encompassing about 1.28 square miles. The parcel is currently zoned Agricultural Forestry and Rural Highway Business, but a proposal has been filed to change it to Business. The proposed residential building complex is thus consistent with the proposed zoning. The proposed site plan is enclosed in Appendix A.

A large, expansive residential building complex is proposed within an open space area. No structures are located near the site. Generally, the proposed project is appropriate in size and use for the area.

Land-surface elevation on the site ranges from approximately 6,000 to 6,452 feet, as determined by GIS measurements. The climate of the region is semi-arid and averages a mean annual precipitation of 13.5 inches.

Vegetation observed from satellite, ground imagery, and field reconnaissance included native trees, grasses and weeds at the site, with the neighboring areas containing similar vegetation.

2. LOCATION

The site is located just south of the intersection of Hwy 50 and Hwy 9 in Sections 15, 16, 21, and 22, Township 16 South, Range 71 West of the 6th Principal Meridian. A site location map is shown in Appendix A.

The site has an address of 45045 Hwy 50, Canon City, Colorado. The site encompasses multiple parcels.

3. STUDY AREA GEOLOGY, GEOLOGIC RESOURCES, AND MINERAL RESOURCES

The property is located about 28 miles southwest of the Pikes Peak Batholith and 0.6 miles northwest of the Royal Gorge Canyon. According to the Colorado Geological Survey (CGS) area map, the site is underlain by Precambrian age granodiorite, quartz diorite, and migmatitic gneiss rocks, as well as Morrison Formation sedimentary rocks in the northern most portion (though none of the latter were observed in the field). The Precambrian rocks extend west, south, and east of the site, and the Morrison Formation extends further north. Overlying these rocks are sandstone-clast sandy loam to clay loam colluvium in the northernmost portion, and the rest is overlain by

crystalline-clast grus. Therefore, soil development is likely minimal in this area. The slope is broadly 3.8% to the southwest.

A Jesik geologist completed a site visit to the property on December 7th and 9th, 2019. The dominant rock type observed during field reconnaissance was phaneritic to pegmatitic granite composed of potassium feldspar, muscovite mica, and milky quartz. This rock type comprised an estimate of more than 95% of the rocks observed on site. Localized outcroppings of metamorphic sphalerite were observed in minor amounts in three places in the southeastern portion of the site.

On-site mapping indicates that the site is dominated by csk (see below), with abundant granitic rock outcrops and rocky soil. Locally steep slopes occur in places. Two mini mansion building sites (located near 38° 28.571'N, 105° 18.606'W) were observed to be in or very near drainage areas, structures founded in these areas should be located well above flood elevations and protected from erosion. Three other building sites (located near 38° 29.123'N, 105° 20.393'W) were located immediately next to a steep slope on fill. This undocumented fill should be tested and may require over-excavation, moisture conditioning, and proper compaction if structures are supported by the fill material. Generally, fill for lightly loaded structures such as a mini mansion should be compacted to within 95-percent of the maximum dry density and within 2-percent of the optimum moisture content (OMC) when determined by the standard proctor test (ASTM D698) for sandier soils. For clayey soils the moisture content may range from plus or minus 3-percent of the OMC.

Small outcroppings of sphalerite (the primary ore rock for Zinc) bearing rocks occur in places but are not likely to be in economically important amounts. No outcroppings of any Copper bearing ore minerals were observed, nor were any other economically important minerals. THE USGS Mineral Resources Online Spatial Data does not show any critical minerals in the project area. Mines in the project limits report ore of beryl, microcline, muscovite, magnetite, and quartz.

Site and area geology were evaluated from site observations and the Reconnaissance Geologic Map of the Royal Gorge Quadrangle, Fremont and Custer Counties, Colorado by Taylor et al (1975). Also, the surficial geology is derived from the Generalized Surficial Geologic Map of the Pueblo 1-degree X 2-degree quadrangle, Colorado, by Moore et al (2002). The geologic maps for this site are in Appendix B.

Jmr - Morrison And Ralston Creek Formations (Upper Jurassic) - Total thickness about 470 feet (142.5 m) Morrison Formation — varicolored gray, maroon, and green siltstone and claystone and thin beds of sandstone, limestone, and conglomerate. About 320 feet (97 m) thick Ralston Creek Formation - Arkosic conglomerate, siltstone, gypsum, sandstone, and beds of limestone containing red jasper grains. Locally overlies Precambrian rocks. As mapped, locally includes parts of the Triassic(?) and

Permian Lykins Formation, such as the crinkled Forelle Limestone Member, which are too thin to be mapped separately. About 150 feet (45.5 m) thick.

Xgd - Granodiorite (Precambrian X1) - Gray, light-gray to pinkish-gray massive to foliated medium- to coarse-grained granodiorite and lesser amounts of quartz monzonite and quartz diorite. Correlates with Boulder Creek Granodiorite. Forms pinions whose margins are well foliated and are generally concordant or subconcordant to structure of enclosing gneisses. Interiors of plutons are less well foliated or are massive. Chiefly made up of oligoclase-andesine, microcline, hornblende and (or) biotite, and quartz

Xqd - Quartz Diorite (Precambrian X) - Dark- to medium-gray massive to well-foliated quartz diorite. Correlates with Boulder Creek Granodiorite. Grades into granodiorite (Xgd) or may be intruded by it; generally found as mafic shell at outer margin of major granodiorite plutons, but may form small independent plutons. Composed of oligoclase and hornblende and lesser amounts of biotite, microcline, quartz, and iron oxides. The Xqd and Xgd intrusive units have been dated by Rb/Sr isochron and have an age of about 1,720 My (million years)

Xgn - MIGMATITIC GNEISS (PRECAMBRIAN X) - Layered gneisses, chiefly feldspathic biotite quartz-plagioclase gneiss with minor amounts of hornblende gneiss, calc-silicate gneiss, and garnetiferous and sillimanitic varieties. Characteristically gray, brownish-gray, or pinkish medium- to fine-grained well-foliated and well-layered rock. Compositional banding generally is parallel to foliation and ranges in thickness from a fraction of an inch to several tens of feet. Variably migmatitic; salmon-pink to white stringers, veinlets, or small tabular masses of quartz-plagioclase-microcline-biotite pegmatite characteristically cut the gneiss or occur as subconformable layers. The association of the sillimanite-microcline pair in rocks of appropriate composition indicates that the high-grade metamorphism reached the uppermost part of the amphibolite metamorphic facies. Late poikiloblastic muscovite indicates local retrograde metamorphism. Unit interpreted as formed from a sedimentary and volcanic sequence principally containing rhyodacitic to intermediate flows and tuffs, together with sedimentary interlayers containing volcanic detritus mixed with other clastic debris.

SURFICIAL MAP:

csk – Grus, crystalline-clast colluvium, alluvium, and rock outcrop.

cgg – Sandstone-clast sandy loam to clay loam colluvium.

Soils observed were generally thin and consisted of a silty loam with abundant gravel.

4. SUBSURFACE SITE EVALUATION

Subsurface conditions were not evaluated for this report. Subsurface conditions should be evaluated for each structure to determine site specific conditions prior to construction.

5. RECORDS REVIEW

Colorado Geological Society records, records on file with Fremont County, and the Fremont County online GIS system were reviewed to determine if the site is located within the following hazard zones:

- Expansive soil – Does not fall within zone
- Landslide area – Does not fall within zone.
- Rockfall area – Some areas do fall within zone.
- Subsidence and abandoned mine - Does not fall within zone.
- Collapsible soil - Does not fall within zone.
- Minor drainage areas – Limited number of proposed sites do fall within area (per Google Earth satellite imagery and field reconnaissance).
- Floodplain – Does not fall within zone.

6. GEOLOGIC HAZARDS, CONSTRAINTS AND MITIGATION

Geologic hazards and constraints recognized on this site include: 1) potentially expansive soil, 2) landslides, 4) radiation, 5) erosion, and 6) earthquakes. Each of these hazards are discussed in the following sections:

6.1 Expansive / Collapsible Soil

Laboratory swell tests were not conducted at this time. Isolated areas of shallow non to moderately expansive or collapsible soils may be located at the project. A typical geotechnical site investigation for areas where structures will be constructed likely will identify these soils.

Mitigation:

There are several options to build on expansive or collapsible soils such as over-excavation, moisture condition and proper compaction of on-site soils, minimum dead load footings and slabs, or drilled piers with a structural floor. These foundation systems are common and cost more than a conventional spread footing and slab foundation but are economically feasible alternatives. An open excavation observation should be completed when the foundation excavation is dug and prior to concrete placement. This observation provides a second opportunity to identify expansive or collapsible soils, if encountered. If expansive or collapsible soils are observed during the excavation observation, mitigation measures that may be recommended include over-excavation and replacement or over-excavation, moisture condition, and compaction of on-site soils, changing the

foundation type from footings to minimum dead load footings, helical piers, drilled piers, or micropiles.

6.2 Landslides and Rockfall

The Colorado Landslide Susceptibility Map shows no recent landslide features. There were no signs of instability observed at the site, but a map on file with Fremont County Planning and Zoning showed the entire area in a rockfall zone. Several areas of potential rockfall were observed in the field, though most (not all) building sites were not within these areas.

Mitigation:

For structures that are built in rockfall zones, loose rocks uphill of the structure should be removed, if they can't be removed, they may be stabilized with shotcrete, blasting, or iron mesh protection methods.

6.3 Dipping Bedrock

Expansive soils and landslides are known to occur within, though are not exclusive to, dipping bedrock zones. No dipping bedrock was observed on site.

6.4 Radiation

There is not believed to be an unusual hazard from naturally occurring sources of radioactivity at the site. Most counties in Colorado have home radon levels measured above the U.S. EPA recommended "action level" of 4 picoCuries per liter of air (pCi/l). Fremont County averages 6.2 pCi/l. Results of a 1987-1988 EPA-supported radon study for Colorado indicate that granitic rock, in particular, can have an elevated level of uranium. These rocks have the potential of producing higher than average radon gas levels in homes.

Mitigation:

Providing increased ventilation in basements and crawlspaces and sealing of joints may reduce the build-up of radon gas. If such measures prove unsatisfactory, the installation of a radon reduction system may be necessary.

6.5 Erosion

There are no signs of significant erosion at the site, except in ephemeral stream areas. The slopes are covered with recent colluvium. Development of the site may increase erosion problems when vegetation is stripped, natural water drainage altered, and flow concentrated from impervious surfaces. Two mini mansion building sites (located near 38° 28.571'N, 105° 18.606'W) were observed to be in or very near drainage areas. Two sites where the road is in danger of washout were also observed at 38° 28.553'N, 105° 18.921'W and 38° 28.932'N, 105° 19.841'W.

Mines are located just north of the area, with water drainage to the south and into the building area.

Mitigation:

Concentrations of surface water should be diverted away from the steep slopes on the property as well as the backfill behind any retaining walls. Surface water control and revegetation is necessary to prevent excessive erosion. We understand that a drainage plan is being prepared by a licensed Colorado Professional Engineer.

Groundwater and surficial runoff should be chemically tested for possible contaminants from runoff from the mines just north of the building area.

It is recommended that no mini mansions be built within 50 feet of either side of the dominant ephemeral stream that cuts through the middle of the site.

6.6 Earthquakes

The area is subject to a degree of seismic activity. The area is crisscrossed by a myriad of Precambrian age faults. Geologic evidence indicates that movement along faults northeast of Cotopaxi, Colorado produced earthquakes in 2008. The Colorado Geological Society has assigned a probability of 0.6 – 0.7 for an earthquake for this area.

Mitigation:

Design and construction of the foundation and framing systems should take into consideration the seismic zone.

7. CONCLUSION AND RECOMMENDATIONS

Generally, the site is suitable for the intended land use provided mitigation measures are taken to reduce or minimize the identified conditions. Conditions that exist on the site are relatively common. Mitigation should be in the form of proper planning, design and construction practices. Recommendations contained in this and other project reports should be incorporated into the project plans, designs, specifications and construction.

Retaining walls should be design with a minimum 1 foot of free draining gravel fill extending from the top to bottom of the wall to prevent hydrostatic pressure buildup.

It is recommended that no mini mansions be built within 50 feet of either side of the dominant ephemeral stream that cuts through the middle of the site.

Mini mansion building sites located near 38° 28.571'N, 105° 18.606'W, 38° 28.553'N, 105° 18.921'W, and 38° 28.932'N, 105° 19.841'W should either be moved or mitigation

steps taken (see above) to alleviate hazards associated with those build sites (see also above).

Groundwater and surficial runoff should be tested for possible contaminants from the mines just north of the building area if existing data does not exist or shows possible contamination.

A site-specific geotechnical engineering report should be prepared by a qualified professional engineer for each structure. This report did not evaluate subsurface conditions.

8. LIMITATIONS

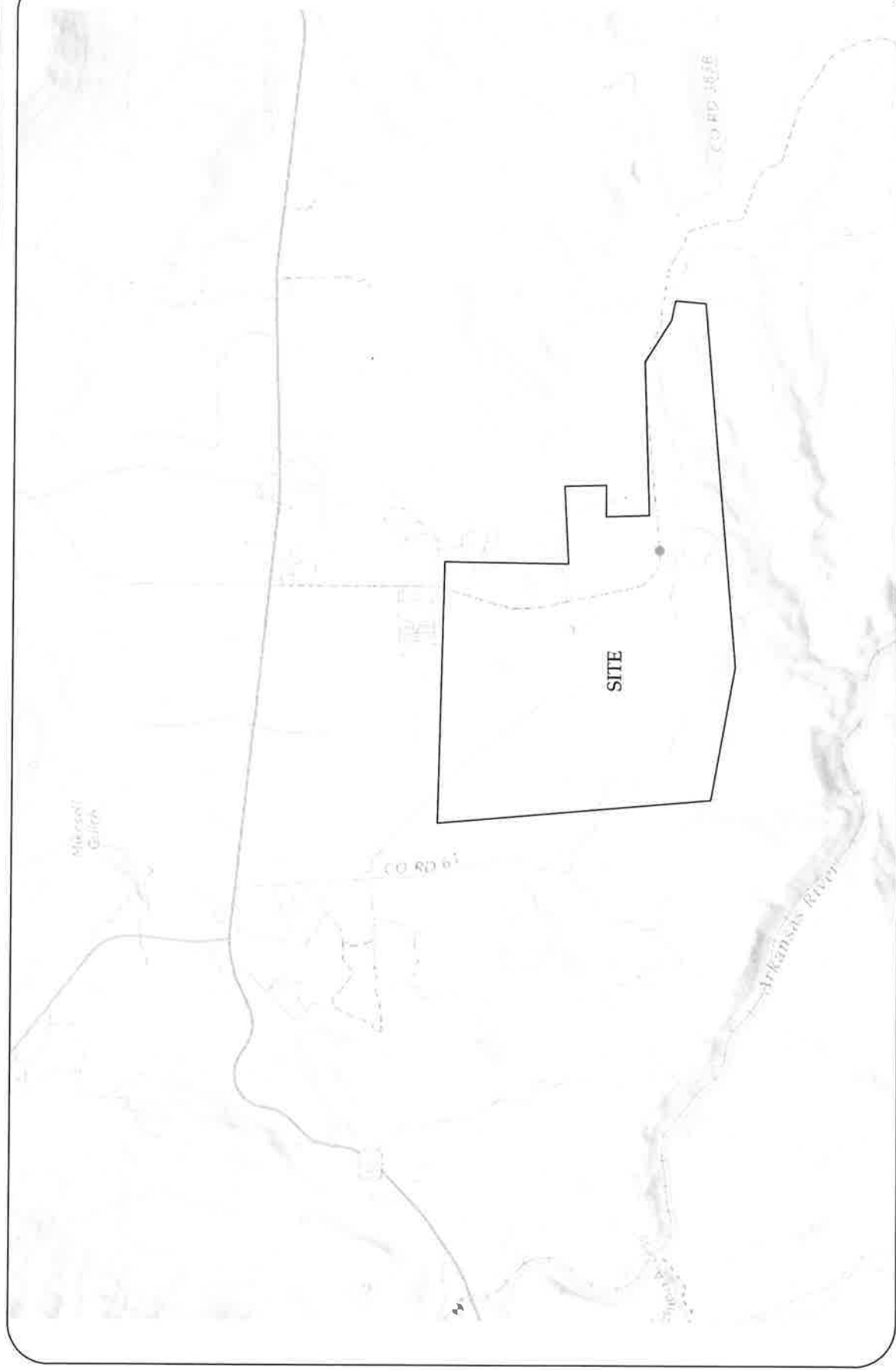
In any surficial investigation, limited data is available from which to formulate soil descriptions, mineral and geologic resource descriptions, hazard reports, and generate recommendations for building and foundations and related construction components. The observations made are indicative of the surface conditions at the time and at the location the observations were made. Precipitation, seasonal changes, and excavating are just a few, but not all, of the factors that may create changes in the composition and condition of the site. If conditions are encountered which are significantly different from those described in this report, contact this office before proceeding.

By acceptance of this report all parties agree that the purpose of this report is to provide planning level geological and geotechnical data only and does not address nor was intended to address any environmental issues, hazardous materials, mold issues, toxic waste issues or other subsurface situations or conditions other than those described within this report. This report is intended for the sole use of the above-named client and their approved agents. This office cannot be responsible for any conclusions or recommendations made by other parties based upon the data contained herein.

No warranty, expressed or implied, is made.

APPENDIX A: SITE LOCATION MAP

A


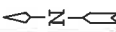


PROJECT NUMBER: 19-8156	SHEET: SP-1	
	DATE:	12/13/2019
	SCALE:	1" = 2500'

SITE LOCATION
ROYAL GORGE RANCH & RESORT
FREMONT COUNTY, COLORADO

**Jesik**

102-D Oneida Street
Pueblo, Colorado 81003
(719) 582-5588
www.jesik.us

GENERAL NOTES		
USGS TOPOGRAPHICAL MAP BOUNDARIES ARE APPROXIMATE		
 1" = 2500'		
		
	II	Rev. 0
		12/19
No.	Revision/Issue	Date

APPENDIX B: GEOLOGY MAPS

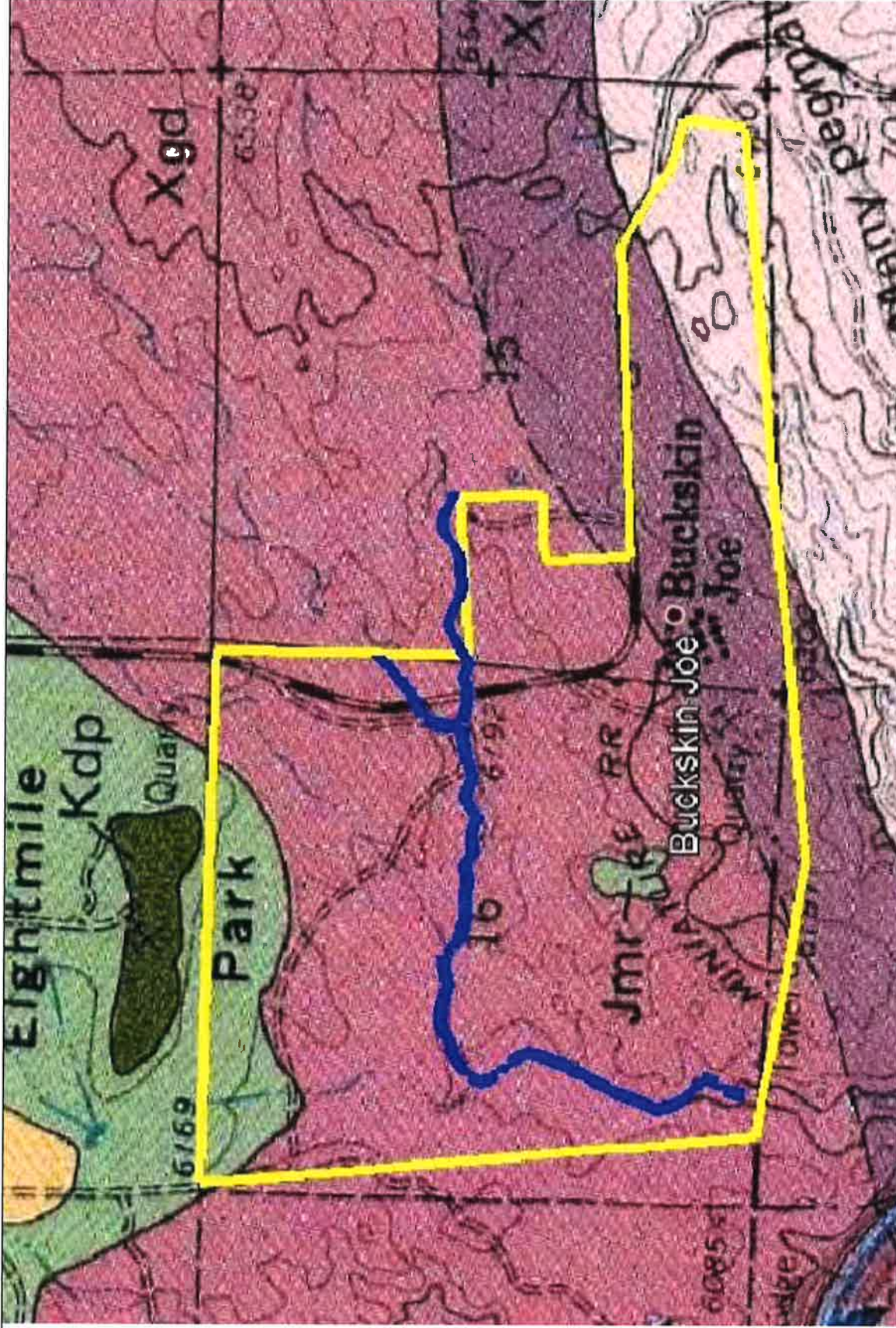


PROJECT NUMBER: 19-8156	SHEET: GE-1	
	DATE:	12/13/2019
	SCALE:	1" = 1250'

ROYAL GORGE RANCH & RESORT
CANON CITY
FREMONT COUNTY, COLORADO

 **Jesik**
102-D Oneida Street
Pueblo, Colorado 81003
(719) 582-5588
www.jesik.us

GENERAL NOTES		
FROM THE GENERALIZED SURFICIAL GEOLOGIC MAP OF THE PUEBLO 1-DEGREE X 2-DEGREE QUADRANGLE, BY MOORE (2002)		
No.	Revision/Issue	Date
		12/19
0 250 625 1250 1" = 1,250'		



PROJECT NUMBER: 19-8156
 DATE: 12/13/2019
 SCALE: 1" = 1250'

ROYAL GORGE RANCH & RESORT
 CANON CITY
 FREMONT COUNTY, COLORADO



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 (719) 582-5588
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GENERAL NOTES			
FROM THE GEOLOGIC MAP OF THE ROYAL GORGE QUADRANGLE, FREMONT AND CUSTER COUNTIES COLORADO, BY TAYLOR (1975)			
			1" = 1,250'
	No.	Revision/Issue	Date

Exhibit 20.1 – Water Source

Potable Water Source Clarification

The proposed potable water source for the Royal Gorge Ranch & Resort Mountain PUD remains **individual on-site wells for each lot**.

