



**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: Langston Borrow Pit
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: Township 19 South, Range 69 West of the 6th Prime Meridian, Section 17.
4. What is the size of the existing parcel? 46.9 X Acres --- Square feet
5. What are the proposed uses of the subject property?
Residential Only
X 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 --- X No
 - b. Number of existing homes: N/A

If one or more, date this use was established: _____

- 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: _____

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): N/A

b. Lawn / garden watering, amount: N/A Acres --- Square feet

- c. Livestock watering: Yes --- ☒ No

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

d. Number of Employees per day: 1-8 Number of days open per year: 252

e. Number of Customers per day: N/A Number of days open per year: N/A

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

- g. Describe other water needs: Langston employees will use water purchased from the City of
Florence bulk water station to water haul roads as necessary for dust mitigation.

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) City of Florence bulk water station.

- 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: X Yes --- No

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

If yes, permit number: _____

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--- X No

If yes, name of plan: _____

g. Is there an unregistered well? Yes --- X No

h. Is there a Surface Spring? Yes --- X No

If yes, Court Adjudication Number and Spring Name: _____

9. What is the Waste Water Method?

Municipal

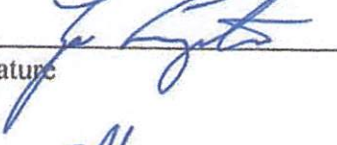

Septic with Leach Field

Closed Vault, Waste Water hauled to: N/A _____

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.

<u>Zac Langston</u>		<u>4-11-25</u>
Applicant Printed Name	Signature	Date
<u>Mike Langston</u>		<u>4-11-25</u>
Property Owner Printed Name (If different from applicant)	Signature	Date



Fremont County Department of Planning and Zoning Roadway Impact Analysis Form

This form shall be used in conjunction with any applications submitted in accordance with Section 8 of the Fremont County Zoning Resolution and or Section VI of the Fremont County Subdivision Regulations. This form is considered a minimum application submittal item and shall be required to be provided at the time of application submittal. This form is intended to provide the minimum items that must be addressed in the roadway impact analysis. The form can be expanded or attachments can be made to further address the roadway impact of the proposed use. **If the estimated average daily traffic increase is less than thirty (30) vehicle trips per day (one trip to be considered as a single or one-direction vehicle movement with either the origin or the destination [exiting or entering] inside the subject property) as per the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions for the entire development, as estimated by the project engineer, then a Roadway Impact Analysis will not be required to be completed by an engineer. In such situations other minimum items shall be addressed by the applicant.**

1. Project Name Langston Pit

2. Type of application:

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

3. Engineer: Alex Ewers Address: 425 Main St, Suite 19
City: Cañon City State: CO Zip Code: 81212
Telephone #: (719) 430-5333 Facsimile #: () Email alexe@3rocksengineeri
ng.com

4. Provide a detailed description of the proposed use: This proposal includes new
aggregate pit operations.

5. Provide the estimated average daily traffic to be generated by the proposed use(s), using the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions. The estimated volumes of traffic to be generated by the proposed use(s) shall include as a minimum, the average weekday traffic volume and the peak-hour (morning and afternoon) traffic volumes. Specify the number of trips in each category. (one trip to be considered as a single or one-direction vehicle movement with either the origin or the destination [exiting or entering] inside the subject property)

Residential: _____ daily, _____ peak-hour am, _____ peak-hour pm _____

Employee: 2 daily, _____ peak-hour am, _____ peak-hour pm _____

Customer: _____ daily, _____ peak-hour am, _____ peak-hour pm

Truck generated by the proposed use: 100 daily, N/A peak-hour am, N/A peak-hour pm

Delivery – required by the use: _____ daily, _____ peak-hour am, _____ peak-hour pm

Total Vehicle Trips: 102 daily, _____ peak-hour am, _____ peak-hour pm

I certify that based on the proposed use(s) the total vehicle trips using the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions will average less than thirty (30) trips per day based on any fourteen (14) day time frame.