Following project modifications, the **total number of lots has been reduced** to approximately 134 across ±810 acres, resulting in a corresponding **decrease in overall water demand** compared to earlier designs. Wells will be supplemented by cistern systems to maximize aquifer sustainability and meet peak day water needs.

This approach, supported by the updated [Water Resources Report and Hydrology Study](#) by BBA Water Consultants, Inc. (see Exhibit 20.1.1), ensures a sustainable potable water supply while reducing the overall burden on the aquifer. The drainage design, as separately documented, remains more than adequate for the revised lot configuration and **supports the project's long-term viability**.

We appreciate the County's concerns regarding long-term water reliability and fire protection – please know **we are committed to ongoing coordination to ensure that an adequate, safe, and sustainable water supply is achieved**.

Exhibit 20.1.1 – Water Resources Report & Hydrology Study

[See “Water Resources Report & Hydrology Study” prepared by BBA Water Consultants, Inc, next 29 pages]



April 30, 2025

AJET Ventures, LLC
c/o Ty Seuffer
41746 US Hwy 50
Cañon City, CO 81212

RE: Royal Gorge Ranch and Resort Subdivision Water Resources Report

Dear Ty:

This letter report provides the Water Resources Report for Individual Water Systems for the Royal Gorge Ranch and Resort Subdivision ("Royal Gorge R&R") in accordance with the Subdivision Regulations of Fremont County, Colorado § VI.F, §§ 29-20-303 and 304 C.R.S., and § 30-28-133(3)(d) C.R.S.

To prepare this letter report we have reviewed the development plans for Royal Gorge R&R, evaluated water demands, reviewed local hydrogeologic conditions, evaluated well test data, and reviewed Upper Arkansas Water Conservancy District's ("UAWCD") water rights supplies available for the project.

Documents referred to in this report are available at the following ftp site:

<ftp.bbawater.com>

username: RoyalGorgeRR

password: Fremont

1. Project Overview

Royal Gorge R&R is located west of Cañon City. Royal Gorge R&R consists of approximately 809.67 acres, 608.61 acres of which will be used to develop: (i) up to 138 2.91 to 8.47-acre eco-villa lots; (ii) five commercial lots; and (iii) three outlots, shown in **Figure 1** and **Attachment A**. The remaining 201.06 acres will be reserved as open space.

Each eco-villa will be up to 1,216 square-feet with up to 2 bedrooms and 2 bathrooms. Each eco-villa lot can be served by an individual water well. Well water use at each eco-villa will be limited to in-house and minor incidental outdoor water uses.

Commercial lots are expected to include minor indoor uses, such as restaurant, coffee shop, retail, office, or warehouse. The commercial lots will be served by individual water wells. Exhibit 20.1.1
Seuffer - Sketch Plan Mountain PUD - 24-001 (April 2025)

(Adjacent commercial lots B2-B5 may be served by a shared well(s).) Like the eco-villas, well water use at each commercial lot will be limited to in-house and minor incidental outdoor water uses.

There will be no water uses on the outlots or open space.

Water demands for the Royal Gorge R&R are estimated based on full-time occupancy; however, the eco-villas are marketed and expected to be occupied as vacation homes.

Individual water supply wells will be augmented pursuant to the UAWCD's "umbrella augmentation plan" approved by the decree entered in Case No. 18CW3076, Water Division 2, (the "18CW3076 Decree") following the procedures to add structures outlined in that decree.

2. Residential Water Demand Analysis

Water demands for the Royal Gorge R&R were estimated considering Royal Gorge R&R's requirements for water efficient development. Pursuant to the proposed Declaration and anticipated Rules and Regulations for Royal Gorge R&R, each eco-villa must be equipped with low flow fixtures and appliances and outdoor well water use will be metered and strictly limited as described herein.

Per-lot eco-villa water demand is estimated at 0.205 acre-foot per year (AF/yr) based upon 175 gallons per day (gpd) (0.196 AF/yr) indoor use and an additional 244 gallons per month (0.009 AF/yr) of minor incidental outdoor use. While 175 gpd indoor use water demand is lower than typical historical per-residence water demand estimates, it is supported by a fixture analysis, actual water use data from a similar community, and water demand analyses by Colorado municipal water providers, summarized below.

2.1. Fixture Analysis

A fixture analysis was developed to estimate future indoor water demands for individual residences at Royal Gorge R&R after taking into account water conservation measures that will be implemented. Each eco-villa will be equipped with U.S. Environmental Protection Agency WaterSense certified fixtures and EnergyStar certified appliances.

For the purposes of determining the maximum potential water demand at Royal Gorge R&R, the fixture analysis utilized conservatively high values. For example, a WaterSense certified toilet utilizes 1.28 gallons per flush; however, the fixture analysis utilized 1.6 gallons per flush.

In addition to conservative fixture water use, it was also assumed that each unit would have 2.5 residents year-round. Year-round occupancy is conservative given that Royal Gorge R&R units are marketed and expected to be primarily occupied as vacation homes. Additionally, 2.5 people per unit is conservatively high given that the 2016-2022 Census data reports an average of 2.3 persons per household in Fremont County and the smaller square footage of the proposed eco-villas will result in a lesser number of persons per household.

Based on the conservative assumptions described above, the estimated indoor water usage is 0.15 AF/yr/unit as shown in **Table 1**.

2.2. Forest Glen water demands

The decree entered in Case No. 16CW3127, Water Division 1, on January 2, 2019 (the “16CW3127 Decree”) approved a plan for augmentation for the Forest Glen Sports Association (“Forest Glen”). The Forest Glen service area is comprised of 93 acres with 69 lots. Similar to Royal Gorge R&R, Forest Glen water use is primarily indoor. (16CW3127 Decree, ¶6 at 2).

The engineering analysis supporting the water court application included a letter dated August 19, 2016 from BBA Water Consultants, Inc. with a detailed analysis of water use across Forest Glen from 2000 to 2015, which showed an average water use of 59 gpd per residence and a maximum monthly water use of 74 gpd per residence. A conservatively high water demand of 106 gpd per residence was adopted for the 16CW3127 Decree. (16CW3127 Decree, ¶10 at 3).

Both Denver Water and the Headwater Authority of the South Platte stipulated to the 106 gpd per residence water use rate that was used to determine replacement obligation for the plan for augmentation, equal to 0.82 AF/yr (106 gpd per residence x 365 days x 69 lots x 10% consumption). (16CW3127 Decree, ¶11 at 3).

The 106 gpd per residence water use rate included in the 16CW3127 Decree would result in a demand of 0.12 AF/yr per residence as shown in **Table 2**.

2.3. 2016 Boulder Water Efficiency Plan

The 2016 Boulder Water Efficiency Plan reports a residential indoor use rate of 48 gallons per capita per day (gpcd) from 2012 through 2015. Indoor use specific to single family homes is 61 gpcd and multi-family indoor use is 38 gpcd. (2016 Boulder Water Efficiency Plan, Table 5-2 at 34).

Boulder’s Efficiency Plan projects full conversion to water efficient fixtures by 2050 at which time, Boulder projects an indoor water use rate of 39 gpcd. (2016 Boulder Water Efficiency Plan at 35).

Taking the highest reported indoor water use rate (61 gpcd) applied to 2.5 persons per residence year-round at the Royal Gorge R&R results in 153 gpd per residence demand and an annual water demand of 0.17 AF/yr, as shown in **Table 2**.

2.4. 2017 Denver Water Efficiency Plan

The 2017 Denver Water Efficiency Plan reports a single family residential indoor use rate of 50 gpcd. (2017 Denver Water Efficiency Plan at 12). Assuming 2.5 persons per residence year-round at the Royal Gorge R&R, this rate results in 125 gpd per residence demand and an annual water demand of 0.14 AF/yr as shown in **Table 2**.

2.5. 2021 Pueblo Water Efficiency Plan

The 2021 Pueblo Water Efficiency Plan reports a residential indoor use rate of 54.7 gpd for 2015-2019. (2019 Pueblo Water Efficiency Plan, § 2.5.4 at 21). Assuming 2.5 persons per residence year-round at the Royal Gorge R&R, this rate results in 137 gpd per residence demand and an annual water demand of 0.15 AF/yr as shown in **Table 2**.

3. **Total Water Demands and Net Aquifer Depletions**

Based on the above analysis and research of decreed and documented water use in Colorado, 0.196 AF/yr/residence is a conservatively high indoor use water demand for Royal Gorge R&R. While outdoor water use will be discouraged at the Royal Gorge R&R, accommodation is made for minor incidental outdoor water use such as bicycle and window washing at 244 gallons per month (0.009 AF/yr) per eco-villa. Collectively, total eco-villa water use is estimated at 183 gpd per lot as shown in **Table 3.A**, Column [9].

Across the up to 138 planned eco-villas, 0.196 AF/yr indoor use and 0.009 AF/yr outdoor use results in 28.29 AF/yr total water demand as shown in **Table 3.A**, Column [6].

Commercial water use is estimated based upon typical indoor commercial uses such as office/warehouse space or restaurant with minor incidental outdoor water use. Indoor water use is estimated at 280 gpd per commercial lot, based upon either: (i) an annual average of 18 employees per day and 15 gpd per employee or (ii) an annual average of 27.6 restaurant patrons per day and 10 gpd per restaurant patron. (18CW3076 Decree, ¶12. G at 18 and Colorado Division of Water Resources Form GWS-57). Minor incidental outdoor water use was estimated at 244 gallons per month per commercial lot.

Collectively, total commercial water use is estimated at 288 gpd per lot as shown in **Table 3.A**, Column [19]. Across up to five planned commercial lots, 0.314 AF/yr indoor use and 0.009 AF/yr outdoor use results in 1.61 AF/yr total water demand as shown in **Table 3.A**, Column [16].

Total estimated eco-villa and commercial water demand for the Royal Gorge R&R is estimated at 29.90 AF/yr as shown in **Table 3.A**, Column [21].

Net aquifer and stream depletion (a.k.a. “consumptive use” or “augmentation requirement”) is the difference between well pumping to meet water demand and return flows back to the aquifer from domestic water use that partially offsets well pumping.

Net aquifer depletion is based upon UAWCD 18CW3076 Decree findings that: (i) 90% of in-house domestic water use will return to the aquifer and stream from wastewater treatment via non-evaporative individual sewage disposal systems, which are proposed for the Royal Gorge R&R and (ii) other “fully consumptive uses” such as the minor incidental outdoor water uses that do not have a return flow component. (18CW3076 Decree, ¶12.c.ii at 18 and ¶12.j at 21).

Proposed water demands on each eco-villa lot will result in a total of 0.0286 AF/yr of net aquifer depletion and 3.95 AF/yr in total for up to 138 lots, summarized in **Table 3.B**, Columns [5] and [6].

Proposed water demands on each commercial lot will result in a total of 0.040 AF/yr of net aquifer depletion and 0.20 AF/yr in total for up to five lots, summarized in **Table 3.B**, Columns [15] and [16].

Total estimated aquifer depletion from 138 eco-villas and five commercial lots is estimated at 4.15 AF/yr, summarized in **Table 3.B**, Column [21].

4. Ground Water Supply for Individual Wells

Water supply for Royal Gorge R&R lots will be obtained from individual onsite wells not to exceed 15 gpm included in UAWCD's umbrella augmentation plan. As addressed in the subsections below: (i) Royal Gorge R&R is underlain primarily by crystalline bedrock; (ii) well yields are expected to be relatively low, but adequate for 183 gpd eco-villa and 288 gpd commercial water demands; (iii) the aquifer supply is sustainable because groundwater precipitation recharge greatly exceeds water demand and net depletion to the aquifer; (iv) "dry holes" encountered due to variable underlying geology can likely be remedied by drilling at a new location on the 2.91 to 8.47-acre lots; (v) pump testing of two Royal Gorge R&R wells confirms water supply adequacy; and (vi) water quality.

4.1. Geology

The Royal Gorge R&R is underlain by Jurassic and Precambrian-age bedrock as shown in **Figure 2**. Light green (Jmr) represents Jurassic age Morrison formation sedimentary siltstone and claystone and thin beds of sandstone, limestone, and conglomerate and Jurassic age Ralston Creek formation sedimentary conglomerate, siltstone, gypsum, sandstone, and limestone. Pink (Xgd) represents Precambrian crystalline medium to coarse grained granodiorite, with lesser amounts of quartz monzonite and quartz diorite. Purple (Xqd) represents Precambrian crystalline quartz diorite. Light pink (Xgn) represents Precambrian crystalline migmatitic gneiss.

4.2. Hydrogeology and aquifer sustainability

There is limited primary permeability in the geologic bedrock formations underlying the Royal Gorge R&R. Instead, groundwater flow occurs through naturally occurring fractures and faults that are recharged through precipitation infiltration and overlying drainages.

Annual recharge greatly exceeds projected Royal Gorge R&R water demand and net aquifer depletion. Median precipitation at Cañon City is approximately 12-inches per year. (USC00051294, Cañon City Weather Station). At least 1-inch per year of precipitation infiltrates the bedrock aquifer. (Snow, 1972 at 23). Assuming approximately 8% precipitation infiltration to groundwater of 1-inch per year over the approximately 810-ac Royal Gorge R&R, annual recharge is approximately 67.5 AF/yr, or more than two times the 29.90 AF/yr projected annual water demand and 16 times the projected 4.15 AF/yr annual net aquifer depletion.

Since aquifer recharge greatly exceeds both projected water demand and net aquifer depletion, groundwater withdrawal from the Royal Gorge R&R will not deplete aquifer storage nor affect neighboring wells.

4.3. Well depth, depth to water, and yield

Per-lot water demand is conservatively estimated at 183 gpd for eco-villa lots (0.13 gpm) and 288 gpd for commercial lots (0.20 gpm), summarized in **Table 3.A**, Columns [7], [9], [17], and [19]. Accordingly, even very low yielding water wells can support Royal Gorge R&R water demands.

Groundwater wells in the vicinity of the Royal Gorge R&R are shown on **Figure 2** and summarized in **Table 4**. Median well depth is 160 feet and maximum well depth is 580 feet. Median depth to water is approximately 40 feet and maximum depth to water is 235 feet. Median well yield is 1.0 gallons per minute (gpm) based on well construction reports and 3.0 gpm based on pump installation and test reports. Wells constructed at the Royal Gorge R&R are expected to have depths and yields within the ranges presented in **Table 4**.

Well yields at the Royal Gorge R&R are expected to be relatively low but adequate for the eco-villa and commercial indoor water demands. At least 500 gallons of cistern storage is recommended for each lot to maximize aquifer production and meet peak day water demands.

Some well boreholes may not encounter productive fractures during drilling resulting in “dry holes,” which is a risk in a crystalline bedrock geologic environment. Well permit no. 114084-A included in **Table 4** is an example of a “dry hole” that produces only 0.067 gpm (96 gallons per day). However, the 2.91 to 8.47-acre lot size accommodates room for lot owners to drill at a new location if a dry hole is encountered.

4.4. Royal Gorge R&R well test

A well test was completed to evaluate adequacy of wells constructed at Royal Gorge R&R for eco-villa water demands. To perform the well test, well permit nos. 69725-A and 82123 were both pumped for three days to determine the repeatable daily yield in gallons per day.

Well Permit nos. 69725-A and 82123 were selected because the wells are located near the center of the Royal Gorge R&R, identified in **Figure 2**, and are representative of the relatively low expected well yields. Well permit nos. 69725-A and 82123 are constructed to depths of 540 feet and 225 feet, respectively, and are located approximately 460 feet apart.

As shown in **Table 5**, the repeatable daily groundwater withdrawal was at least 400 gpd for well permit no. 69725-A and at least 500 gpd for well permit no. 82123, which is more than 2-times the estimated 183 gpd eco-villa water demand and 1.7-times the estimated 288 gpd commercial water demand.

4.5. Well water quality

Numerous domestic wells are constructed in the bedrock aquifer that underlies the Royal Gorge R&R. Due to the fractured rock aquifer environment that provides limited natural filtration of groundwater, we recommend that lot owners have water quality tested upon well construction, which can be completed by the Colorado Department of Public Health and Environment or by a private laboratory for a minor fee. If needed, affordable whole-

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house or under-sink filtration technologies can be installed to address any water quality concerns.

5. Upper Arkansas Water Conservancy District Water Umbrella Plan for Augmentation

The Royal Gorge R&R is within the UAWCD boundary. The 18CW3076 Decree approves an UAWCD plan for augmentation of individual water supply wells within the Royal Gorge R&R.¹ New augmented structures, including the individual Royal Gorge R&R wells, can be added to the UAWCD plan for augmentation by the process prescribed in ¶18 of the 18CW3076 Decree.

Generally, that process includes: (i) application to UAWCD for augmentation service; (ii) UAWCD notice to add augmented structures to the Colorado Division of Water Resources Division 2 Engineer, certain parties, and newspaper publication; and (iii) determination by the Colorado Division of Water Resources Division 2 Engineer pursuant to a new well permit application. (18CW3076 Decree, ¶18 at 28-30).

5.1. Augmented depletions

The 18CW3076 Decree includes a presumptive augmentation requirement for in-house only uses with wastewater treatment via non-evaporative individual sewage disposal systems at 0.031 AF/yr per residence. (18CW3076 Decree, ¶12.c.ii at 18). That augmentation requirement is based on 280 gpd per residence, which is 1.6 times the 175 gpd estimated per-residence in-house water demand for the Royal Gorge R&R eco-villas.

The 18CW3076 Decree also includes a presumptive augmentation requirement for office buildings at 15 gallons per day per employee with 10% consumptive use for wastewater treatment via non-evaporative individual sewage disposal systems. (18CW3076 Decree, ¶12. G at 18). Based on an average of 18 employees, the annual augmentation requirement is approximately 0.031 AF/yr per commercial lot. Uses with demand and consumptive use rates not specified in the 18CW3076 Decree can be accommodated by “case-by-case determinations” under ¶12.5 of the 18CW3076 Decree.

To provide additional conservatism and accommodate minor incidental outdoor use, UAWCD will provide an additional 0.009 AF/yr of augmentation water per eco-villa and commercial lot (244 gallons per month), with any such uses assumed to be fully consumptive. UAWCD will require separate metering to verify outdoor use. (18CW3076 Decree, ¶12.j at 21). Such requirements will be enforced by the Association for the Royal Gorge R&R by the requirements set forth in the Declaration and in the Rules and Regulations for the community.

Collectively, UAWCD will provide 0.04 AF/yr augmentation water for each Royal Gorge R&R eco-villa lot and commercial lot, which is the sum of 0.031 AF/yr for in-house use and 0.009 AF/yr for minor incidental outdoor use. Actual per-lot stream depletion is estimated at 0.0286 AF/yr for eco-villa lots, summarized in **Table 3.B**, Column [5].

¹ The Royal Gorge R&R is located within “Area I” where UAWCD can provide augmentation water year-round. (18CW3076 Decree, ¶9.b.i at 7).

Accordingly, Royal Gorge R&R is providing 1.4-times the necessary augmentation water to ensure that senior water rights are protected.

5.2. Location and timing of stream depletions to be augmented

Each of the Royal Gorge R&R wells will be used for residential use, withdraw far less than 3 AF/yr, and almost all of the Royal Gorge R&R lots are located more than 2,000 feet from the Arkansas River. By these criteria, the stream depletions are defined as “steady-state” and occur at a constant rate year-round in compliance with the 18CW3076 Decree.²

Portions of seven lots (lots 274, 275, 276, 277, 292, 293, and 295) in the southwest corner of the Royal Gorge R&R are located within 2,000 feet of the Arkansas River where the 18CW3076 Decree requires an AWAS Glover Method analysis to determine the amount and timing of stream depletions, shown in **Figure 3**. Those seven lots are located in Transmissivity zone T7 (identified in Table 3 at 22 of the 18CW3076 Decree) and will be constructed in Crystalline Bedrock (identified in Table 5 at 23 of the 18CW3076 Decree). Aquifer characteristics prescribed by the 18CW3076 Decree include a transmissivity of 1,090 gpd/ft and a storativity of 1.03×10^{-3} .