Colorado Licensed Professional Engineer Date _____ Seal

If the above has been certified, then the applicant can complete the form and acknowledge it. If completed by the applicant only the questions marked by asterisk (*) are required to be answered.

NOTE: If the additional information provided warrants improvements to the roadway system, even though the traffic generated by the proposed use is less than thirty (30) trips per day, such improvements will be required. If in the future the use exceeds an average of thirty (30) trips per day a complete analysis could be required.

6. *What is the general location of the subject property? The property is located at
Fremont County Parcel # 991-041-57.

7. *What are the names and/or the numbers of the public roadways that serve the site? County Road
79 provides immediate access to the site.

Provide a site plan drawing that shows the subject property, its proposed access points and all public roadways within a one-half (1/2) mile radius of the subject property, marked as Exhibit 7.1. ☒ An exhibit has been attached.

8. *What is the classification, according to the Fremont County Master Plan, of the roadway from which the project site will gain access to the public transportation system?

☐ Expressway or Freeway --- ☐ Major Arterial --- ☐ Arterial --- ☐ Collector --- ☒ Local

9. *Do the roadways in question lie within a three (3) mile radius of any incorporated town or city limits or the boundary of another County? ☒ Yes --- ☐ No

If yes, provide the name(s) of the jurisdiction(s): City of Florence

In addition if a new roadway is to be constructed, how will it comply with the transportation plan in effect for the municipality? _____

10. *Will this project require a Fremont County Driveway Access Permit or a Colorado Department of Transportation (CDOT) State Highway Access Permit? ☐ Yes --- ☒ No

Please explain: The proposed site is not near CDOT ROW.

11. *Will the project require construction of, or improvement to any roadway maintained by the CDOT?
☐ Yes --- ☒ No

If yes, will the proposed construction or improvement be in compliance with CDOT's "5 Year Transportation Plan"? ☐ Yes --- ☐ No Please Explain _____

Has CDOT required that the applicant provide a traffic study? ☐ Yes --- ☒ No

If yes, a copy of the study shall be attached to this application, marked as Exhibit 11.1. ☐ An exhibit has been attached.

12. *Will the project require construction of, or improvement to any roadway currently maintained or proposed to be maintained by the County? ☐ Yes --- ☒ No

If yes, what would be the social, economic, land use, safety and environmental impacts and effects of the new roadway on the existing transportation system and neighborhood? _____

13. *Are any roadways proposed to be vacated or closed in conjunction with the proposed project? ☐ Yes --- ☒ No

If yes, please explain. _____

14. *Is the proposed project site adjacent to or viewable from any portion of the Gold Belt Tour Scenic Byway or other scenic corridor designated by the Master Plan? ☐ Yes --- ☒ No

If yes, identify the byway and or scenic corridor: _____

If yes, explain how the scenic quality will be affected by the proposed project. _____

If yes, what measures will be taken to not have a negative impact on the byway and or scenic corridor? _____

15. *Will the proposed project gain access to the public transportation system via 3rd, 9th, K and or R Streets in the Penrose-Beaver Park Area of the County? ☐ Yes --- ☒ No

16. *Does the subject property have frontage on a public roadway? ☒ Yes --- ☐ No

If answered no, then documentation evidencing a "right of access" to the subject property for the proposed use shall be attached marked as Exhibit 16.1. ☒ An exhibit has been attached. If answered no, then please explain what the right of access consists of: _____

17. *What is the right-of-way width of the public roadway(s) that serve the site? 60 ft

18. *What is the surface type of the public roadway(s) that serve the site? Co Rd 79 is a gravel road

19. *What is the surface width of the public roadway(s) that serve the site? 24 ft
20. *What are the existing drainage facilities for the public roadway(s) that serve the site? There are no existing drainage facilities.
21. *Does the public roadway(s) that serves the site have curb and gutter? ☐ Yes --- ☒ No
If answered yes, what is the type of curb and gutter? _____
22. *Does the public roadway(s) that serves the site have adjacent sidewalks or other pedestrian ways?
☐ Yes --- ☒ No
If answered yes, what is the width(s) and surface type(s)? _____
23. *How many access points will the subject property have to public roadways? One
24. *Will the proposed roadways that access the public roadways intersect the public roadways other than at perpendicular? ☐ Yes --- ☒ No
If answered yes, please explain: _____
25. *What are the sight distances, in all directions, from the subject property access point(s) along the public roadway that serves the site? (*mark and provide distance for each that is applicable*)
☐ Northerly, site distance: _____ ☐ Southerly, site distance: _____
☒ Easterly, site distance: >200 ft ☒ Westerly, site distance: >200ft
26. *What are the distances from the subject property access point(s), in all directions, to the nearest intersection with another public roadway along the public roadway that serves the site? (*mark and provide distance for each that is applicable*)
☐ Northerly, distance: _____ ☐ Southerly, distance: _____
☒ Easterly, distance: 0.4 mi ☒ Westerly, distance: 1.5 mi
27. *What are the distances from the subject property access point(s), in all directions, to the nearest driveway(s) along the public roadway that serves the site? (*mark and provide distance for each that is applicable*)
☐ Northerly, distance: _____ ☐ Southerly, distance: _____
☒ Easterly, distance: 453 ft ☒ Westerly, distance: 103 ft
28. *What are the distances from the subject property access point(s), in all directions, to the nearest blind curve(s) along the public roadway that serves the site? (*mark and provide distance for each that is applicable*)
☐ Northerly, distance: N/A ☐ Southerly, distance: _____
☐ Easterly, distance: _____ ☐ Westerly, distance: _____

29. *What are the distances from the subject property access point(s), in all directions, to the nearest blind hill(s) along the public roadway that serves the site? (mark and provide distance for each that is applicable)

☐ Northerly, distance: N/A

☐ Southerly, distance: _____

☐ Easterly, distance: _____

☐ Westerly, distance: _____

30. *Identify any and all hazardous conditions with regard to the public roadway(s) that provide access to the subject property in the general area of the subject property: There are no hazardous conditions that have been identified

If the public roadway(s) that currently serve the subject property have any hazardous conditions, then recommendations shall be made for improvements that will decrease the hazardous conditions on the public roadway(s): _____

31. *Explain what effect the proposed use will have on the existing traffic in the neighborhood. If no change is expected, please explain why no change is expected: The proposed use will have only a minor effect on the neighborhood due to low traffic loads. Additionally, there is very little development along the expected route on Co Rd 79.

32. *Will the proposed use, due to the increase in traffic or the type of vehicle traffic generated by the proposed use, change the level and or type of required maintenance for the public roadway(s) that serve the site? ☐ Yes --- ☒ No, (please explain) _____

If the proposed use, due to the increase in traffic or the type of vehicle traffic generated by the proposed use, changes the level and or type of required maintenance for the public roadway(s) that serve the site, then recommendations shall be made that would lessen the maintenance impact for the entity in control of maintenance of the public roadway(s): _____

Note: If improvements are required, it may be mandatory that such improvement be installed prior to final approval of the application.

33. *Are new roadways proposed to be constructed, on or off site, in association with the proposed project? ☐ Yes --- ☒ No If yes, provide evidence that the roadways will be constructed to conform to natural contours in order to minimize soil disturbance, cut and fills, protect drainageways and not create to unstable slopes. _____

34. Provide an analysis of the existing traffic volumes on the adjacent roadway system, including the average weekday traffic (*vehicles per day*) and the weekday peak-hour traffic (*vehicles per hour – am and pm*), showing the dates and times of traffic counts or source utilized for traffic volume counts. Determine the existing level of service or percentage of roadway capacity currently in use.