As a practical matter, all of the wells constructed on the Royal Gorge R&R will deplete the Arkansas River at a constant rate because water demands from in-house, indoor commercial, and minor incidental outdoor use will occur at a relatively constant rate year-round. To the extent that any Royal Gorge R&R wells are constructed within 2,000 feet of the Arkansas River, the 18CW3076 Decree prescribes a routine analysis method to determine the amount and timing of stream depletions when those wells are included in UAWCD’s plan for augmentation.

5.3. UAWCD augmentation water rights

UAWCD’s water rights supplies approved for augmentation use pursuant to the 18CW3076 Decree include Twin Lakes Reservoir transmountain water rights, water rights stored in the North Fork Reservoir, water rights stored in O’Haver Reservoir, water rights leased from the Board of Water Works of Pueblo, Colorado, the HBL water rights, Friend Ranch water rights, and other water rights decreed for augmentation use. (18CW3076 Decree, ¶10 at 8-17).

5.4. Augmentation supply adequacy and non-injury

The Division 2 Water Court has already found that the UAWCD augmentation water rights supplies are sufficient for the plan for augmentation approved by the 18CW3016 Decree:

...the [UAWCD] plan for augmentation...will not injuriously affect the owners of or persons entitled to use water under a vested water right or a decreed conditional water right. (18CW3076 Decree, ¶43.b at 45-46).

The description of the Augmentation Water and the methodology for determining out of priority depletions provided above has allowed the Court to consider the

² Most of Royal Gorge R&R is located in the “Steady State Zone” identified in Exhibit E to the 18CW3076 Decree. (18CW3076 Decree, ¶13.b at 21).

depletions from UAWCD's proposed uses of water, in quantity and in time, the amount and timing of augmentation water that would be provided by UAWCD, and the terms necessary to prevent injury to any owner of or persons entitled to use water under a vested water right or a decreed conditional water right, in accordance with C.R.S. § 37-92-305(8)(a). (18CW3076 Decree, ¶43.c at 46).

5.5. UAWCD commitment

Upon application and payment of applicable fees, UAWCD will provide augmentation services pursuant to the 18CW3076 Decree. UAWCD has already confirmed that it is willing and able to serve the 138 eco-villas, evidenced by the email from former UAWCD General Manager, Terry Scanga, included as **Attachment B**. We will forward UAWCD confirmation regarding the five commercial lots upon receipt.

The initial one-time costs for the required augmentation certificate from the UAWCD will be paid by the Declarant for the community, which includes an application fee, 1st year storage and maintenance fee, and an augmentation fee. Annual costs from that point forward payable to the UAWCD shall be assessed against the individual lots under § 38-33.3-315, C.R.S.

6. **Colorado Division of Water Resources Form No. GWS-76**

Based upon the information included in **Table 3, Attachment C** includes Division of Water Resources Form No. GWS-76 "Water Supply Information Summary" for up to 138 lots and five commercial lots.

7. **Summary of Information Required by the Subdivision Regulations of Fremont County, Colorado § VI.F**

1. *The expected water requirements of the subdivision now and at full development, including various water uses to be permitted. See also §§ 29-20-304(1)(a) and (d), C.R.S.*

See § 3, above, and Table 3.A.

2. *The estimated consumptive use of water by the subdivision. See also § 29-20-304(1)(a), C.R.S.*

See § 3, above, and Table 3.B.

3. *The source of water for the subdivision and the dependability of this source. See also §§ 29-20-304(1)(b), (c) and (d), C.R.S.,*

See § 4, above.

4. *Evidence of ownership or right of acquisition of, or use of existing and proposed water rights. See also § 30-28-133 (3)(d)(I), C.R.S.*

See § 5, above.

5. *Historic use and estimated yield of claimed water rights. See also § 30-28-*

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133 (3)(d)(II), C.R.S.

The UAWCD water rights used for augmentation are approved by the Division 2 Water Court for augmentation use. See § 5.3, above.

6. *Amenability of existing rights to a change in use. See also § 30-28-133 (3)(d)(III), C.R.S.*

The UAWCD water rights used for augmentation are approved by the Division 2 Water Court for augmentation use. See § 5.3, above.

7. *The dependability of claimed water rights for use as a subdivision water supply. See also § 30-28-133(3)(d), C.R.S.*

The Division 2 Water Court has confirmed that adequate augmentation water rights supplies are available for the plan for augmentation approved by the 18CW3076 Decree. See § 5.4, above.

8. *An evaluation of the potential for material injury to existing water rights as a result of the subdivision including the cumulative effect of on-lot exempt domestic wells. See also § 29-20-304(1)(f), C.R.S.*

The Division 2 Water Court has confirmed that plan for augmentation approved by the 18CW3076 Decree will not cause injury. See § 5.4, above.

9. *A plan augmentation or plan of exchange whereby any material injury to existing water rights is prevented. See also § 29-20-304(1)(f), C.R.S.*

The Division 2 Water Court has confirmed that plan for augmentation approved by the 18CW3076 Decree will not cause injury. See § 5.4, above.

10. *Evidence that public or private water owners can and will supply water to the proposed subdivision stating the amount of water available for use within the subdivision and the feasibility of extending service to that area. See also § 30-28-133 (3)(d)(IV), C.R.S.*

See § 5.5, above.

11. *Evidence concerning the potability of the proposed water supply for the subdivision. See also § 30-28-133 (3)(d)(V), C.R.S.*

See § 4.5, above.

12. *A completed "WATER SUPPLY INFORMATION SUMMARY" form, as provided by the Office of the State Engineer of the State of Colorado. See also § 29-20-305(1)(b), C.R.S.*

See **Attachment C**.

13. *Additional Fremont County Requirements under § 29-20-304(1)(f), C.R.S.:* Exhibit 20.1.1

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- a. *The probability of success of wells or on-site supply systems through the proposed subdivision.*

Well yields are expected to be low but adequate for the low Royal Gorge R&R water demand of 183 gpd per eco-villa lot and 288 gpd per commercial lot. If dry holes are encountered, lot sizes are large enough to accommodate additional drilling. *See §4.3, above.*

- b. *The expected long-term yield of such wells or systems.*

The aquifer groundwater supply to wells is sustainable because natural precipitation recharge is more than two times annual water demand and 16 times annual aquifer depletion from projected Royal Gorge R&R water use. *See § 4.2, above.*

- c. *The expected depth to usable water.*

Median depth to water is expected to be approximately 40 feet and maximum depth to water is expected to be approximately 235 feet. *See § 4.3, above.*

- d. *The expected quality of the anticipated water.*

Individual lot owners should submit water quality samples for a domestic drinking water suite following well construction. Affordable individual treatment systems are available if any issues are encountered. *See § 4.5, above.*

- e. *Any expected significant problems of long-term supply, pollution or long-term maintenance of such wells or systems.*

No significant long-term water supply problems, pollution, or maintenance issues are expected for the Royal Gorge R&R wells beyond those identified in this report.

If you, Freemont County or the Colorado Division of Water Resources have any questions, they are welcome to contact us.

Very truly yours,

BBA Water Consultants, Inc.



Daniel O. Niemela, C.P.G.
Principal



Lauren Tiedemann Loob, P.E.
Water Resources Engineer

DON/LTL/jeb
Enclosures
2239.00

Exhibit 20.1.1

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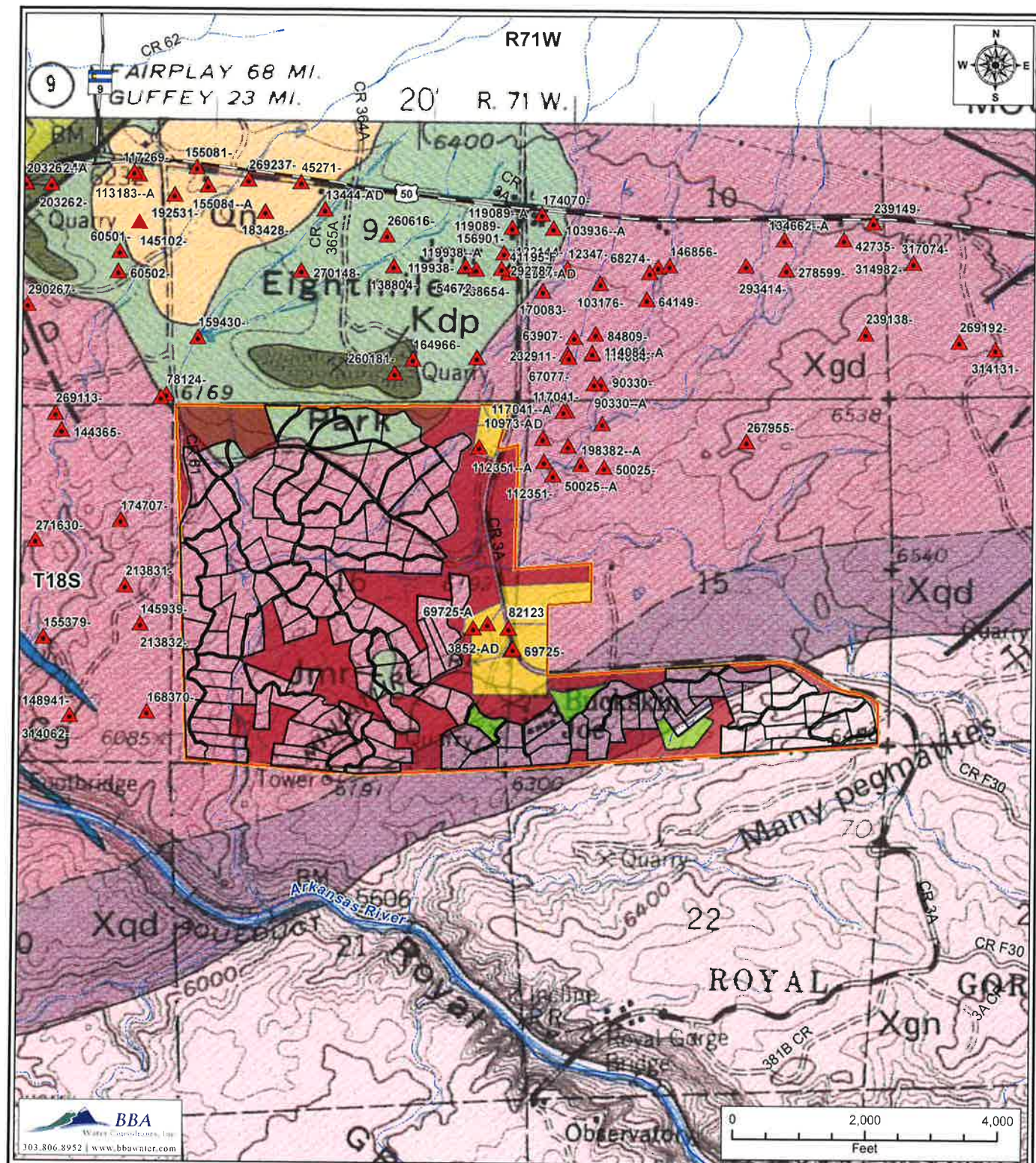


Figure 2
Royal Gorge R & R
General Location Map

Date: 4/29/2025 | Job No. 2239.00

Legend

- ▲ Well Permit (btw Hwy 50 & Ark R.)
- Property Boundary (Approx.)
- Residential Lot
- Commercial Lot
- Outlot
- Open Space

Data Source: CDSS, CDOT, BLM, USGS
Geologic Background Image: I-869, 1:62,500, USGS: 1975

COLORADO



Exhibit 20.1.1

Senior - Sketch Plan Mountain PUD - 24-001 (April 2025)

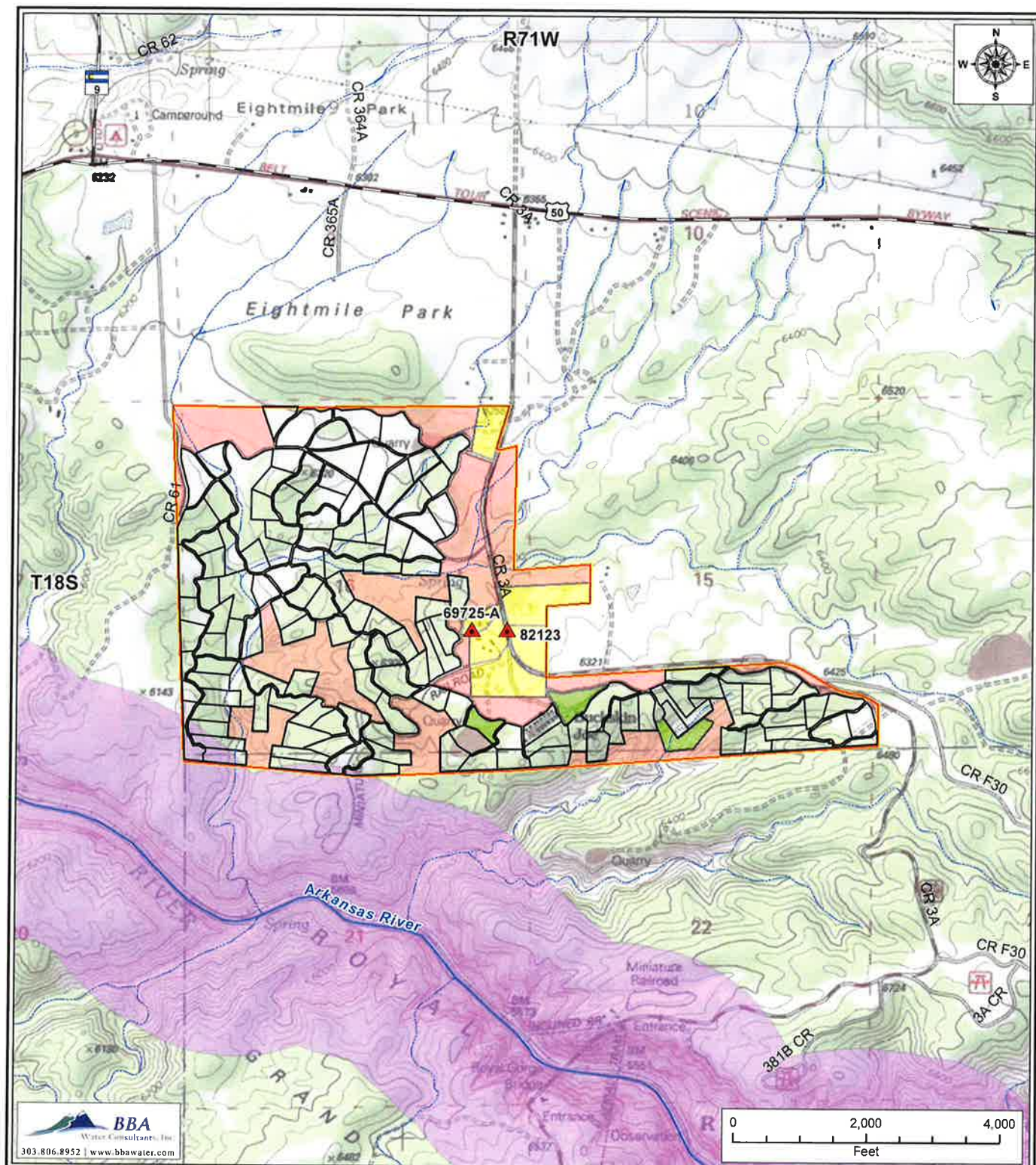


Table 1
Royal Gorge Ranch and Resort
Fixture Water Demand Analysis

Fixture / Appliance	Indoor Water Demand		
	Gallons per Minute	Minutes per Day	Gallons per Day
Kitchen Faucet	2.2	10	22
Bathroom Faucet	2.2	10	22
Shower Faucet	2.5	20	50
Fixture / Appliance	Gallon Per Flush or Load	Flush or Load Per Day	Gallons per Day
Toilet	1.6	13	20.8
Clothes Washer (5 loads/wk)	19	0.71	13.49
Dish Washer	4.5	1	4.5
Fluid Intake	Gallons per Person per Day	Persons	Gallons per Day
Potable Water Fluid Intake	1	2.5	2.5
Estimated Water Use per Residence (gal/day/unit):			135.29
Estimated Water per Residence (gal/yr/unit):			49,381
Estimated Water per Residence (AF/yr/unit):			0.15

Notes:

- Assumes low flow rate, WaterSense certified fixtures and Energy Star certified appliances. Values increased from certification standards to be conservative.
- Assumes 2.5 persons per household, increased from 2016-2022 reported United States Census Bureau Fremont County persons per household of 2.3.

Table 2
Royal Gorge Ranch and Resort
Comparison of Water Use Rates

Parameter	Fixture Analysis (Table 1)	Case No. 16CW3127, Division 1	2016 City of Boulder Water Efficiency Plan	2017 Denver Water Efficiency Plan	2021 Pueblo Water Efficiency Plan
Reported Indoor Water Use (gal/person/day)	-	-	61	50	54.7
Equivalent Royal Gorge Ranch and Resort Water Demand at 2.5 Persons per Unit					
Estimated Indoor Water Use (gal/day/unit)	135.3	106.0	152.5	125.0	136.8
Estimated Indoor Water Use (gal/yr/unit)	49,381	38,690	55,663	45,625	49,914
Estimated Indoor Water Use (AF/yr/unit)	0.15	0.12	0.17	0.14	0.15

Notes:

- 16CW3127 water use based on decreed single family home indoor water use.
- City of Boulder water use equal to reported single family home indoor water use rate for 2012-2015.
- Denver Water water use equal to reported single family residential indoor use.
- Pueblo Water water use equal to reported average residential indoor use.

Table 3.A
Royal Gorge Ranch and Resort
Water Demand

	[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
Month	Residential (138 units)									
	Indoor Water Demand (AF)		Incidental Outdoor Water Demand (AF)		Total Water Demand (AF)		Total Water Demand (gpm)		Total Demand (gpd)	
	Per Lot	Total	Per Lot	Total	Per Lot	Total	Per Lot	Total	Per Lot	Total
Jan	0.0166	2.30	0.0007	0.10	0.0174	2.40	0.127	17.53	183	25,236
Feb	0.0150	2.08	0.0007	0.10	0.0158	2.18	0.128	17.61	184	25,353
Mar	0.0166	2.30	0.0007	0.10	0.0174	2.40	0.127	17.53	183	25,236
Apr	0.0161	2.22	0.0007	0.10	0.0169	2.33	0.127	17.55	183	25,272
May	0.0166	2.30	0.0007	0.10	0.0174	2.40	0.127	17.53	183	25,236
Jun	0.0161	2.22	0.0007	0.10	0.0169	2.33	0.127	17.55	183	25,272
Jul	0.0166	2.30	0.0007	0.10	0.0174	2.40	0.127	17.53	183	25,236
Aug	0.0166	2.30	0.0007	0.10	0.0174	2.40	0.127	17.53	183	25,236
Sep	0.0161	2.22	0.0007	0.10	0.0169	2.33	0.127	17.55	183	25,272
Oct	0.0166	2.30	0.0007	0.10	0.0174	2.40	0.127	17.53	183	25,236
Nov	0.0161	2.22	0.0007	0.10	0.0169	2.33	0.127	17.55	183	25,272
Dec	0.0166	2.30	0.0007	0.10	0.0174	2.40	0.127	17.53	183	25,236
Annual	0.1960	27.05	0.0090	1.24	0.2050	28.29	0.127	17.53	183	25,238

	[11]	[12]	[13]	[14]	[15]	[16]	[17]	[18]	[19]	[20]
Month	Commercial (5 units)									
	Indoor Water Demand (AF)		Incidental Outdoor Water Demand (AF)		Total Water Demand (AF)		Total Water Demand (gpm)		Total Demand (gpd)	
	Per Lot	Total	Per Lot	Total	Per Lot	Total	Per Lot	Total	Per Lot	Total
Jan	0.0266	0.13	0.0007	0.10	0.0274	0.14	0.200	1.00	288	1,439
Feb	0.0241	0.12	0.0007	0.10	0.0248	0.12	0.200	1.00	289	1,444
Mar	0.0266	0.13	0.0007	0.10	0.0274	0.14	0.200	1.00	288	1,439
Apr	0.0258	0.13	0.0007	0.10	0.0265	0.13	0.200	1.00	288	1,441
May	0.0266	0.13	0.0007	0.10	0.0274	0.14	0.200	1.00	288	1,439
Jun	0.0258	0.13	0.0007	0.10	0.0265	0.13	0.200	1.00	288	1,441
Jul	0.0266	0.13	0.0007	0.10	0.0274	0.14	0.200	1.00	288	1,439
Aug	0.0266	0.13	0.0007	0.10	0.0274	0.14	0.200	1.00	288	1,439
Sep	0.0258	0.13	0.0007	0.10	0.0265	0.13	0.200	1.00	288	1,441
Oct	0.0266	0.13	0.0007	0.10	0.0274	0.14	0.200	1.00	288	1,439
Nov	0.0258	0.13	0.0007	0.10	0.0265	0.13	0.200	1.00	288	1,441
Dec	0.0266	0.13	0.0007	0.10	0.0274	0.14	0.200	1.00	288	1,439
Annual	0.3136	1.57	0.0090	0.05	0.3226	1.61	0.200	1.00	288	1,439

	[21]	[22]	[23]
Month	Grand Total Water Demands		
	Total Water Demand (AF)	Total Water Demand (gpm)	Total Demand (gpd)
Jan	2.54	18.525	26,676
Feb	2.30	18.608	26,796
Mar	2.54	18.525	26,676
Apr	2.46	18.551	26,713
May	2.54	18.525	26,676
Jun	2.46	18.551	26,713
Jul	2.54	18.525	26,676
Aug	2.54	18.525	26,676
Sep	2.46	18.551	26,713
Oct	2.54	18.525	26,676
Nov	2.46	18.551	26,713
Dec	2.54	18.525	26,676
Annual	29.90	18.526	26,677

**Table 3.A (cont.)
Royal Gorge Ranch and Resort
Water Demand**

Notes:

Annual amounts are calculated and are not sums of monthly values to avoid rounding errors.