Roadway name or # County Road 79 average weekday traffic 55 vehicles/day
Weekday peak-hour traffic 8 veh/hr am 10/22/2020 dates 8:00-9:00AM times
Weekday peak-hour traffic 4 veh/hr pm 10/22/2020 dates 4:00-5:00pm times
Current level of service - % of roadway in use LOS A, Currently 0.33 % Roadway in use
A 20 year growth factor of 0.09 (max. from adjacent CDOT facilities) was applied to
confirm no significant changes in traffic volumes or LOS in 2025 from count date.
Roadway name or # _____ average weekday traffic _____

Weekday peak-hour traffic _____ am _____ dates _____ times

Weekday peak-hour traffic _____ pm _____ dates _____ times

Current level of service / % of roadway in use _____

Roadway name or # _____ average weekday traffic _____
Weekday peak-hour traffic _____ am _____ dates _____ times
Weekday peak-hour traffic _____ pm _____ dates _____ times
Current level of service / % of roadway in use _____

35. Provide an estimate of the probable traffic directional distribution from and to the subject property based on the proposed use(s) and assignment of the estimated traffic volumes to the adjacent roadway network. Estimate the future background and resulting total traffic volumes (*including the estimated generated traffic due to the proposed use*) on the adjacent roadway system for a twenty (20) year design period, showing volumes for both left and right turn movements as well as through traffic. There will be trucks exiting onto County Rd 79 and heading west only. There will be an estimated 9 veh/ hr generated from 7am to 6pm.

36. Determine the projected future levels of service or percentage of roadway capacity to be in use at the subject property's access points and key adjacent intersections. Provide recommendations for street and access improvements if any portions of the roadways do not have the capacity to accept the additional estimated traffic volumes. All necessary improvements will be required to be designed, completed and accepted by the County prior to any final action regarding the application.
County Road 79 will be a Level of Service A.

37. Please provide any additional information considered by the Certifying Engineer to be pertinent to the roadway impact in association with the proposed project: _____

I hereby certify that the foregoing information was prepared by myself or under my direct supervision and is true and correct to the best of my knowledge and belief.

[Signature]
Colorado Licensed Professional Engineer

Date 04/07/2025



If not completed by an Engineer, then the following acknowledgement shall be signed by the applicant and/or owner.

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.