- [1] Equal to 175 gallons per day per lot.
- [2] Equal to [1] * 138 dwellings.
- [3] Equal to 244 gallons per month per lot.
- [4] Equal to [3] * 138 dwellings.
- [5] Equal to sum of [1] and [3].
- [6] Equal to sum of [2] and [4].
- [7] Equal to [5] converted to gallons per minute.
- [8] Equal to [6] converted to gallons per minute.
- [9] Equal to [7] times 1440 minutes/day.
- [10] Equal to [8] times 1440 minutes/day.
- [11] Equal to 280 gallons per day per lot.
- [12] Equal to [1] * 5 commercial lots.
- [13] Equal to 244 gallons per month per lot.
- [14] Equal to [3] * 5 commercial lots.
- [15] Equal to sum of [11] and [13].
- [16] Equal to sum of [12] and [14].
- [17] Equal to [15] converted to gallons per minute.
- [18] Equal to [16] converted to gallons per minute.
- [19] Equal to [17] times 1440 minutes/day.
- [20] Equal to [18] times 1440 minutes/day.
- [21] Equal to sum of [6] and [16].
- [22] Equal to [21] converted to gallons per minute.
- [23] Equal to [22] times 1440 minutes/day.

Table 3.B
Royal Gorge Ranch and Resort
Net Aquifer Depletion and Consumptive Use

	[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
Month	Residential (138 units)									
	Indoor Consumptive Use (AF)		Incidental Outdoor Consumptive Use (AF)		Total Consumptive Use (AF)		Total Consumptive Use (gpm)		Total Consumptive Use (gpd)	
	Per Lot	Total	Per Lot	Total	Per Lot	Total	Per Lot	Total	Per Lot	Total
Jan	0.0017	0.23	0.0007	0.10	0.0024	0.33	0.018	2.43	25	3,501
Feb	0.0015	0.21	0.0007	0.10	0.0023	0.31	0.018	2.51	26	3,618
Mar	0.0017	0.23	0.0007	0.10	0.0024	0.33	0.018	2.43	25	3,501
Apr	0.0016	0.22	0.0007	0.10	0.0024	0.33	0.018	2.46	26	3,537
May	0.0017	0.23	0.0007	0.10	0.0024	0.33	0.018	2.43	25	3,501
Jun	0.0016	0.22	0.0007	0.10	0.0024	0.33	0.018	2.46	26	3,537
Jul	0.0017	0.23	0.0007	0.10	0.0024	0.33	0.018	2.43	25	3,501
Aug	0.0017	0.23	0.0007	0.10	0.0024	0.33	0.018	2.43	25	3,501
Sep	0.0016	0.22	0.0007	0.10	0.0024	0.33	0.018	2.46	26	3,537
Oct	0.0017	0.23	0.0007	0.10	0.0024	0.33	0.018	2.43	25	3,501
Nov	0.0016	0.22	0.0007	0.10	0.0024	0.33	0.018	2.46	26	3,537
Dec	0.0017	0.23	0.0007	0.10	0.0024	0.33	0.018	2.43	25	3,501
Annual	0.0196	2.70	0.0090	1.24	0.0286	3.95	0.018	2.45	26	3,521

	[11]	[12]	[13]	[14]	[15]	[16]	[17]	[18]	[19]	[20]
Month	Commercial (5 units)									
	Indoor Consumptive Use (AF)		Incidental Outdoor Consumptive Use (AF)		Total Consumptive Use (AF)		Total Consumptive Use (gpm)		Total Consumptive Use (gpd)	
	Per Lot	Total	Per Lot	Total	Per Lot	Total	Per Lot	Total	Per Lot	Total
Jan	0.0027	0.013	0.0007	0.004	0.0034	0.017	0.025	0.12	36	179
Feb	0.0024	0.012	0.0007	0.004	0.0032	0.016	0.025	0.13	37	184
Mar	0.0027	0.013	0.0007	0.004	0.0034	0.017	0.025	0.12	36	179
Apr	0.0026	0.013	0.0007	0.004	0.0033	0.017	0.025	0.13	36	181
May	0.0027	0.013	0.0007	0.004	0.0034	0.017	0.025	0.12	36	179
Jun	0.0026	0.013	0.0007	0.004	0.0033	0.017	0.025	0.13	36	181
Jul	0.0027	0.013	0.0007	0.004	0.0034	0.017	0.025	0.12	36	179
Aug	0.0027	0.013	0.0007	0.004	0.0034	0.017	0.025	0.12	36	179
Sep	0.0026	0.013	0.0007	0.004	0.0033	0.017	0.025	0.13	36	181
Oct	0.0027	0.013	0.0007	0.004	0.0034	0.017	0.025	0.12	36	179
Nov	0.0026	0.013	0.0007	0.004	0.0033	0.017	0.025	0.13	36	181
Dec	0.0027	0.013	0.0007	0.004	0.0034	0.017	0.025	0.12	36	179
Annual	0.0314	0.157	0.0090	0.05	0.0404	0.20	0.025	0.13	36	180

	[21]	[22]	[23]
Month	Grand Total		
	Total Consumptive Use (AF)	Total Consumptive Use (gpm)	Total Consumptive Use (gpd)
Jan	0.35	2.556	3,681
Feb	0.33	2.640	3,801
Mar	0.35	2.556	3,681
Apr	0.34	2.582	3,718
May	0.35	2.556	3,681
Jun	0.34	2.582	3,718
Jul	0.35	2.556	3,681
Aug	0.35	2.556	3,681
Sep	0.34	2.582	3,718
Oct	0.35	2.556	3,681
Nov	0.34	2.582	3,718
Dec	0.35	2.556	3,681
Annual	4.15	2.570	3,701

Table 3.B (cont.)
Royal Gorge Ranch and Resort
Net Aquifer Depletion and Consumptive Use

Notes:

Annual amounts are calculated and are not sums of monthly values to avoid rounding errors.

- [1] Equal to Table 3.A Col. [1] * 10% for non-evaporative onsite wastewater treatment system.
- [2] Equal to Table 3.A Col. [2] * 10% for non-evaporative onsite wastewater treatment system.
- [3] Equal to Table 3.A Col. [3] * 100% for incidental outdoor use (e.g. window and bike washing).
- [4] Equal to Table 3.A Col. [4] * 100% for incidental outdoor use (e.g. window and bike washing).
- [5] Equal to sum of [1] and [3].
- [6] Equal to sum of [2] and [4].
- [7] Equal to [5] converted to gallons per minute.
- [8] Equal to [6] converted to gallons per minute.
- [9] Equal to [7] times 1440 minutes/day.
- [10] Equal to [8] times 1440 minutes/day.
- [11] Equal to Table 3.A Col. [11] * 10% for non-evaporative onsite wastewater treatment system.
- [12] Equal to Table 3.A Col. [12] * 10% for non-evaporative onsite wastewater treatment system.
- [13] Equal to Table 3.A Col. [13] * 100% for incidental outdoor use.
- [14] Equal to Table 3.A Col. [14] * 100% for incidental outdoor use.
- [15] Equal to sum of [11] and [13].
- [16] Equal to sum of [12] and [14].
- [17] Equal to [15] converted to gallons per minute.
- [18] Equal to [16] converted to gallons per minute.
- [19] Equal to [17] times 1440 minutes/day.
- [20] Equal to [18] times 1440 minutes/day.
- [21] Equal to sum of [6] and [16].
- [22] Equal to [21] converted to gallons per minute.
- [23] Equal to [22] times 1440 minutes/day.

Table 4
Royal Gorge Ranch and Resort
Summary of Nearby Wells

Permit Number	Well depth (ft)	WCTR SWL (ft)	PITR SWL (ft)	WCTR Yield (gpm)	PITR Yield (gpm)	Top and bottom screen depth (ft)	Total screen (ft)	Status
12347	56	40		10		30-56	26	Well constructed
42735	160	35	35	0.17	0.17	100-160	60	Well constructed
50025	41	30	30	3	3	21-41	20	Well constructed
63907	75	40		0.5		35-75	40	Well constructed
64149	100	30		1		20-40, 60-100	60	Well constructed
67077	100	50	60	0.75	10	60-100	40	Well constructed
68274	120	35		0.5		40-60, 80-120	60	Well constructed
69725	148	50		1		48-68, 88-148	80	Well constructed
69725-A	540			0.05		460-540	80	Well constructed
78124	200	42		0.75		38-48, 175-200	35	Well constructed
82123	225	50		2		65-85, 100-225	45	Well constructed
84809	170	80	28	0.5	4.36			Well constructed
90330	140	35	35	1.5	1.5	80-140	60	Well abandoned
103176	80	30	30	4	4	50-80	30	Well constructed
144365	120	70	7 ¹	30	15	60-120	60	Well constructed
155379	158	25		3-4		20-40, 60-80, 120-158	78	Well constructed
168370	300	120	120	2	2	255-295	40	Well constructed
170083	100	30		1				Well constructed
174707	200	41	41	1	1			Well constructed
213831	550	200	180	4	5	470-490, 510-530	40	Well constructed
239138	300	200	20	1	15	220-300	80	Well constructed
260181	580	230	235	20	10	500-580	80	Well constructed
269113	360	110	110	3	3	280-360	80	Well constructed
269192	500	50	40	0.5	8	420-500	80	Well constructed
290267	400	45		1		320-400	80	Well constructed
293414	300							Well constructed
317074	80	13						Well constructed
112351-A	42	12		3		22-42	20	Well constructed
114084-A	250	101	105	Dry	0.067			Well constructed
117041-A	160	30		1.5		60-160	100	Well constructed
198382-A	200	80		1.5		80-100, 160-200	60	Well constructed
278599 ²	300							Permit canceled
314982 ³	80	13						Permit canceled
50025-A	193	22	22	1.25	1.25			Well constructed
90330-A	140	20	20	0.5	0.5	60-140	80	Well constructed
Average	203.1	61.2	69.4	3.3	4.9			
Median	160.0	40.5	37.5	1.0	3.0			
Max	580	230	235	30	15			
Min	20	12	20	0.05	0.067			

1. Potential typo on the pump installation report.
2. Permit canceled and new permit is 293414.
3. Changes/expands place of use of permit no. 317074.

SWL = static water level
gpm = gallons per minute
WCTR = well construction and testing report
PITR = pump installation and testing report
ft = feet

Table 5
Royal Gorge Ranch and Resort
Individual Well Test

Well Permit No. 69725-A			Well Permit No. 82123		
Date and Time	Meter Reading (gal)	Rate (gpd)	Date and Time	Meter Reading (gal)	Rate (gpd)
3/30/2023 12:00	67890		3/30/2023 12:00	88233	
4/3/2023 10:41	70255	599	4/3/2023 10:41	90605	601
4/4/2023 10:41	70717	462	4/4/2023 10:41	91172	567
4/5/2023 10:41	71161	444	4/5/2023 10:41	91728	556

Notes:

Well test performed by Ricks Pump Service, Inc. Wells were pumped to waste using a pumpsaver. Each well would cycle on and off, each time drawing the pumping water level down to the pump intake.

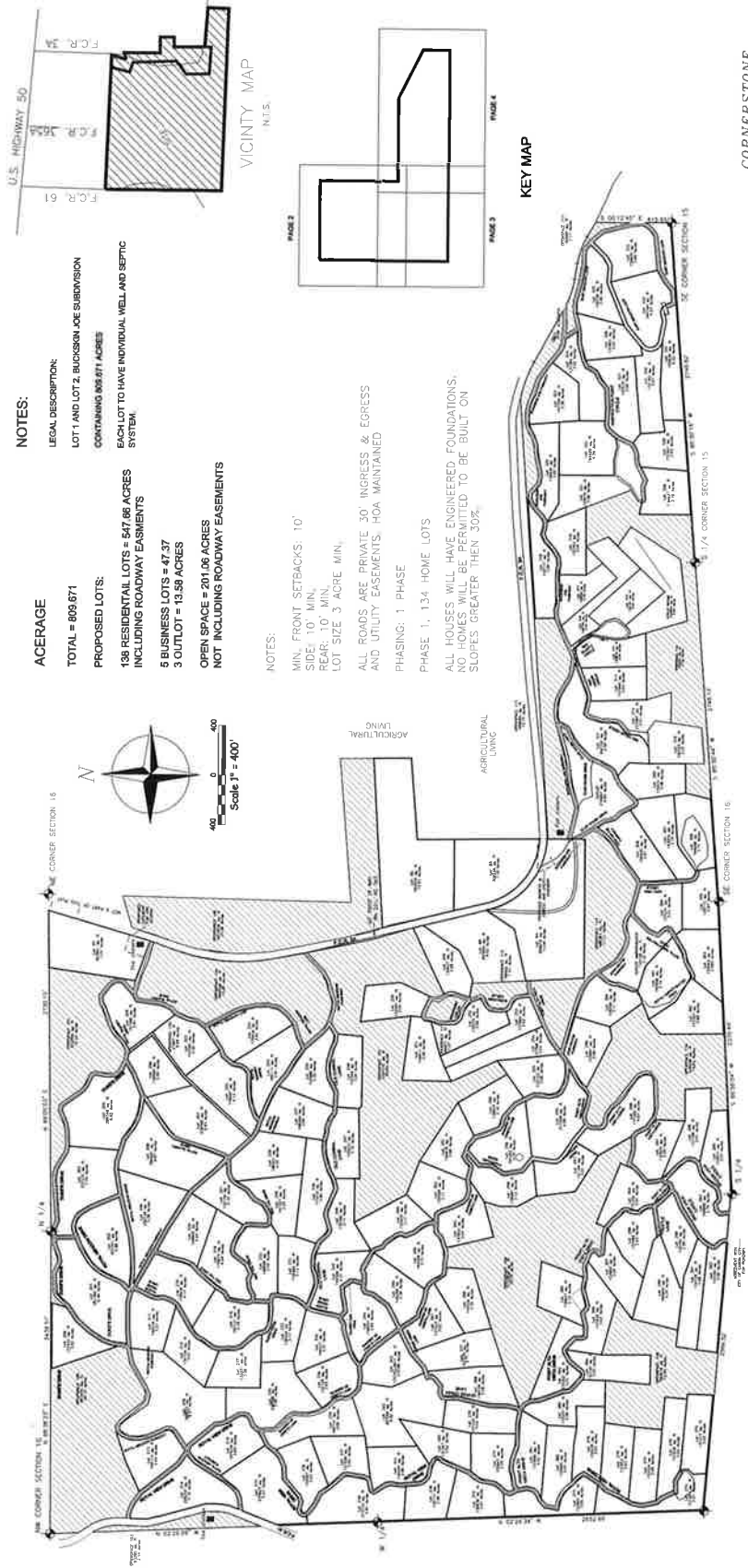


ATTACHMENT A

Exhibit 20.1.1
Seufer - Sketch Plan Mountain PUD - 24-001 (April 2025)

SKETCH PLAN FOR ROYAL GORGE RANCH AND RESORT

A PLANNED UNIT DEVELOPMENT LOCATED WITHIN SECTION 15 AND 16,
TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO



NOTES:

LEGAL DESCRIPTION:
LOT 1 AND LOT 2, BUCKSON JOE SUBDIVISION
CONTAINING 805.871 ACRES
EACH LOT TO HAVE INDIVIDUAL WELL AND SEPTIC
SYSTEM.

ACERAGE

TOTAL = 805.871

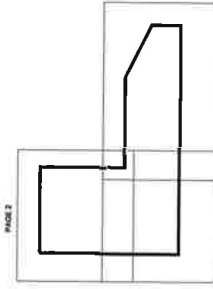
PROPOSED LOTS:

138 RESIDENTIAL LOTS = 547.86 ACRES
INCLUDING ROADWAY EASEMENTS
5 BUSINESS LOTS = 47.37
3 OUTLOT = 13.56 ACRES
OPEN SPACE = 201.06 ACRES
NOT INCLUDING ROADWAY EASEMENTS

NOTES:

MIN. FRONT SETBACKS: 10'
SIDE: 10' MIN.
REAR: 10' MIN.
LOT SIZE: 3 ACRE MIN.
ALL ROADS ARE PRIVATE 30' INGRESS & EGRESS
AND UTILITY EASEMENTS. HOA MAINTAINED
PHASING: 1 PHASE
PHASE 1, 134 HOME LOTS
ALL HOUSES WILL HAVE ENGINEERED FOUNDATIONS.
NO HOMES WILL BE PERMITTED TO BE BUILT ON
SLOPES GREATER THAN 30%.

KEY MAP



CORNERSTONE
LAND SURVEYING, L.L.C.
1022 PHAY AVE
CARON CITY, COLORADO 81212
719-275-8881

NOTES:
ACCORDING TO C.F.S. 13-102-102, THE LAND SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE
DEVELOPMENT AND THE ACTIVITY UPON THE DATE OF THE DEVELOPMENT. THE DEVELOPMENT SHALL BE
TEN YEARS FROM THE DATE OF THE DEVELOPMENT.

DATE: 08/11/2011
DRAWN: [Name]



ATTACHMENT B

Exhibit 20.1:1

Seufer - Sketch Plan Mountain PUD - 24-001 (April 2025)

Joy Barnett

From: Ralph (Terry) Scanga <manager@uawcd.com>
Sent: Friday, May 31, 2024 1:09 PM
To: Dan Niemela
Cc: 'Ty Seufer'
Subject: RE: Royal Gorge R&R

Dan and Ty;

The District is able and willing to serve the Royal Gorge R&R with augmentation of wells pursuant to our established decrees.

Ralph "Terry" Scanga
General Manager
Upper Arkansas Water Conservancy District
339 East Hwy. 50
P.O. Box 1090
Salida, CO 81201
Phone: 719-539-5425
Fax: 719-539-7579
Email: manager@uawcd.com
Web Site: www.uawcd.com

"[Science] can never dictate what ought to be and what ends people should aim at. It is a fact that men disagree in their value judgements."

"It is insolent to arrogate to oneself the right to overrule the plans of other people and to force them to submit to the plan of the planner."

Ludwig Von Mises -1947 Essay, "Planned Chaos"

This message is intended for the above referenced person(s) only, and contains privileged and/or confidential information. If you receive this message in error, please contact the sender and delete the message

From: Dan Niemela <dniemela@bbawater.com>
Sent: Thursday, May 30, 2024 5:56 PM
To: Terry Scanga (manager@uawcd.com) <manager@uawcd.com>
Cc: Ty Seufer <tyseufer@gmail.com>
Subject: Royal Gorge R&R

Terry,

Thank you for meeting with me today regarding the Royal Gorge Ranch and Resort ("Royal Gorge R&R") project located in Fremont County and depicted in Figure 3, attached.

As discussed:

1. The Royal Gorge R&R is located within "Area I" of Upper Arkansas Water Conservancy District's 18CW3076 decree, where year-round augmentation water can be provided.
2. Up to 138 lots with one residence per lot will each be served by an individual well. Well yields are expected to be low due to underlying fractured crystalline bedrock geology. Proposed uses include:
 - a. In-house use (0.031 AF/lot augmentation based on Upper's standard assumption of 280 gpd use; 18CW3076 Decree, ¶12.c.ii at 18).

- b. Misc. Fully Consumptive Uses (0.009 AF/lot augmentation based on 244 gallons per month separately metered outdoor water use; 18CW3076 Decree, ¶12.j at 21).
- c. Total: 0.04 AF/lot augmentation requirement.

Fremont County and the DWR will need confirmation that Upper Arkansas Water Conservancy District can augment the proposed wells following application and approval consistent with Upper's policies and the 18CW3076 Decree. Can you please reply to this email with confirmation?

You are welcome to contact me if you have any questions.

Thank you,
Dan

Daniel O. Niemela, C.P.G.

Principal

dniemela@bbawater.com

BBA Water Consultants, Inc.

333 W. Hampden Ave., Suite 1050

Englewood, Colorado 80110

Office: 303.806.8952

Direct: 720.245.2656

www.bbawater.com



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ATTACHMENT C

Exhibit 20.1.1

Seufer - Sketch Plan Mountain PUD - 24-001 (April 2025)

FORM NO. GWS-76 05/2011	WATER SUPPLY INFORMATION SUMMARY STATE OF COLORADO, OFFICE OF THE STATE ENGINEER 1313 Sherman St., Room 821, Denver, CO 80203 Main (303) 866-3581 dwr.colorado.gov		
Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."			
1. NAME OF DEVELOPMENT AS PROPOSED: AJET Ventures LLC			
2. LAND USE ACTION: Major Subdivision			
3. NAME OF EXISTING PARCEL AS RECORDED: SUBDIVISION: Royal Gorge Ranch and Resort , FILING (UNIT), BLOCK, LOT			
4. TOTAL ACREAGE: 809.67		5. NUMBER OF LOTS PROPOSED 138 + 5 PLAT MAP ENCLOSED? <input checked="" type="checkbox"/> YES or <input type="checkbox"/> NO	
6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation.			
A. Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> YES or <input type="checkbox"/> NO B. Has the parcel ever been part of a division of land action since June 1, 1972? <input type="checkbox"/> YES or <input type="checkbox"/> NO If yes, describe the previous action:			
7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner.			
_____ 1/4 of the _____ 1/4, Section _____, Township _____ <input type="checkbox"/> N or <input type="checkbox"/> S, Range _____ <input type="checkbox"/> E or <input type="checkbox"/> W See Attachment A Principal Meridian (choose only one): <input type="checkbox"/> Sixth <input type="checkbox"/> New Mexico <input type="checkbox"/> Ute <input type="checkbox"/> Costilla Optional GPS Location: GPS Unit must use the following settings: Format must be UTM , Units must be meters , Datum must be NAD83 , Unit must be set to true N , <input type="checkbox"/> Zone 12 or <input type="checkbox"/> Zone 13 Easting: _____ Northing: _____			
8. PLAT – Location of all wells on property must be plotted and permit numbers provided. See Attachment A Surveyor's Plat: <input checked="" type="checkbox"/> YES or <input type="checkbox"/> NO If not, scaled hand drawn sketch: <input type="checkbox"/> YES or <input type="checkbox"/> NO			
9. ESTIMATED WATER REQUIREMENTS		10. WATER SUPPLY SOURCE	
USE	WATER REQUIREMENTS	<input type="checkbox"/> EXISTING WELL <input type="checkbox"/> DEVELOPED SPRING WELL PERMIT NUMBERS _____ _____ _____ <input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input type="checkbox"/> DISTRICT NAME _____ LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES or <input type="checkbox"/> NO	<input checked="" type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS – (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input checked="" type="checkbox"/> OTHER: Crystalline Bedrock WATER COURT DECREE CASE NUMBERS: 18CW3076, Division 2 propose 0.04 AF/yr augmentation per lot
HOUSEHOLD USE # 138 of units	Gallons per Day 175 gal/d Acre-Feet per Year 0.196 AF/year		
COMMERCIAL USE # 5 of S-F units	280 gal/d 0.314 AF/yr		
IRRIGATION # 0 of acres			
STOCK WATERING # 0 of head			
OTHER: Minor Outdoor	244 gal/m 0.009 AF/yr		
TOTAL (138 household use + minor outdoor; 5 commercial use + minor outdoor) See Water Resources Report.	26,697 gal/d 29.90 AF/yr		
11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? <input checked="" type="checkbox"/> YES or <input type="checkbox"/> NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)			
12. TYPE OF SEWAGE DISPOSAL SYSTEM			
<input checked="" type="checkbox"/> SEPTIC TANK/LEACH FIELD <input type="checkbox"/> LAGOON <input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design.)		<input type="checkbox"/> CENTRAL SYSTEM DISTRICT NAME: _____ <input type="checkbox"/> VAULT LOCATION SEWAGE HAULED TO: _____ <input type="checkbox"/> OTHER:	

Exhibit 22.1 – Physical Access for Proposed Subdivision

All residential lots within the Royal Gorge Ranch & Resort PUD will be accessed exclusively via the five designated entry points along Fremont County Road 3A. These five access points are the only approved means of ingress and egress for RGRR residents, guests, and service providers.

The existing gravel county road located along the far western edge of the property will **not** be used for any regular access and is reserved solely for emergency response purposes.

This access plan is consistent with Fremont County Subdivision Regulations regarding controlled lot access and safety standards.

A detailed **Traffic Impact Study**, prepared by a licensed transportation engineer, is included with this resubmittal and provides further analysis of the proposed access design and its alignment with county regulations and public safety considerations.

Exhibit 24.1 – Fire Protection District Documentation

As you'll see in Exhibit 24.1.1 (Updated letter from CCFD dated 03/11/2025), the Canon City Fire Protection District has reviewed and understands our project changes, and they are reissuing their previous comments for our Mountain PUD.

Their original comments signing off on our proposed development **remain in place.**



**CAÑON CITY AREA
FIRE PROTECTION DISTRICT**

1475 North 15th Street
Cañon City, Colorado 81212
(719) 275-8666

11 March 2025

Ty Seufer
Royal Gorge Ranch and Resort
45045 Hwy 50
Cañon City, CO 81212

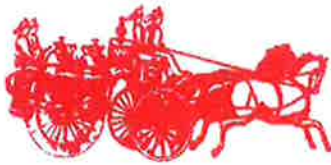
Royal Gorge Ranch and Resort development review

On 6 March 2025, we met with the development owner to understand the changes in the proposal. After understanding and reviewing these changes, we are prepared to reissue previous comments for the development. These requirements are either already in place (i.e. water supply cisterns, accessible roads, etc.) or are planned to be in place (i.e. Knox gate access, labeled roads and addresses, etc.)

This document now reads as a 6 page document, capturing the previously issued comments for the project over the years. These comments remain in place and are expectations to meet for project completion.

We appreciate your commitment and trust.

Austin Breuninger
Life Safety Officer



CAÑON CITY AREA FIRE PROTECTION DISTRICT

1475 North 15th Street
Cañon City, Colorado 81212
(719) 275-8666

November 23, 2021

Ty Seufer
Royal Gorge Ranch and Resort
1 Buckskin Joe Parkway
Canon City, CO 81212

Ty,

Per your request, this letter shall serve as guidance for use of the Fire Protection Cisterns within the Royal Gorge Ranch and Resort. This letter does not replace or alter any requirements previously stated in earlier correspondence regarding this matter. The owner and fire district agree to the following maintenance and use responsibilities.

Royal Gorge Ranch and Resort agrees:

1. The water in the cisterns is for fire protection use only. Any other use shall be reviewed prior to use, and approved solely by the Canon City Area Fire Protection District.
2. To keep each cistern full of water, to the maximum capacity of that cistern, at all times.
3. To inspect and maintain the cistern tanks, valving, adjacent areas, vehicle accessibility, and water level of each cistern monthly; and keep this record on file for inspection.
4. That any maintenance and expense required to keep the cisterns in a full ready state, as originally accepted, is the full responsibility of the Royal Gorge Ranch and Resort.
5. To grant the Canon City Area Fire Protection District to use the water contained in the cisterns for any fire protection or suppression use and manner they see fit. This includes use of the water on properties other than the Royal Gorge Ranch and Resort.

Canon City Area Fire Protection District agrees:

1. That any water taken from the cistern(s), used for any off-property fire protection, or suppression of any fire, that does not pose a threat to the Royal Gorge Ranch and Resort property, shall be replenished by the fire district at their cost.
2. Periodically inspect the cisterns and their maintenance records for compliance with acceptance terms.

If I can be of further assistance, or if I can answer any questions please feel free to contact me.

Very truly yours,

Scott Johnson
Assistant Chief
Canon City Area Fire Protection District
719-275-8666

3-2-2019

Ty Seuffer
Royal Gorge Resort
45045 Hwy. 50
Canon City, Co. 81212

Ty;

I have reviewed the plan for the proposed Royal Gorge Resort, Fremont County Road 3A Canon City, Colorado. Requirements as noted:

- Fire apparatus access roads to have an unobstructed width of 16'. Existing and proposed gravel roadways must be maintained for fire apparatus access. Roadways, bridges, culverts must be capable of supporting 50,000 lb. fire apparatus in all weather conditions and comply with Fremont County compaction requirements. (See Fremont County Road Specifications). Roadways must be less than 10% grade. A vertical clearance of 13' 6" must be maintained above the required width of all roadways.
- Road names, Road signs, addressing and posting of addresses must be submitted for approval
- Documentation of home sizes, construction materials must be submitted for cistern sizing. Additional cisterns may be required in the commercial/business zoned area as construction takes place. The north three cisterns on CR 3A are recommended to be a minimum of 30,000 gallons, which will aid in the ISO rating for the commercial zone and surrounding areas. Permits, fees and submittal of cistern plans will be required before construction of cisterns. Cisterns must be in place and usable before homes are moved on site.
- Fire mitigation work will be required around each home site and along roadways. Mitigation along roadways will ensure escape routes.
- An additional direct roadway entrance will be required at the current Royal Gorge Railway
- Locked or electric gates will require Fire Department key boxes or switches. Gates must be a minimum of 20' in width and no less than 30' from the intersection. Gates must swing inward toward the subdivision.
- Permit fee of \$210.00 for plan review and inspections.
- Impact fee of \$304.00 will be assessed on each site when a home is moved in

If I can be of further assistance, or if I can answer any questions, please feel free to contact me.

Sincerely,

Joel Foster
Battalion Chief



CAÑON CITY AREA FIRE PROTECTION DISTRICT

1475 North 15th Street
Cañon City, Colorado 81212
(719) 275-8666

06-14-2021

Ty Seufer
Royal Gorge Ranch and Resort
1 Buckskin Joe Parkway
Canon City, CO 81212

Ty,

Per your request, this letter shall serve as our official acceptance of the Fire Protection Cisterns for the Residential development within the Royal Gorge Ranch and Resort.

- You have provided and installed 4 separate fire cisterns with the required fittings. These cisterns have all been flow tested and all 4 meet the minimum flow requirements of 1000 GPM.
- The approximate locations of these cisterns are:
 - The north western end of your property on County Road 61.
 - At the north eastern most entrance where Royal Quarry Drive meets County Road 3A.
 - Near the main entry, Buckskin Joe Parkway and County Road 3A.
 - At the east end of Buckskin Joe Parkway near where it meets County Road 3A.
- To remain compliant these cisterns must remain full at all times, and are required to be checked at least once per month.

Keep in mind that these cisterns are calculated for Fire Protection water for the residences. Any future commercial development will require recalculation and additional cisterns at that time.

If I can be of further assistance, or if I can answer any questions please feel free to contact me.

Sincerely,

Ron A Cook

Ron Cook
Life Safety Officer

Exhibit 24.1.1

Seufer - Sketch Plan Mountain PUD - 24-001 (April 2025)



CAÑON CITY AREA FIRE PROTECTION DISTRICT

1475 North 15th Street
Cañon City, Colorado 81212
(719) 275-8666

08-24-2020

Ty Seufer
Royal Gorge Ranch and Resort
1 Buckskin Joe Parkway
Canon City, CO 81212

Ty,

Per our conversations, and at your request, this letter will hopefully answer questions in regards to the roads within the residential development within the Royal Gorge Ranch and Resort.

- In a January 27, 2020 letter I identified some street names that were possibly in conflict. After further review the only perceived conflict was Grand View Circle. This has been renamed Epic View Circle and that is acceptable to us.
- In a March 2nd, 2019 letter from Battalion Chief Foster, it addressed road construction guidelines. Myself and Chief DelVecchio have made several trips to the ranch, the most recent time was 07-16-2020. I'm glad to say that the roads are developing nicely and with the future culvert improvements and finishing of them with class 6 road base they should meet our access requirements. Our understanding is that some of these will be designated as one way roads, and all roadways shall be designated as no parking on the roadways. We will still need to come look at the roads after all utility work is completed to make a final assessment.

If I can be of further assistance, or if I can answer any questions please feel free to contact me.

Sincerely,

Ron A Cook

Ron Cook
Life Safety Officer



CAÑON CITY AREA FIRE PROTECTION DISTRICT

1475 North 15th Street
Cañon City, Colorado 81212
(719) 275-8666

September 22, 2021

Mr. Ty Seufer
Royal Gorge Ranch & Resort
Canon City, CO 81212

RE: Road Status for Emergency Vehicle Access

Hello Ty,

After several inspections and emergency vehicle access trips through the proposed development, the Fire District finds the current configuration of roadways to meet our minimum requirements for emergency vehicle access to individual homesites and fire cisterns, subject to ordinary adverse weather conditions that may be present. This acceptance is subject to all conditions previously identified through correspondence from the District.

Please advise me if you need any further verification or documentation.

Regards,

David DelVecchio

David DelVecchio
Fire Chief



☐ --- 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? Min. 30,000 Gallons – What is the water source for filling the cistern? _____

Hauled water from Canon City

6. What is the distance from the subject property to the nearest fire hydrant? ~ 8 miles

7. What public roadways provide access to the subject property? _____

County Road 3A

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

7 accesses to public roadways

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. _____

Surface types: All gravel. All roadways currently meet fire department's standards for width and grade.

10. What are the existing and or proposed interior roadway names? Please see Exhibit 24.1.3

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? _____

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

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

☐ Yes ----- ☐ No Please explain: _____

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


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

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

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

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

Ty Seuffer
Applicant Printed Name


Signature

March 17, 2025
Date

Owner Printed Name

Signature

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: _____
Station 2, 1349 Elm Ave, Canon City
4. The distance from the subject property, by public roadway, to the responding fire station is: _____
12 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: 8 miles
7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development? ☐ Yes --- ☒ No Please explain: _____
(4) 30k gallon cisterns have been strategically placed in order to provide neighborhood fire protection water
8. Are the existing public roadways accessing the subject property adequate for fire vehicle access? ☒ Yes --- ☐ No Please explain: _____

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

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

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

Requirements based upon 2018 IFC, and NFPA standards 1194, 1141, 1142, 1144

Fire mitigation required along roadways, home sites, and cisterns

Road names and home site have yet to be addressed

Knox gate access required for all restricted access points of the development

 Life Safety CCFD
Signature and title of Authorized Fire Protection Representative

20 MAR 2025
Date

1.1.1.1 Exhibit 24.1.3 – List of Interior Roadway Names

- Duke's Drive
- Royal Meadow Drive
- Royal Meadow Parkway
- Royal View Drive
- Razor Ridge Drive
- Redtail Drive
- Royal Quarry Drive
- Royal Meadow Lane
- Sangre de Cristo Lane
- Old Corral Lane
- Claret Cup Trail
- Gorge Creek Lane
- Point Alta Vista Drive
- Buckhorn Circle
- Trestle Lane
- Bridge View Circle
- Panoramic Ridge
- John Wayne Parkway
- Royal Amphitheater Drive
- Epic View Circle
- Buckskin Joe Parkway
- Club House Drive
- Red Cedar Circle
- Red Quartz Circle
- Inspiration Point Circle
- East Meadow Loop

Exhibit 25.1 – Wildfire Hazard Review

[See Wildfire Hazard Review prepared by Colorado State Forest Service,
next 08 pages]

John Grieve
CSFS Forester-Retired
611 Dalmatian Dr.
Canon City, CO 81212

April 29, 2025

To Whom It May Concern,

In August of 2020, as District Forester for CSFS Canon City office, I prepared a Wildfire Hazard Review for the proposed Royal Gorge Ranch and Resort. I have recently reviewed this report as well as an updated plat map of the proposed development.

I can see no significant changes to the development that would affect my report dated in 2020.

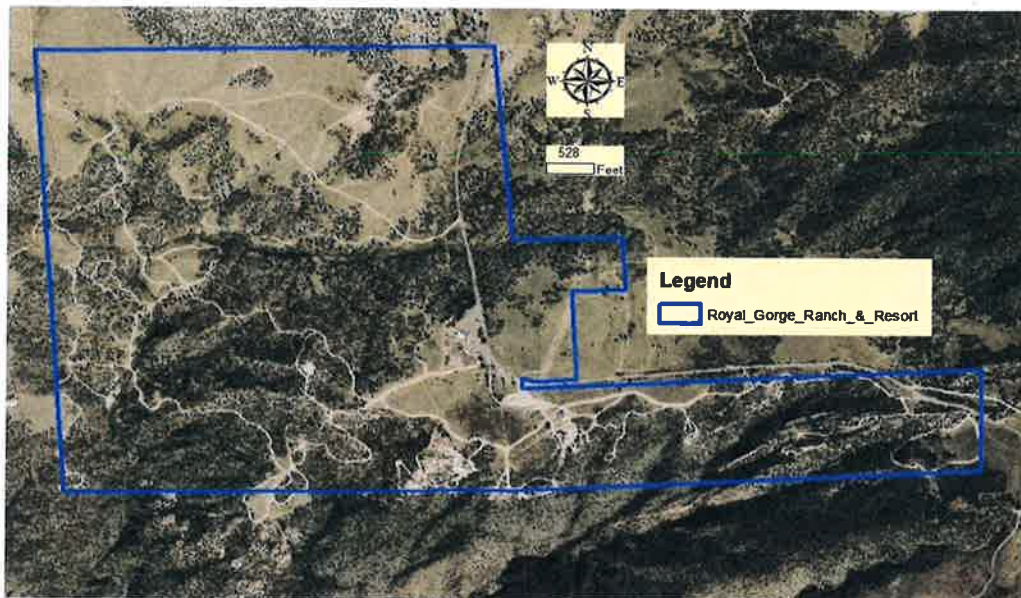
Respectfully
John Grieve
Forester-Retired

Royal Gorge Ranch and Resort
Wildfire Hazard Review
August 2020
John Grieve
Colorado State Forest Service
For
Heidi Anderson
Controller
Royal Gorge Rafting & Zip Line Tours
Royal Gorge Ranch & Resort
White Water Bar & Grill
Castle Rock Adventure Park

Hello Heidi,

On August 26, 2020 I toured the development sites A-E as shown on the maps you provided, dated 08/08/2020, to assess vegetative and terrain conditions. Wildfire behavior is influenced by available fuels, topography and weather conditions.

The dominant vegetation on Royal Gorge Ranch and Resorts (RGRR) is Pinyon pine and One-seed juniper. Mixed brush and grass make up a continuous layer of surface vegetation, which forms small and large meadows, particularly in the northern portion of RGRR. The aerial image below shows the arrangement of the dominant vegetative type (darker) and the meadows (lighter)

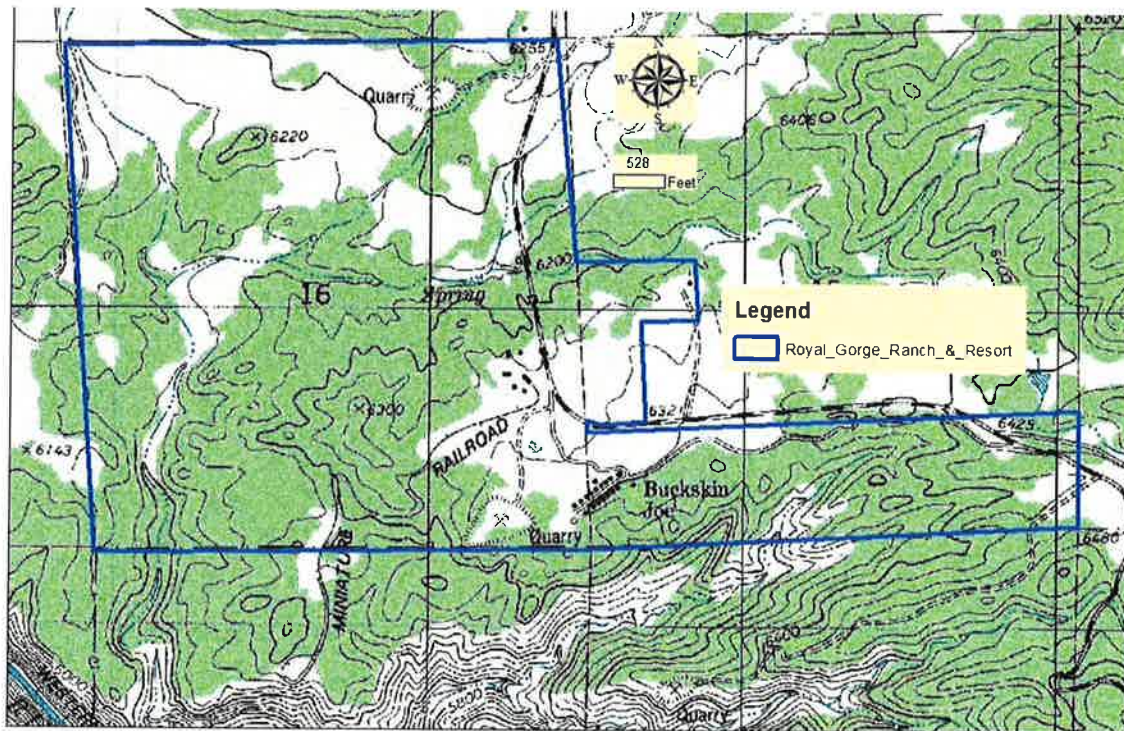


The condition of the Pinyon / Juniper woodlands has been adversely affected by bark beetles which infest and kill their primary host, Pinyon pine. As a result of past and ongoing bark beetle activity, there are a significant number of dead Pinyon pines both standing and lying on the ground which provide a significant amount of dry fuel for wildfire.

Light fuels such as short grass and widely scattered brush typically fuel fast moving fires of lower relative heat output at the flaming front. The fuel burns quickly and does not sustain flames long after the fire front has moved through the area. Areas of dense brush burn with more heat output and longer lasting flames. The rate of fire spread can be rapid, especially if there is a continuous layer of grass mixed with the brush to help carry fire forward. Adding another layer of fuel such as Pinyon / Juniper woodlands can fuel a fire with extreme heat output and much longer burning times. With the light fuels acting as the primary carrier of the fire, the rate of spread can remain rapid.

Terrain features such as steeper slopes effect wildfire behavior primarily by preheating fuels and positioning of fuel more directly in line with rising heat and flame. The uphill rate of fire spread increases with increased slope, with the rate (roughly) doubling with every 30% increase in slope when other factors (fuels, weather) remain equal.

The terrain in the western portion of RGRR (Areas A-D on the maps you provided) is gentle to moderate with slopes ranging from 10 to 30%. The steeper slopes are generally associated with intermittent drainages and small gullies which become more prevalent in the south half of this section of the property. Area E, which forms the southeastern leg of the property, has the steepest slopes which frequently exceed 50%. A deep and wide drainage with several steep side drainages leads to the river in the bottom of the gorge. This dominant terrain feature, which provides some of the more spectacular views on RGRR property could pose a threat in the event of a wildfire as it forms a chute or path for fire to spread uphill. The drainage can be seen in the aerial image on the previous page. A topographic map is shown below. (each contour line represents a 40 foot elevation change.)



Wildland-Urban Interface Risk Index:

The Wildland-Urban Interface Risk Index, created by the Colorado State Forest Service, is a rating of the potential impact of a wildfire on people and their homes. It is created using housing density combined with modeled fire behavior to determine where the greatest potential impact to people and homes is likely to occur. The index is calculated consistently for each Colorado county, available in the Colorado Forest Atlas at coloradoforestatlas.org.

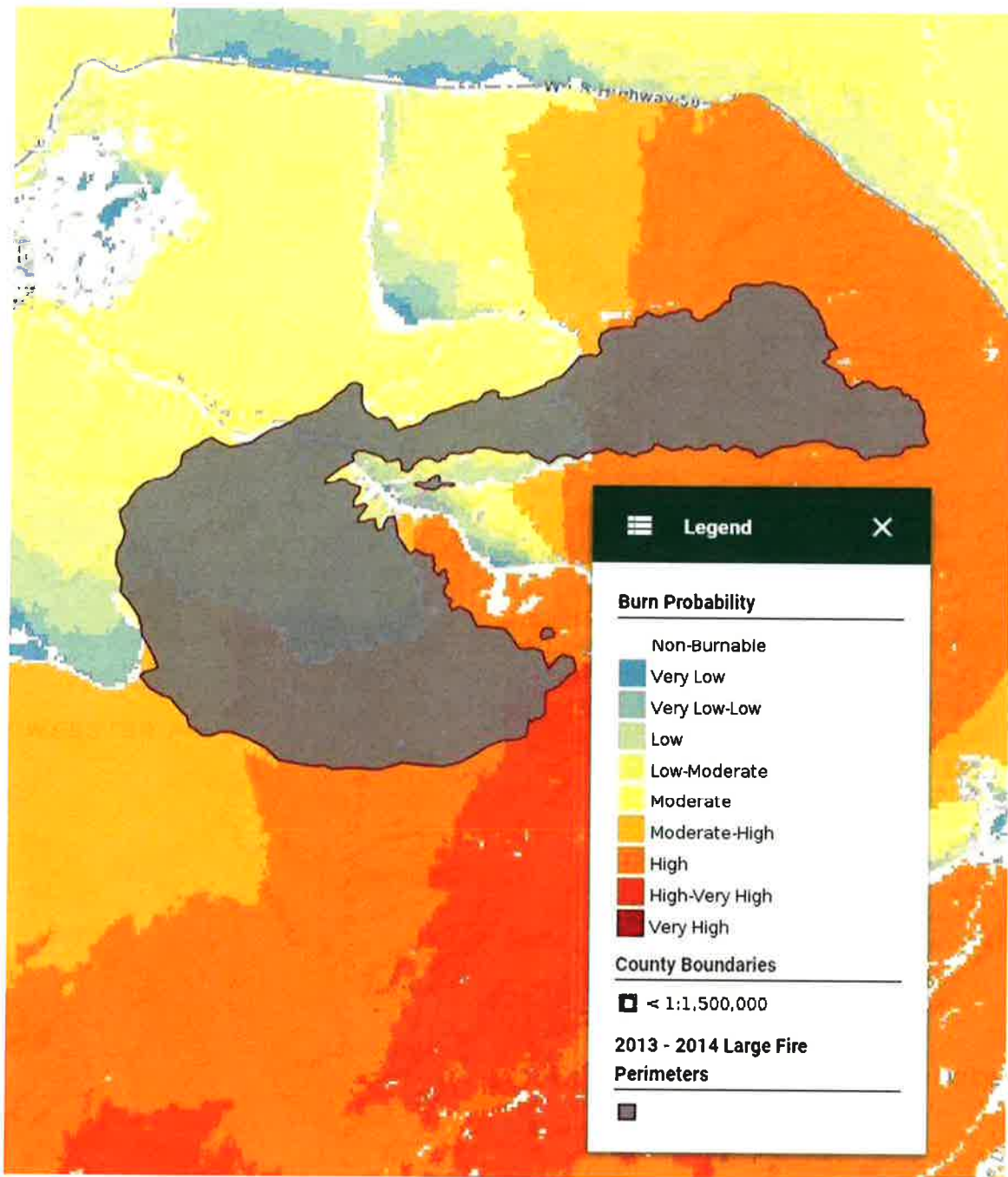
The above referenced database was used to generate a general review of the wildfire risks associated with RGRR. Maps produced by the dataset use a 30 meter per pixel resolution, which is appropriate for larger subdivisions but impractical for individual properties within a subdivision. Finer details of individual properties can be lost in the broader picture. The dataset was intended to be used in conjunction with on-site inspection of small properties. The dataset can be viewed with various themes.

Burn Probability:

Burn Probability (BP) is the annual probability of any location burning due to a wildfire. The annual BP was calculated as the number of times that a cell (30 meters x 30 meters) was burned and the number of iterations used to run the models. The annual BP was estimated for Colorado by using a stochastic (Monte Carlo) wildfire simulation approach with Technosylva's Wildfire Analyst software (www.WildfireAnalyst.com). A total number of 2,342,334 fires were simulated (3,200,000 if we consider those fires outside the Colorado border which were used in a buffer area around the study area to compute BP) with a mean ignition density of 8.68 fires/km². (from coloradoforestatlas.org)

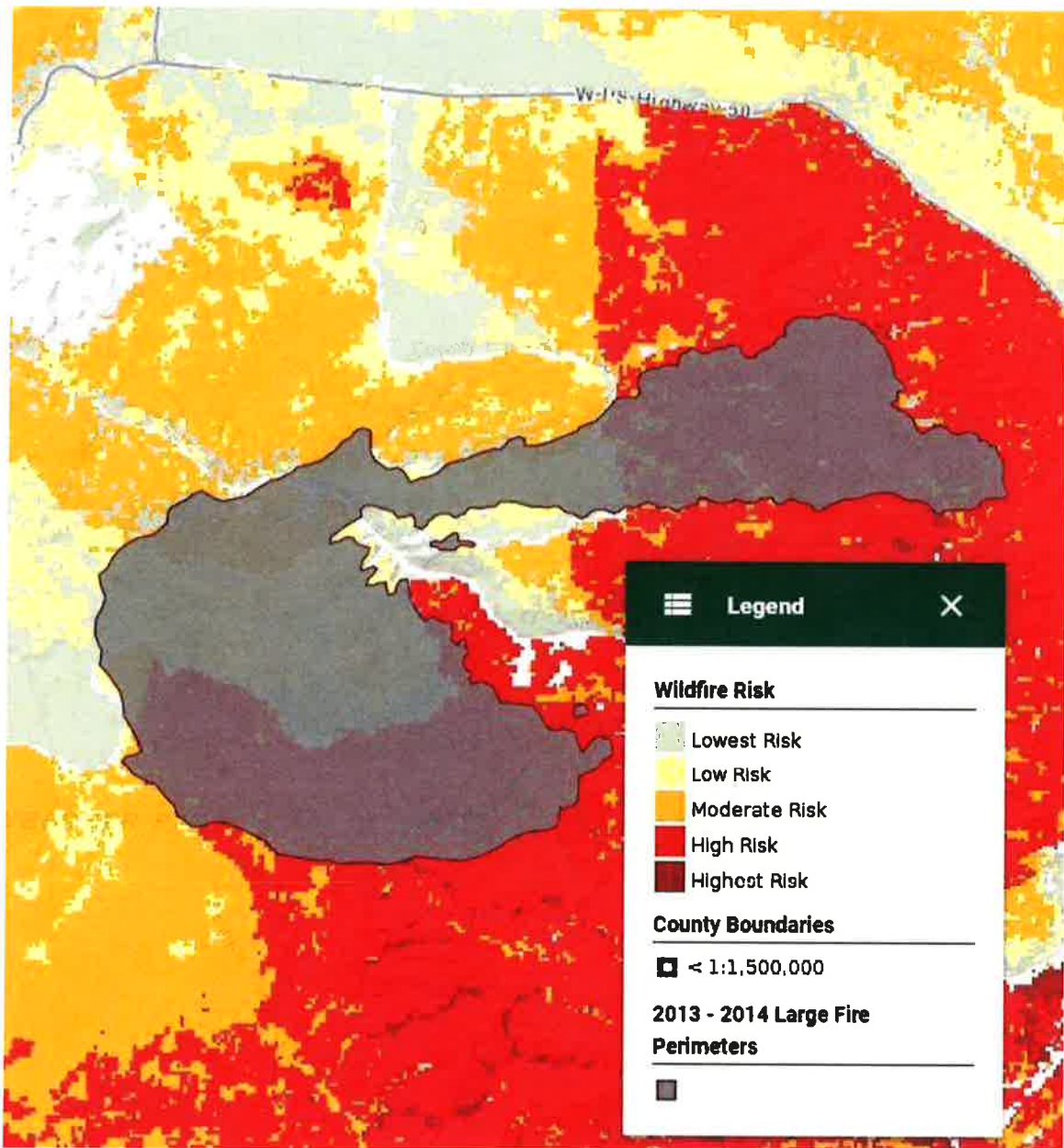
The map showing burn probability (as well as subsequent theme maps) does not include an overlay of the RGRR property boundary. I hope to be able to correct this mapping deficiency in the future with better integration of the forest atlas data set with my local GIS mapping software. For now, please use county road 3A which appears on the map as a thin white line for spatial reference. The burn footprint of the Royal Gorge fire is also shown for spatial reference.

The map shows that the RGRR property has a moderate burn probability. (see map on following page.)



Wildfire Risk:

Wildfire Risk is a composite risk map created by combining the Values at Risk Rating and the Burn Probability layers. It identifies areas with the greatest potential impacts from a wildfire – i.e. those areas most at risk when considering the four values layers. The Values at Risk Rating is a key component of Wildfire Risk. It is comprised of several individual risk layers including Wildland Urban Interface (housing density), Forest Assets, Riparian Assets and Drinking Water Importance.

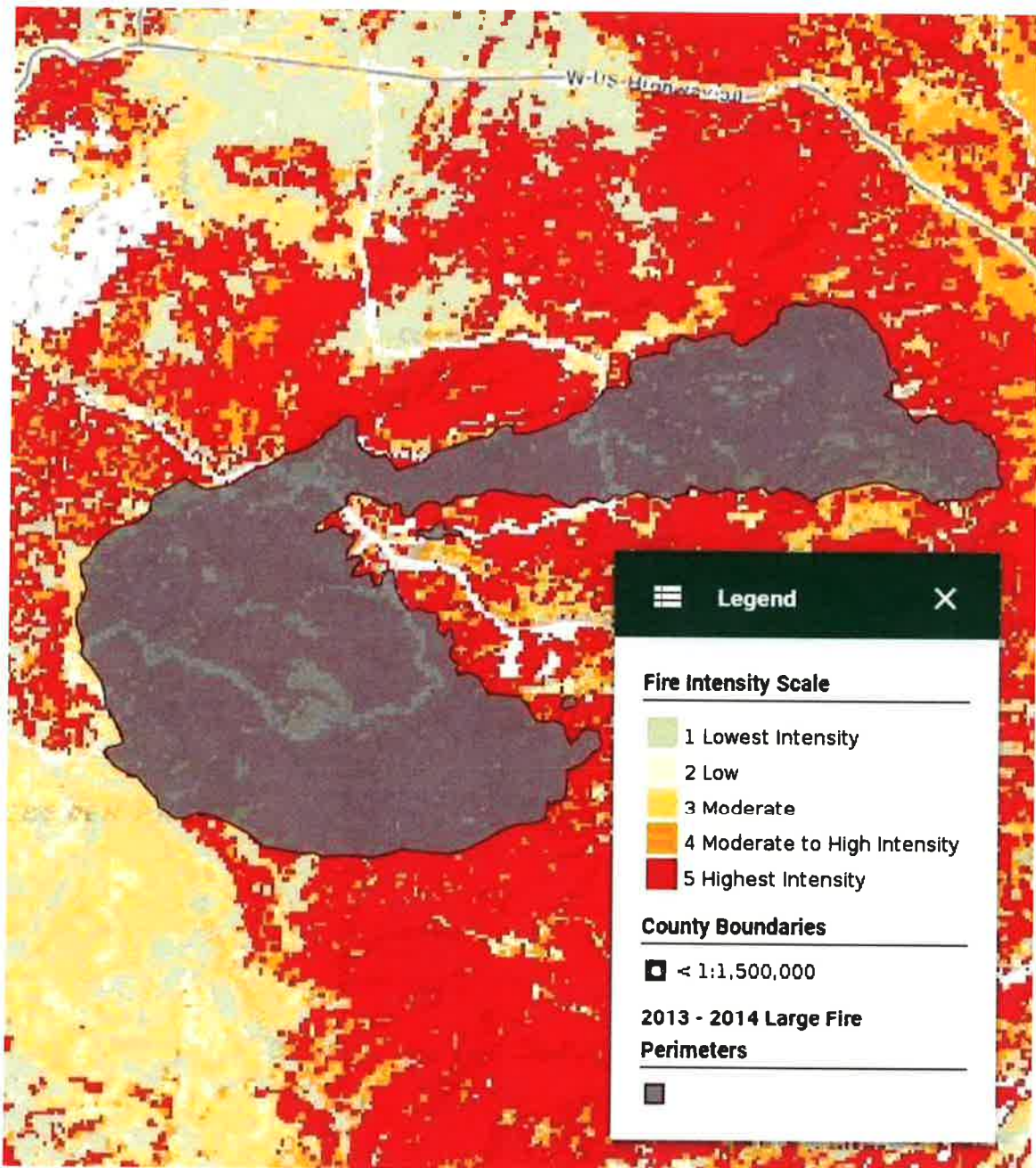


The wildfire risk theme map shows that the RGRR property has a moderate wildfire risk. Clearly, this map reflects the current values associated with the property. The addition of homes built on the property will add to the “values at risk” component used to produce the map and thus the overall wildfire risk will increase.

Fire Intensity Scale:

Fire Intensity Scale (FIS) specifically identifies areas where significant fuel hazards and associated dangerous fire behavior potential exist. Similar to the Richter scale for earthquakes, FIS provides a standard scale to measure potential wildfire intensity. FIS consist of five (5) classes where the order of

magnitude between classes is ten-fold. The minimum class, Class 1, represents very low wildfire intensities and the maximum class, Class 5, represents very high wildfire intensities.



This map shows that very high intensity wildfires are possible over much of the RGRR property. Fires that burn with this highest intensity level are very resistant to suppression efforts. Such fires are capable of producing flames over 100 feet long and often produce their own winds due to strong convective lifting (heat rising). Fire spread is increased by lifting and casting forward, small burning embers, which

can ignite fuel ahead of the main fire (spotting). Long range spotting is also possible. The Royal Gorge fire spread across the gorge from west to east by long range spotting. The potential wildfire behavior poses great potential harm or damage to life and property.

Mitigation of Risks:

Of the three primary factors effecting wildfire behavior (Fuels, Topography and Weather) only fuel can be practically manipulated. Reducing fuels serves to moderate wildfire behavior. The spatial arrangement of fuel is also an important consideration. When light, medium and heavy fuels (grass, brush, trees) are layered one over the other; the depth of the available fuel extends from the ground to the tree tops. Fire is often carried into tree tops by the close proximity of intermediate height fuels which carry the fire spread upward as well as across the landscape. Removing intermediate fuels such as brush and smaller trees from close proximity to trees desired for retention can reduce the potential for upward spread of fire. The effect is enhanced if lower limbs of retained trees are pruned to create a clear gap between grasses on the ground and the lowest branch of a retained tree. With reduced potential for vertical spread, it is possible for fire to burn across the landscape in lighter fuels alone, which do not have as much resistance to suppression efforts or potential for harm or destruction.

Fire can also spread from tree to tree across the landscape when trees are in close proximity to each other. Reducing fuels should also create horizontal separation of tree crowns and separation of trees from structures.

I strongly recommend that each home/structure built within RGRR include landscaping designed to reduce wildfire rate of spread and intensity. This landscape should extend a minimum of 100 feet from the total structure, including any projections such as decks, porches, or extended roof lines. Homes with exposures to steep, downhill slopes should add a foot of distance for each percentage of slope on the side(s) of the home with the downhill exposure.

CSFS publication 2012-1: Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones provides fairly detailed guidelines on how to create and manage the landscape around homes/structures for fire safety. I recommend that these guidelines be followed. A hard copy of this publication is included with this report. Additional copies are available for download from the CSFS website: <https://csfs.colostate.edu/>.

The fuel reduction guidelines for homes may also be applied to roads and driveways to help protect emergency access and evacuation routes in the event of a large wildfire.

I hope you find this information useful to your development plans. If you have any further questions or if anything needs to be clarified, please contact me at jgrieve@colostate.edu or 719-371-1134.

Exhibit 26.1 – Radiation (Geologic & Hazard Report)

Please see Exhibit 18.1 (“Geologic, Hazard, Mineral & Natural Resource Report”) in this packet, which includes detailed information on potential radiation hazards in its section 6.4.

Exhibit 27.1 – Potential Wildlife Impacts

Exhibit 27.1.1 – Letter from Natural Resources Dept (2020)

[See Letter from Colorado Department of Natural Resources, next 02 pages]

[See also Appendix I, Draft of HOA Declaration of Covenants]



COLORADO

Parks and Wildlife

Department of Natural Resources

Salida Service Center
7405 W Highway 50
Salida, CO 81201
P 719.530.5520 | F 719.530.5554

FREMONT COUNTY
JAN 23 2020
PLANNING & ZONING

January 15, 2020

Tanya Fleming
Office Manager
Fremont County
Department of Planning and Zoning
615 Macon Ave, Room 210
Canon City, CO 81212

Subject: PP 19-001 Royal Gorge Ranch

Dear Mrs. Fleming,

The purpose of this letter is to provide land use comments regarding the proposed Royal Gorge Ranch development located at T 18S, R 71W portions of sections 15, 16, in Canon City, Colorado. The plan calls for 810 acres to be subdivided into 339 1-acre parcels with approximately 43% of the acreage for open space.

The proposed subdivision is located west of the City of Canon City. No known threatened or endangered species currently inhabit the site. The proposed development site is occupied by native short grass prairie plant species. Passerine bird species typical of this habitat type in the region are: species of sparrows, finches, wrens, swallows, humming birds, meadow larks, doves, scaled quail, ravens, crows, and Black-billed Magpie. Birds of prey such as, Red-tailed hawks, Swainson's hawks, Nighthawks, Kestrels, and owls are also common to this area. Reptiles of the area include the short-horned lizards, triploid checkered whiptail lizards, six lined race runner lizards, racer snakes, western hognose snakes, milk snakes, coachwhips, bull snakes, garter snakes, and the western rattle snake. Mammals of the area include Mule Deer, Mountain Lion, Black bear, foxes, raccoons, coyotes, cotton-tailed rabbits, jackrabbits, bats, pocket mice and other small rodent species. While some species in these lists may be migratory or only on the property intermittently other species are currently present on the proposed site. This will be the first subdivision in this general location with this level of development.

After reviewing the application and visiting the site, Colorado Parks and Wildlife (CPW), feels that wildlife impacts can be minimized provided measures are taken to avoid adverse effects upon wildlife and wildlife habitat.

With the location of the subdivision, owners of lots in this subdivision can expect to be visited by black bears, mountain lions, and mule deer. Generally, black bear complaints center around trash, which serves as an attractant for bears. We would recommend that lot owners invest in bear proof trash containers. Trash containers should be stored in their garage or in a solid locked storage shed until the morning of trash collection during those months when bears are most active (May - Oct.). Another possible alternative would be the use of a centralized and securely fenced trash collection site with the use of bear proof dumpsters that both homeowners and the local trash hauler would have access. This would eliminate the need for numerous individual trash cans. Homeowners should also keep their barbecues and any pet food locked away in the garage or a secure storage shed as well. CPW also recommends that barbecue grills be cleaned after each use, and placed in a secure area when not in use, so to not attract wildlife.

Dan Prenzlou, Director, Colorado Parks and Wildlife • Parks and Wildlife Commission: Michelle Zimmerman, Chair • Marvin McDaniel, Vice-Chair
James Vigil, Secretary • Talisha Adams • Betsy Blecha • Robert W. Bray • Charles Garcia • Marie Haskett • Carrie Besnette Hauser • Luke B. Schafer • Eden Vardy



Exhibit 27.1.1

Seufer - Sketch Plan Mountain PUD - 24-001 (April 2025)

Exhibit 24

Much of Colorado, including Fremont County, is prime mountain lion habitat. To reduce the risk of conflicts with mountain lion CPW ask property owners to follow a few simple precautions. Install outside lighting, so you could see a lion if present. Landscape or remove vegetation to eliminate hiding places for lions especially around children's play areas. Keep pets under control. Roaming pets are easy prey and can attract lions. Use of a kennel for dogs is recommended and should include a top panel to prevent mountain lions from gaining access. CPW recommends that pets not be allowed to roam free. Both dogs and cats chase, harass or prey on various wildlife species. CPW recommends that pets be fed inside and pet food stored inside the home, garage or other secure storage facility to prevent attracting nuisance or predatory wildlife species. If pets are fed outside, CPW recommends that feeding occur only for a specified period of time and food bowls returned afterwards to a secure site for storage. Food bowls left outside overnight attract a variety of wildlife.

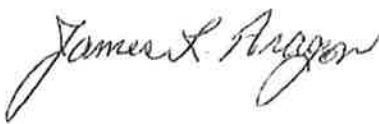
CPW notes that the feeding of most wildlife is prohibited, with the exception of birds. CPW would recommend that homeowners be discouraged from using bird feeders and hummingbird feeders since they also attract black bears. If bird feeders are used, CPW recommends they be brought in at night or placed so they are inaccessible to bears, raccoons, skunks and other wildlife species that might cause damage or threaten human safety.

CPW recommends that the developer utilize and maintain deer-resistant plantings in any development landscaping. The Colorado State University Extension provides a fact sheet "Preventing Deer Damage" to minimize conflicts. Deer will be present in the development.

CPW asks that the developer monitor and remove any invasive plant species as ground disturbance proceeds. The Colorado Weed Management Association provides the booklet "Noxious Weeds of Colorado" that provides information on identification and management of noxious weeds in Colorado.

Thank you for the opportunity to comment on this project. Should you have any questions please feel free to contact Bob Carocho, District Wildlife Manager, at (719)-276-8844.

Sincerely,



James L. Aragon
Area Wildlife Manager
Colorado Parks and Wildlife; Area 13-Salida
Cc: Bob Carocho, DWM

Exhibit 29.1 – Proposed Zoning of the Property

Exhibit 29.1.1 – Zone Change #1 Application

[See official Zone Change #1 Application, next 05 pages]



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

☐ Zone Change #1

\$1,250.00

PROPERTY INFORMATION: Provide information to identify property. Attach additional sheets if necessary.

Property Address(es):

Tax ID/Parcel Numbers(s):

(Portion of Lot 1 & 2, Buckskin Joe Subdivision)

Parcel size(s) in Acres:

Existing Zone District:

Proposed Zone District:

PROPERTY OWNER(S) INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for the zone change. Attach additional sheets if there are multiple property owners.

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):
Mailing Address:
Telephone:
Email Address:

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.

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

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.

Printed Name	Applicant Signature	Date
Printed Name	Owner Signature	Date



Fremont County Planning & Zoning Department

Zone Change #1 Application

1. A statement of justification for the rezoning, including at least one of the following conditions:
 - a. Evidence that additional land is needed in the proposed zone district.
 - b. Evidence that there has been a material change in the neighborhood that justifies the requested zone change.
 - c. Evidence that the proposed zone change will be in conformance with the Fremont County Master Plan for the area. <https://fremontcountyco.gov/files/planning-and-zoning/masterplan2015.pdf>.
 - d. Effects the proposed zoning and proposed use would have on adjacent uses. If there is an adverse effect on adjacent uses, include mitigation measures.

2. Written description of the buildings and or uses proposed.

3. Please indicate the Zone District & Current Land Use within five hundred (500) feet of the boundary of the proposed area of change in all directions from the subject property. Additional sheets can be added if needed.

	Zone District	Land Use
Northerly		
Easterly		
Westerly		
Southerly		

4. Master Plan – Planning District of property: _____
 (bordered by Northern Mountain Planning District to the north, the Upper Arkansas Valley Planning District to the southwest, and the Southern Mountain Planning District to the south)

Page 4 of 6

5. A statement of how the proposed use meets the intent, purpose, and applicable goals and objectives of the Fremont County Master Plan. <https://fremontcountyco.gov/files/planning-and-zoning/masterplan2015.pdf>

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.

REQUIRED SUBMITTALS – SECTION TWO

<input type="checkbox"/> Exhibit 2.1 <input type="checkbox"/> N/A	Right to Occupy 1. A copy of the current deed of record indicating ownership and the legal description. 2. A letter authorizing a non-owner occupant to make an application.
<input type="checkbox"/> Exhibit 2.2	Right of access to public or private roads when the property does not have adequate frontage on a County Road.
<input type="checkbox"/> Exhibit 2.3	A list of names and mailing addresses for all property owners within five hundred (500') feet of the boundaries of the subject property.

IF APPLICABLE SUBMITTALS – SECTION THREE

<input checked="" type="checkbox"/> Exhibit 3.1 <input type="checkbox"/> N/A	A Fremont County Driveway Access Permit
<input type="checkbox"/> Exhibit 3.2 <input type="checkbox"/> N/A	A Colorado Department of Transportation access permit
<input type="checkbox"/> Exhibit 3.3 <input type="checkbox"/> N/A	Proof of notification and comments from the Colorado Department of Transportation

SITE PLAN

<input type="checkbox"/>	Two (2) copies of a drawing shall be prepared to professional standards, minimum size 24" X 36", drawn at a common increment scale between or including 1" = 50' and 1" = 200' unless otherwise approved by the Department prior to submittal of the application. Two (2) reduced (to 11"x17") copies all of which shall include the following:
<input type="checkbox"/>	Written and graphic scale with minimum of 1" = 200' max 1" = 50';
<input type="checkbox"/>	Titles (Name) Zone Change Request from _____ Zone District (existing) to _____ Zone District (proposed);
<input type="checkbox"/>	Boundary drawing of the property with bearings and dimensions to illustrate the legal description of the subject property;
<input checked="" type="checkbox"/>	Legal description of the property;
<input type="checkbox"/>	Acreage or square footage of the subject property;
<input type="checkbox"/>	Zoning classification for all adjoining lots, parcels, or tracts
<input type="checkbox"/>	North Arrow;
<input type="checkbox"/>	Vicinity map locating the subject property in relation to surrounding areas;
<input type="checkbox"/>	<p>The size, shape, and location of all existing and proposed buildings, structures, and improvements including: <i>(Note: Typical type drawings and or tables may be used to express the required information if appropriate.)</i></p> <ol style="list-style-type: none"> Each such building, structure and or improvement shall have a label and or note that identifies it and states existing and/or proposed use. Location dimensions from at least two property lines for each building, structure and/or improvements. Square footage and dimensions of all buildings and structures.
<input type="checkbox"/>	<p>The drawing shall contain tables or notes comparing:</p> <ol style="list-style-type: none"> The maximum number of lots that could be created from the subject property taking into consideration the minimum lot size allowed in the proposed zone district and the available potable water and sewage disposal source for the property, to the amount allowed in the current zone district. The potential maximum amount of the land, in square feet and acres that would be allowed to be covered on the subject property in the proposed zone district, to the amount allowed in the current zone district.
<input type="checkbox"/>	Location and dimension(s) of all access points from the subject property to the public roadway system. Locate each access point by providing dimensions from property lines.
<input type="checkbox"/>	If drawing requires the use of symbols or lines that cannot or should not be identified by label, then the drawing shall include a legend.
<input type="checkbox"/>	If the drawing requires notes to understand different aspects of the property and or proposal, the drawing shall contain a note section in which each note is identified by a numerical or alpha designation.
<input type="checkbox"/>	Identification and location of all drainageway, drainage facilities, including FEMA flood areas with the Map # and effective date, to include dimensions from property lines;

Exhibit 29.1.2 – Statement of Justification of Rezoning

Our request for a Zone Change from R3 to R1 stems from our desire to build a low-density rural subdivision consistent with our proposed Mountain PUD. We strive to align the minimum lot size allowed with the development's intent to preserve open space, while still offering sustainable, rural housing in our mountainous land.

Evidence that the proposed zone change will be in conformance with the Fremont County Master Plan for the area:

The Royal Gorge Ranch & Resort project, by rezoning from R3 to R1, directly supports the Fremont County Master Plan's goals and policies, specifically:

- **Section E1:** "Protect the Arkansas River corridor through the District -- its water quality, wildlife habitat, recreational value, and visual resources."
 - The Royal Gorge Ranch & Resort plan avoids development along sensitive water features, actively preserves scenic viewsheds, and maintains open space that supports ecological connectivity. We share the same goal as the Master Plan to protect our corridor at all costs, and even with the 3-acre average lot size, a minimum of 25% of our larger lot acreage is devoted to open space which will serve to protect the Arkansas River corridor.
 - The project emphasizes low-impact design, ecological preservation, and sustainable infrastructure appropriate for Fremont County's Upper Arkansas Valley District.

Other examples of how the RGRR project rezoning to R3 supports the Master Plan's goals and policies:

- **Section B1.2 / B1.3:** "All development should include fire plans to mitigate potential fire hazards that may be created" and "All development should limit environmental and aesthetic impacts such as pollution, lighting, signage, glare, noise, and odors on neighborhoods".
 - As evidenced by our close collaboration with the Fremont County Fire Department, and the Fire Department letters included in the RGRR Sketch Plan Mountain PUD application, our project actively mitigates potential fire hazards, and our developments will avoid slopes, bluffs, and drainageways.
 - The 3-acre average lot size is specifically designed so that there will be negligible amounts of change to any natural contours, thus preserving natural terrain and vegetation. The primary goal is to significantly limit any pollution or negative change to the beautiful natural aesthetics of the larger property.
- **Section F1 / F2:** "Guarantee that all development has adequate water for the proposed use" and "Guarantee that all development has an adequate method of sewage disposal for the proposed use."

- The RGRR project entails decentralized water and sewer systems, providing for both an adequate amount of water and an appropriate method of disposal. Our proposal aligns with rural infrastructure standards.

This proposed zone change promotes thoughtful growth and responsible planning, and directly aligns with both the Fremont County Master Plan and the Zoning Resolution dated November 2024.

Thank you for your consideration.

Exhibit 29.2.1 – Deed of Record

(See Exhibit 34.1 in this packet for complete Deed of Record)

Exhibit 29.2.3 – List of Mailing Addresses

Starting clockwise from Top Left of property map (see below image; screenshot taken April 2025 from fremontgis.com)

Northernmost section:

- Tollis Gene P & Loretta M (424 W Player Dr, Pueblo, Co, 810071839) (*Zone designation R1*)
- Vander Putten Paul J (185 County Road 365a, Canon City, Co, 812129734) (*Zone Designation R1*)
- Fun Country LLC (P O Box 528, Canon City, Co, 812150528) (*Zone Designation TTP_CG*)
- Cooper F Allen (1502 Park Ave, Canon City, Co, 812124337) (*Zone Designation R1*)

North-eastern section:

- Boysen Dale A & Donna (P O Box 1262, Canon City, Co, 812151262) (*Zone Designation RHB*)
- Pedretti Robert (15398 Eagle Ridge Rd, Ferryville, Wi, 546288170) (*Zone Designation R2*)
- Harmon Stanley G & Stacia L (12928 Champlain Dr, Manassas, Va, 201125552) (*Zone Designation R2*)
- Royal Gorge Buckaroos Llc (P O Box 549, Canon City, Co, 812150549) (*Zone Designation R2*)
- Royal Gorge Company Of Colorado (P O Box 549, Canon City, Co, 812120549) (*Zone Designation R2*)

Easternmost section:

- Tezak Melodi L (P O Box 110, Coaldale, Co, 812220110) (*Zone Designation R2*)
- Royal Gorge Buckaroos LLC (P O Box 549, Canon City, Co, 812150549) (*Zone Designation R3*)

Southern section

- City Of Canon City (P O Box 1460, Canon City, Co, 812151460) (*Zone Designation R3*)

Southwestern corner:

- BLM (3028 E Main St, Canon City, Co, 812122731) (*Zone Designation R3*)

Western section:

- Johnson Living Trust (P O Box 1038, Canon City, Co, 812151038) (*Zone Designation R2*)
- Johnson Alan L & Lee A (1434 Fre Co Rd 61, Canon City, Co, 812129783) (*Zone Designation R2*)

-
- This map displays land parcels in Canon City, Colorado, with various owners and zoning designations. The map includes the following labels:
- Owners:** ALVIES, TOLLIS, VAN DER PUTTEN, FUN COUNTRY LLC, LTP CG, COOPER, BOYSEN, PEDRETTI, AIET VENTURES LLC, HARMON, AIET VENTURES LLC, ROYAL GORGE BUCKAROODS, ROYAL GORGE COMPANY OF COLORADO, TEZAK, ROYAL GORGE BUCKAROODS, BLM, CITY OF CANON CITY.
 - Zoning Designations:** R3, R2, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, R17, R18, R19, R20, R21, R22, R23, R24, R25, R26, R27, R28, R29, R30, R31, R32, R33, R34, R35, R36, R37, R38, R39, R40, R41, R42, R43, R44, R45, R46, R47, R48, R49, R50, R51, R52, R53, R54, R55, R56, R57, R58, R59, R60, R61, R62, R63, R64, R65, R66, R67, R68, R69, R70, R71, R72, R73, R74, R75, R76, R77, R78, R79, R80, R81, R82, R83, R84, R85, R86, R87, R88, R89, R90, R91, R92, R93, R94, R95, R96, R97, R98, R99, R100.
 - Highways:** 61, 163, 30.

Exhibit 29.3.1 – Fremont County Driveway Access Permits

[See Driveway Access & Address Verification Documents from Fremont County Building Department, next 06 pages]



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

☐ Zone Change #1
\$1,250.00

PROPERTY INFORMATION: Provide information to identify property. Attach additional sheets if necessary.

Property Address(es):

Tax ID/Parcel Numbers(s):

(Portion of Lot 1 & 2, Buckskin Joe Subdivision)

Parcel size(s) in Acres:

Existing Zone District:

Proposed Zone District:

PROPERTY OWNER(S) INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for the zone change. Attach additional sheets if there are multiple property owners.

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):
Mailing Address:
Telephone:
Email Address:

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.

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

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.

_____ Printed Name	_____ Applicant Signature	_____ Date
_____ Printed Name	_____ Owner Signature	_____ Date



Fremont County Planning & Zoning Department

Zone Change #1 Application

1. A statement of justification for the rezoning, including at least one of the following conditions:
 - a. Evidence that additional land is needed in the proposed zone district.
 - b. Evidence that there has been a material change in the neighborhood that justifies the requested zone change.
 - c. Evidence that the proposed zone change will be in conformance with the Fremont County Master Plan for the area. <https://fremontcountyco.gov/files/planning-and-zoning/masterplan2015.pdf>.
 - d. Effects the proposed zoning and proposed use would have on adjacent uses. If there is an adverse effect on adjacent uses, include mitigation measures.

2. Written description of the buildings and or uses proposed.

3. Please indicate the Zone District & Current Land Use within five hundred (500) feet of the boundary of the proposed area of change in all directions from the subject property. Additional sheets can be added if needed.

	Zone District	Land Use
Northerly		
Easterly		
Westerly		
Southerly		

4. Master Plan – Planning District of property: _____
(bordered by Northern Mountain Planning District to the north, the Upper Arkansas Valley Planning District to the southwest, and the Southern Mountain Planning District to the south)

Page 4 of 6

Zone Change #1, Major Modification Application Revised 8/27/2024

Seufer - Sketch Plan Mountain PUD - 24-001 (April 2025)

5. A statement of how the proposed use meets the intent, purpose, and applicable goals and objectives of the Fremont County Master Plan. <https://fremontcountyco.gov/files/planning-and-zoning/masterplan2015.pdf>

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.

REQUIRED SUBMITTALS – SECTION TWO

<input type="checkbox"/> Exhibit 2.1 <input type="checkbox"/> N/A	Right to Occupy 1. A copy of the current deed of record indicating ownership and the legal description. 2. A letter authorizing a non-owner occupant to make an application.
<input type="checkbox"/> Exhibit 2.2	Right of access to public or private roads when the property does not have adequate frontage on a County Road.
<input type="checkbox"/> Exhibit 2.3	A list of names and mailing addresses for all property owners within five hundred (500') feet of the boundaries of the subject property.

IF APPLICABLE SUBMITTALS – SECTION THREE

<input checked="" type="checkbox"/> Exhibit 3.1 <input type="checkbox"/> N/A	A Fremont County Driveway Access Permit
<input type="checkbox"/> Exhibit 3.2 <input type="checkbox"/> N/A	A Colorado Department of Transportation access permit
<input type="checkbox"/> Exhibit 3.3 <input type="checkbox"/> N/A	Proof of notification and comments from the Colorado Department of Transportation

SITE PLAN

<input type="checkbox"/>	Two (2) copies of a drawing shall be prepared to professional standards, minimum size 24" X 36", drawn at a common increment scale between or including 1" = 50' and 1" = 200' unless otherwise approved by the Department prior to submittal of the application. Two (2) reduced (to 11"x17") copies all of which shall include the following:
<input type="checkbox"/>	Written and graphic scale with minimum of 1" = 200' max 1" = 50';
<input type="checkbox"/>	Titles (Name) Zone Change Request from _____ Zone District (existing) to _____ Zone District (proposed);
<input type="checkbox"/>	Boundary drawing of the property with bearings and dimensions to illustrate the legal description of the subject property;
<input checked="" type="checkbox"/>	Legal description of the property;
<input type="checkbox"/>	Acreage or square footage of the subject property;
<input type="checkbox"/>	Zoning classification for all adjoining lots, parcels, or tracts
<input type="checkbox"/>	North Arrow;
<input type="checkbox"/>	Vicinity map locating the subject property in relation to surrounding areas;
<input type="checkbox"/>	The size, shape, and location of all existing and proposed buildings, structures, and improvements including: <i>(Note: Typical type drawings and or tables may be used to express the required information if appropriate.)</i> <ol style="list-style-type: none"> Each such building, structure and or improvement shall have a label and or note that identifies it and states existing and/or proposed use. Location dimensions from at least two property lines for each building, structure and/or improvements. Square footage and dimensions of all buildings and structures.
<input type="checkbox"/>	The drawing shall contain tables or notes comparing: <ol style="list-style-type: none"> The maximum number of lots that could be created from the subject property taking into consideration the minimum lot size allowed in the proposed zone district and the available potable water and sewage disposal source for the property, to the amount allowed in the current zone district. The potential maximum amount of the land, in square feet and acres that would be allowed to be covered on the subject property in the proposed zone district, to the amount allowed in the current zone district.
<input type="checkbox"/>	Location and dimension(s) of all access points from the subject property to the public roadway system. Locate each access point by providing dimensions from property lines.
<input type="checkbox"/>	If drawing requires the use of symbols or lines that cannot or should not be identified by label, then the drawing shall include a legend.
<input type="checkbox"/>	If the drawing requires notes to understand different aspects of the property and or proposal, the drawing shall contain a note section in which each note is identified by a numerical or alpha designation.
<input type="checkbox"/>	Identification and location of all drainageway, drainage facilities, including FEMA flood areas with the Map # and effective date, to include dimensions from property lines;

[See included digital version or full-scale print copy for complete detail – below image included only for reference]



Exhibit 29.CDWR – CDWR Information Form for Special Use, Zoning, and Other Land Use
Actions

[See Fremont County Colorado Division of Water Resources Information Form for Special
Use, Zoning, and Other Land Use Actions Application, next 03 pages]



**FREMONT COUNTY'S
COLORADO DIVISION OF WATER RESOURCES
INFORMATION FORM FOR
SPECIAL USE, ZONING, AND OTHER LAND USE ACTIONS**

The Fremont County Department of Planning & Zoning (Department) is required to submit proposed land use actions to the State Engineer's Office (SEO) at the Colorado Division of Water Resources (CDWR). The SEO is responsible for providing an opinion regarding material injury likely to occur to decreed water rights by virtue of diversion of water necessary or proposed to be used to supply the proposed land use action.

This CDWR Information Form must be filled out completely and accurately to ensure that the submittal to the CDWR regarding this proposed land use action includes the necessary information required by that agency. The CDWR has 21 days to respond to County submittals. Incomplete submittals will be returned to the County for additional information and then must be resubmitted to the CDWR.

Please note that the CDWR timeframe for review may not coincide with the County deadlines or meetings, and if the CDWR requires additional information, further delays may occur.

Attachments can be made to this application to provide expanded narrative for any application item including supportive documentation or evidence for provided application item answers. Please indicate at the application item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*as an example, the first attached document providing evidence in support of the answer given at application item number 8 would be marked - Exhibit CDWR-8.1, the fifth attached document supporting the narrative provided for application item 8 would be marked - Exhibit CDWR-8.5*). Exhibit numbers should be placed in the lower right hand area of the exhibit.

1. Name of proposed project: Royal Gorge Ranch & Resort
2. Provide a map of proposed improvements with an identified location that includes a quarter-quarter, section, township, range and principle meridian (PLSS).
3. Legal description of subject property: Please see Exhibit CDWR-3.1
4. What is the size of the existing parcel? 736.48 acres ☒ Acres --- ☐ Square feet
5. What are the proposed uses of the subject property?
☐ Residential Only
☐ Commercial
☒ Commercial and Residential
6. What are the current uses of water on this parcel?
 - a. Are there any established uses that require water? ☒ Yes --- ☐ No
 - b. Number of existing homes: 1

If one or more, date this use was established: 01/01/1980

- c. Home lawn / garden irrigation: ☐ Yes --- ☒ No

If yes, amount: _____ ☐ Acres --- ☐ Square feet

Date this use was established: _____

- d. Livestock watering: ☐ Yes --- ☒ No

If yes, commercial or non-commercial livestock? *(Circle one)*

If yes, date this use was established: _____

- e. Other uses: n/a

Dates established: n/a

7. What will be the proposed uses of water for this parcel?

- a. Number of proposed homes (including the home above if it will remain): 138

- b. Lawn / garden watering, amount: None ☐ Acres --- ☐ Square feet

- c. Livestock watering: ☐ Yes --- ☒ No

If yes, commercial or non-commercial livestock? *(Circle one)*

- d. Number of Employees per day: TBD Number of days open per year: TBD

- e. Number of Customers per day: TBD Number of days open per year: TBD

- f. Bed / Breakfast Customers per day: N/A Number of days open per year: TBD

- g. Describe other water needs: _____

Please see Exhibit CDWR-7.g.1 - Water Resources Report

Quote from Water Resources Report, Section 2. Water Demands Analysis: "Per-lot water demand is estimated at 0.205 acre-foot per year based upon 175 gallons/day (0.196 af/yr) indoor use and an additional 244 gallons/month (0.009 af/yr) of minor incidental outdoor use."

8. Source of water for the uses described above: *(If more than one source is utilized for parcel, describe which sources will supply which proposed uses)* Wells

(Quote from Exhibit CDWR-7.g.1 - Water Resources Report, Section 1. Project Overview) "Each lot can be served by an individual water well. Well water use at each eco-villa will be limited to in-house & minor incidental outdoor water uses."

- a. Is Municipal water available to parcel: ☐ Yes --- ☒ No

- b. Is water available to parcel from an independent water district? ☐ Yes --- ☒ No

- c. Are the uses described above proposed to be provided water by a municipality?

☐ Yes -- ☒ No

Name of provider: _____

d. Is water hauled: ☐ Yes --- ☒ No

e. Is there an existing permitted well?: ☒ Yes --- ☐ No

If yes, permit number: 69725-A, 82123

f. Is there a Substitute Water Supply Plan? *(Substitute water supply plans provide water users a mechanism to replace out-of-priority depletions on an interim basis.)*

☐ Yes --- ☒ No

If yes, name of plan: _____

g. Is there an unregistered well? ☐ Yes --- ☒ No

h. Is there a Surface Spring? ☐ Yes --- ☒ No

If yes, Court Adjudication Number and Spring Name: _____

9. What is the Waste Water Method?

☐ Municipal

☒ Septic with Leach Field See Exhibit CDWR-9.1 (Septic Permit Numbers: S22-085, S21-235, S22-086)

☐ Closed Vault, Waste Water hauled to: _____


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

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 Department regarding the Application to be null and void.

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

Ty Seufer

Applicant Printed Name


Signature

April 30, 2025

Date

Property Owner Printed Name
(If different from applicant)

Signature

Date

Exhibit 29.CDWR-3.1 – Legal Description

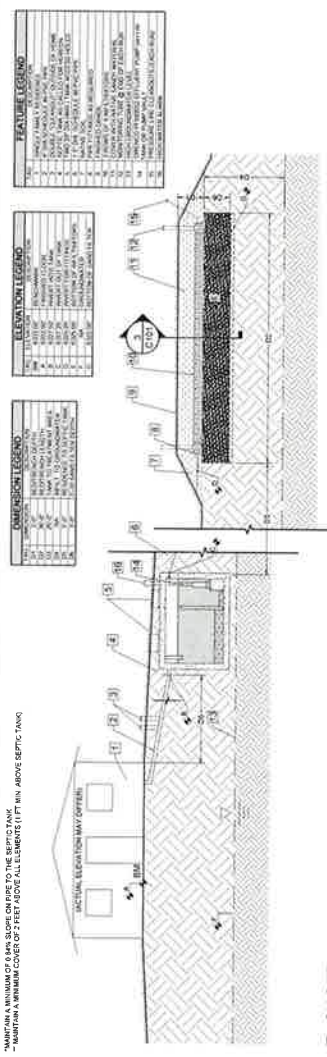
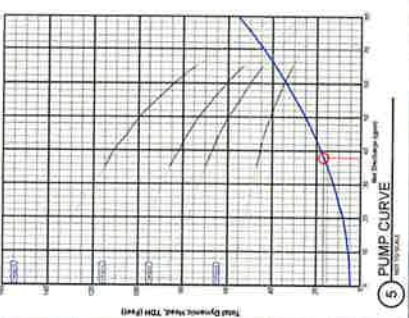
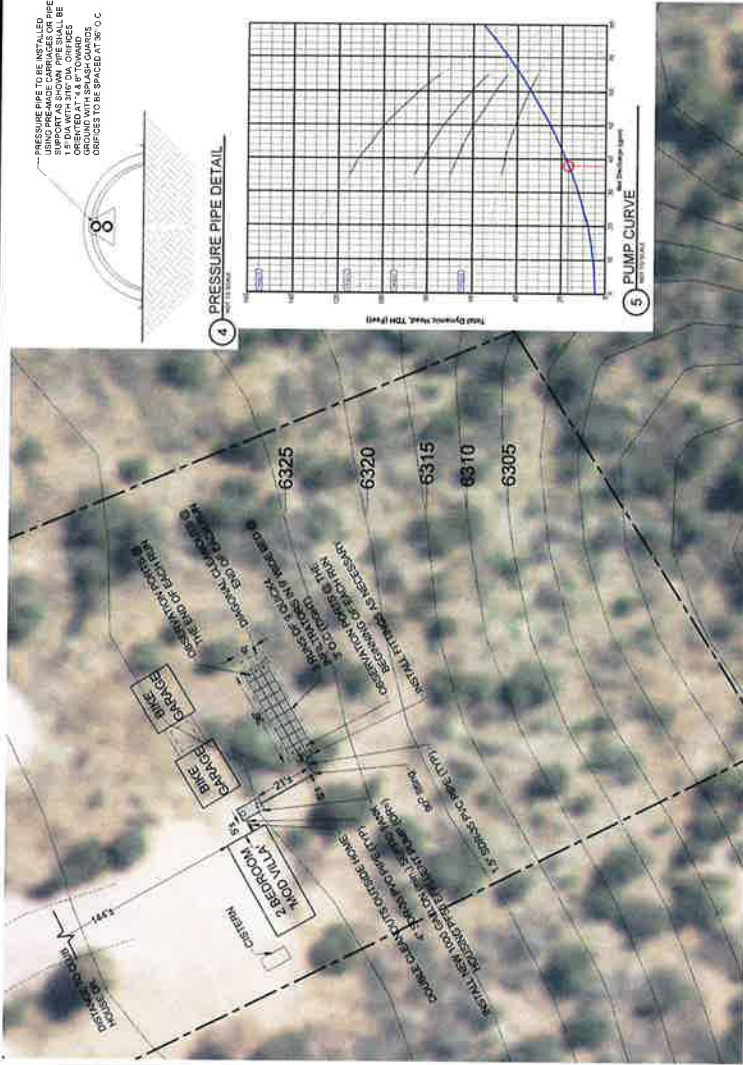
Please see legal description found in the Warranty Deed at Exhibit 34.1 in this document, as requested by the Information Form for Special Use, Zoning, and Other Land Use Actions.

Exhibit 29.CDWR-7.g.1 – Other Water Needs

[Please see “Water Resources Report & Hydrology Study” prepared by BBA Water Consultants, Inc, in Exhibit 20.1.1]

Exhibit 29.CDWR-9.1 - Onsite Wastewater Treatment Systems – Septic Permits

[See plans for permitted & installed septic systems by Summit Engineering Company,
next 3 pages]



NOTE: THE PURPOSE OF THIS FIELD IS TO IDENTIFY THESE DIMENSIONS AND INVERT ELEVATIONS SHOULD BE GIVEN TO THE NEAREST 0.1 FEET. DIMENSIONS ARE NOT TO BE RELIED UPON FOR CONSTRUCTION. RECORD ALL OTHER ITEMS AS NOTED.

[illegible]

OWTS PRO	
1.	Consider mud flow trends and notify engineer of any disturbances, errors, or conflicts prior to proceeding with any work exposed. This includes, but is not limited to, any failure prior to commencing operations or any other existing failures prior to commencing operations.
2.	Any attention to cement must be approved by engineer prior to setting prior to proceeding with any work exposed.
3.	Monitoring labels shall be at the job face bottom to assist in determining if the required grade has been reached. Tubes shall be installed at least 10' from the job face.
4.	A minimum of 2 tubes shall be installed above all components.
5.	List lines, topographic information, existing buildings, driveways and other existing out structures shown herein are approximate, and should not be relied upon for future design.
6.	All disturbed areas shall be restored with a minimum of four (4)

1. **Access roads** on an ongoing pretreatment maintenance program to ensure the development of a unitwide maintenance program.
2. **Septic Tank.** The entire tank should be pumped once the sludge in this tank has reached the 18-in. depth.
3. **Leach Field.** A fence or other *indefinite* boundary should be installed around the leach fields, both *before* and *after* the trenches, bays, and mounds.
4. **Infiltration and/or seepage systems.** Should be located far enough away from the septic tank to prevent any possible contamination of the irrigated area. Dominant wind direction and ground slope should be considered.
5. **Water surface discharge.** A not recommended use of the COWTS system is to use the septic tank sludge separator as a water surface discharge, and impound the sludge in the tank.

[illegible]

NOTES

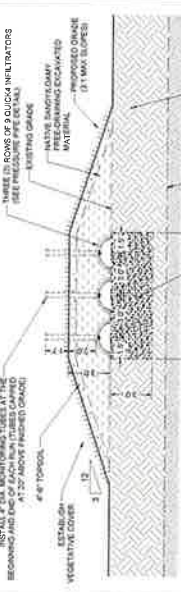
zones of tropical and temperate vegetation using satellite remote sensing data. This system is based on the treatment of atmospheric moisture only. No industrial or hazardous wastes should be processed near the system. This includes plastics and other polymers.

ASTM C-308 Specifications are as follows (only required called for in lower plots).

Seew Size	% Fasting
3/8"	100
1/2"	100
5/8"	100
#1	10-20
#3	10-20
#10	50-85
#30	25-60
#60	10-30
#100	2-10
#250	0-1

to ensure proper program functioning of the system. The preventive maintenance company to perform such preventive maintenance must be able to:

- reach 25% of the liquid depth
- use the reach field to deliver and prevent vehicular and foot traffic
- form the system so that trenches, bld., or mound are not within the system when positioning sprinklers and irrigation systems



	SUMMIT ENGINEERING COMPANY ENGINEERS & ARCHITECTS Located at: 1317 Sate Ave. Alamosa, CO 81001 P 718-598-5747 F 718-598-5533 E info@summiteng.com WebSite: www.summitengineering.co e-mail: info@summiteng.com		<p align="center">PROJECT</p> <h2 align="center">Seuffer OWTS</h2> <p>Lot 62 Royal Gorge Ranch Canon City, CO 81212</p> <p align="right">Prepared by: Checked by: Drawn by: Date:</p>														
<p>STAMP & SIGNATURE</p> 		<p>OWNER</p> <p>Jeff Seuffer</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">SUBMITTALS</th> </tr> <tr> <th>No.</th> <th>Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	SUBMITTALS		No.	Description										
SUBMITTALS																	
No.	Description																
<p>CONSULTANTS</p> 		<p>DRAWING INFORMATION</p> <p>Job Print Number: 211001SD</p> <p>Drawn By: ACB</p> <p>Scale: SEE PLAN</p> <p>Drawing Date: 20-01-2021</p>	<p>SHEET TITLE</p> <p align="center">C-101</p> <p align="center">OWTS Design</p> <p align="right">Sheet Number: of </p>														

Exhibit 32.1 – Mineral Rights

Exhibit 32.1 – Certified Mail Receipt (October 21, 2021)

7020 2450 0002 1856 4583

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To <u>Greg Tabuteau</u>	
Street and Apt. No., or PO Box No. <u>PO BOX 1387</u>	
City, State, ZIP+4® <u>Canon City, CO 81215</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Postmark
Hwy
OCT 21 2021

Please note:

Per the Fremont County Subdivision Regulations, Section IV, C, #14, we understand our obligation to notify the severed mineral interest owner via certified mail **not less than 30 days before the date of our Commission meeting.**

The above image is evidence of our notification from a prior application in 2021. We will gladly send Mr. Greg Tabuteau an updated notification and provide receipt via certified mail, just as soon as we have an **updated timeline regarding the date of the Commission meeting** at which our Mountain PUD Sketch Plan Application is anticipated to be heard.

Exhibit 33.1 – Topographic & Soil Condition of Property

Exhibit 33.1.1 – Soil Resource Report

[See USDA/NRCS Custom Soil Resource Report for Royal Gorge Ranch & Resort, next 04 pages]



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Fremont County Area, Colorado**

**ROYAL GORGE RANCH &
RESORT**

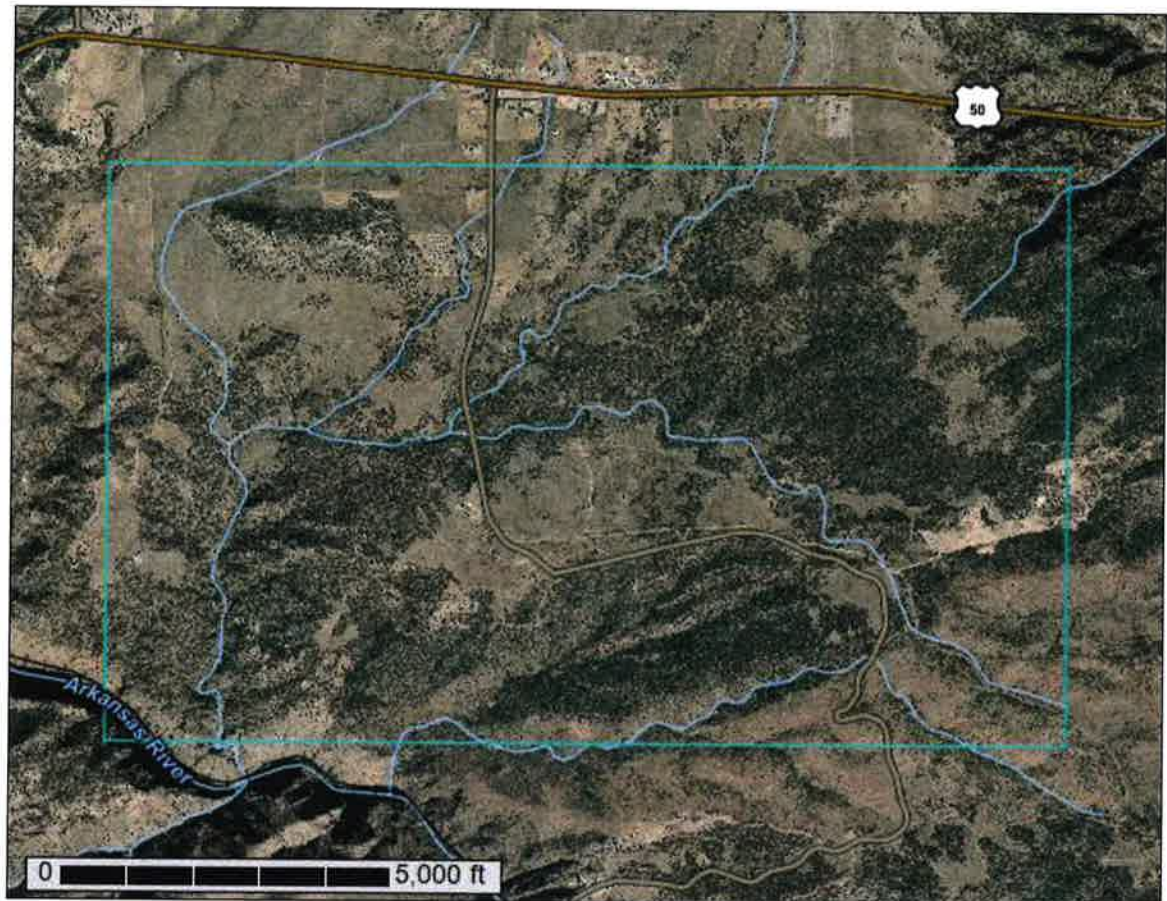


Exhibit 33.1.1

Custom Soil Resource Report Soil Map

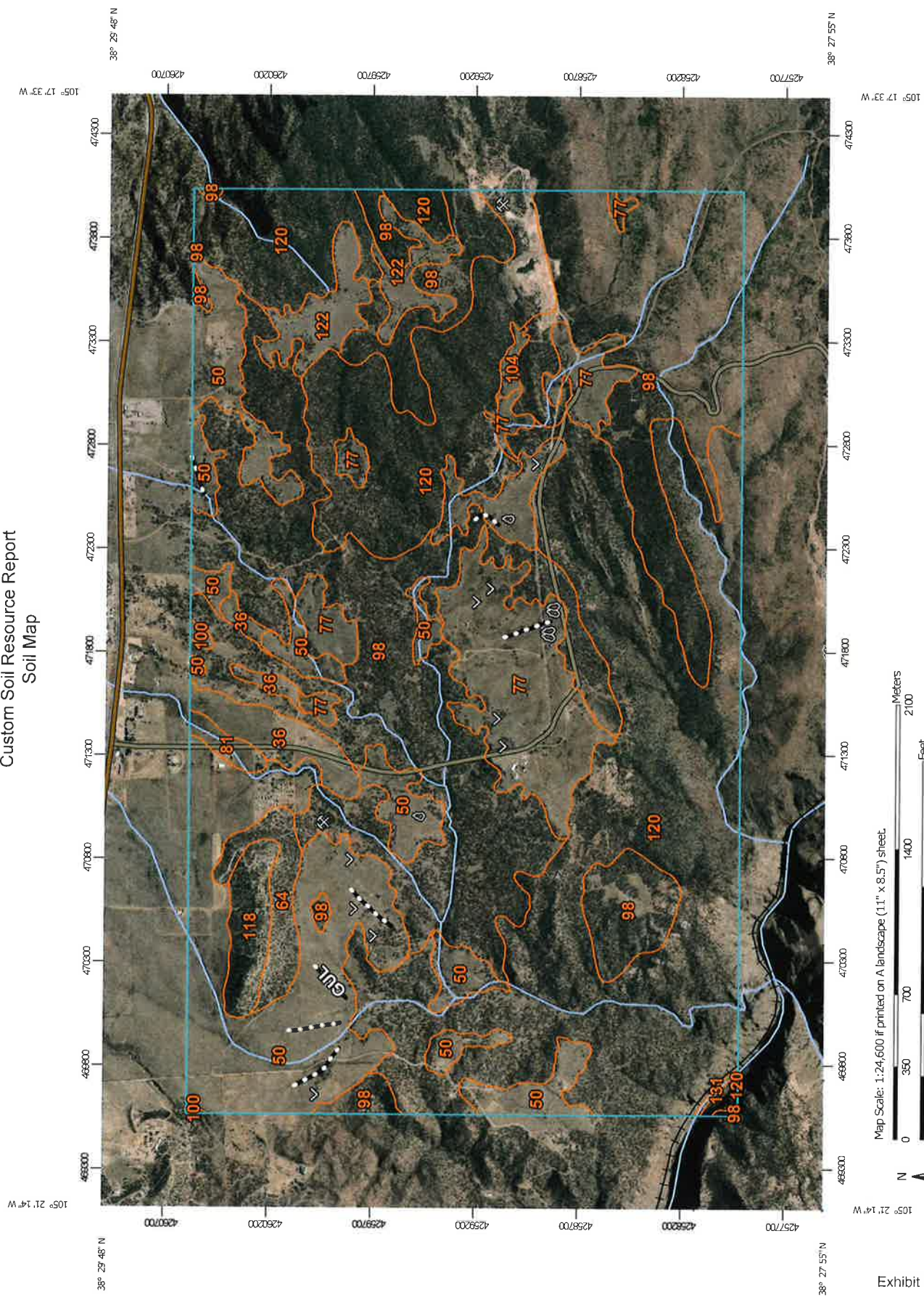










































Exhibit 33.1.1

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Soils		Stony Spot
	Soil Map Unit Polygons		Very Stony Spot
	Soil Map Unit Lines		Wet Spot
	Soil Map Unit Points		Other
	Special Point Features		Special Line Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fremont County Area, Colorado
Survey Area Data: Version 18, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 19, 2013—Nov 15, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	
36	Fort Collins loam, cool, 2 to 5 percent slopes	51.6	Hydrologic Soil Group B	1.7%
50	Kim loam, cool, 3 to 8 percent slopes	448.1	B	15.2%
64	Louviers-Travessilla complex, 20 to 50 percent slopes	38.9	D	1.3%
77	Nunn clay loam, 3 to 8 percent slopes, dry	254.3	C	8.6%
81	Otero fine sandy loam, 3 to 8 percent slopes	11.5	A	0.4%
98	Roygorge very gravelly sandy clay loam, 25 to 50 percent slopes	978.7	D	33.1%
100	Sedillo cobbly sandy loam, 4 to 25 percent slopes	3.1	B	0.1%
104	Shanta loam, 0 to 3 percent slopes	6.3	B	0.2%
118	Travessilla-Rock outcrop complex, 5 to 50 percent slopes	37.4	D	1.3%
120	Ustic Torriorthents, bouldery-Rock outcrop complex, 35 to 90 percent slopes	1,056.8	D	35.8%
122	Wages loam, 2 to 9 percent slopes	66.5	B	2.3%
131	Water	1.6		0.1%
Totals for Area of Interest		2,954.7		100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made

Exhibit 33.1.2 – Drainage Letter

[See Stormwater Drainage Letter – Atencio Engineering 2025, next 42 pages]



Date: April 28, 2025

Address: Fremont County Department of Planning and Zoning
615 Macon Avenue - Room 210
Canon City, CO 81212

Re: Amendment to Stormwater Drainage Report
Royal Gorge Ranch & Resort
1 Buckskin Joe Parkway
Cañon City, CO 81212

To Whom It May Concern,

Please be advised that an amendment to the Stormwater Drainage Report for the Royal Gorge Ranch & Resort was completed and submitted on 02/29/24 and is attached to this letter. The property owner has made minor layout (see attached Exhibit A) changes that will result in no adverse effects to the previously approved stormwater drainage design. The most recent modification resulted in fewer total lots (± 133) on this ± 810 -acre site. The reduction in number of lots, characteristically, will reduce the total impervious area. Therefore, the drainage design is more than adequate to accommodate the revised layout.

Please contact our office directly regarding any questions you may have.

Sincerely,

Amanda Atencio, P.E., C.F.M
ATENCIO ENGINEERING, INC.
aatencio@atencioengineering.com

Attachments:

Exhibit A – Owner Provided Revised Lot Layout 02/24/2025
2024 Amendment/Analysis Letter dated 02/29/24

Colorado

P.O. Box 20364
4434 Valverde Court
Colo. City, CO 81019

New Mexico

57 Ventero Rd
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Exhibit A