Zac Langston
Applicant Printed Name

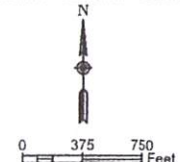
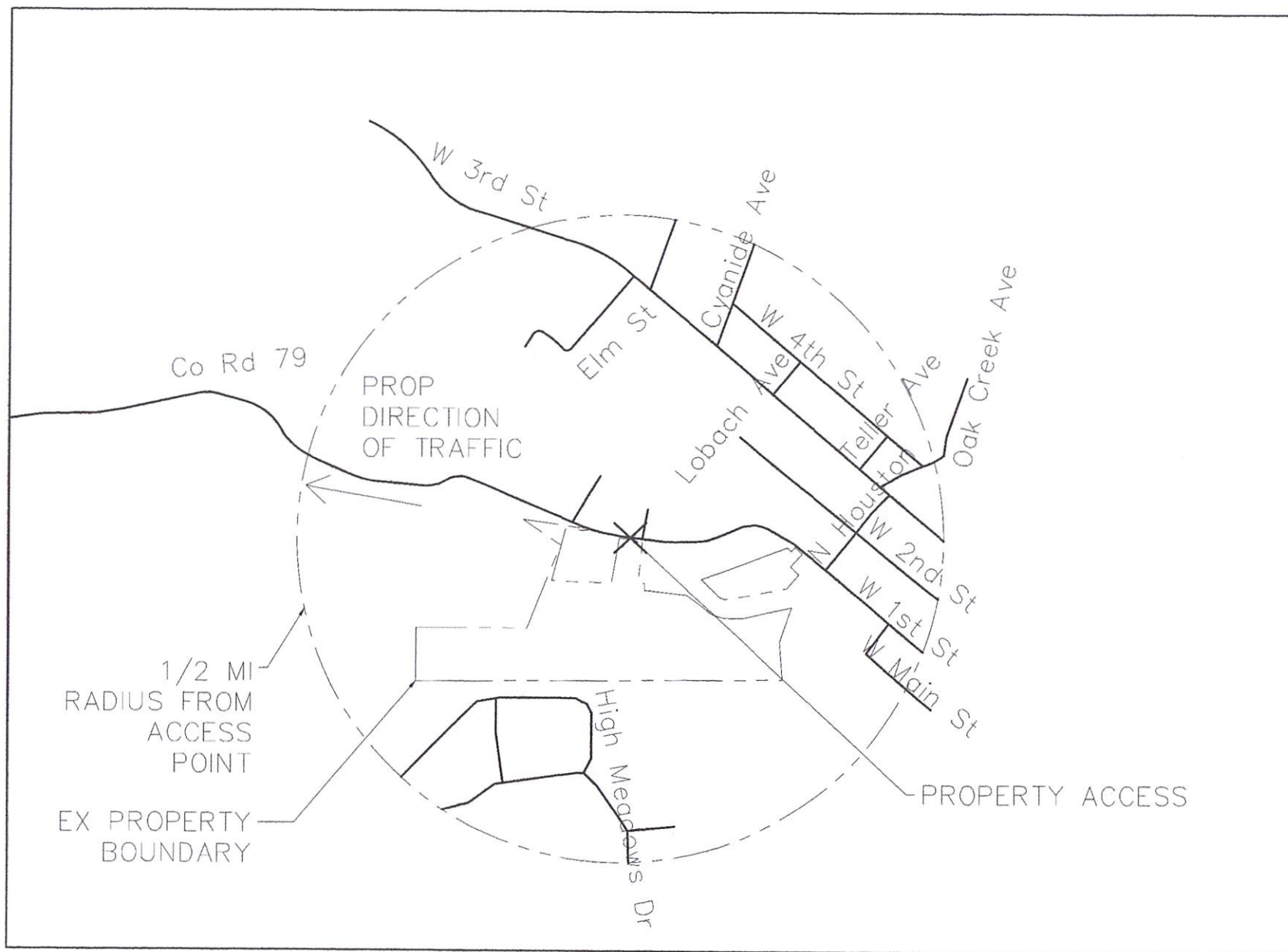
[Signature]
Signature

4-11-25
Date

Mike Langston
Owner Printed Name

[Signature]
Signature

4/11/25
Date



3 ROCKS
ENGINEERING
425 Main Street, Suite 17
Cafon City, CO 81212
719.430.5333
www.3rocksengineering.com

Langston Pit
Roadway Impact
Analysis

PARCEL # 991-041-57
County Road 79

PROJECT ENG: AWE
QA/QC: AWE
DRAWN BY: PB
PROJECT # 20.062
11/16/2020-V1.0

C1 /1
Exhibit 7.1



FREMONT COUNTY FIRE PROTECTION PLAN AND DISTRICT COMMENT FORM

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

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

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

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

APPLICANT INFORMATION

1. Project Name Langston Borrow Pit

2. Project Description Material Extraction and Removal

3. Type of application:

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

3. The subject property is located at:

4823 CR 79, Florence, CO 81226

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

4. Fire protection will be provided in what manner and with what resources? On site there will be fire extinguishers and a water truck. Florence Volunteer Fire Department is also a resource that could be used as necessary.

5. The source of water for fire protection is:

☒ --- Water District – Name of District: Florence Fire Protection District/Florence Water

☐ --- 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? _____ Gallons – What is the water source for filling the cistern? _____

6. What is the distance from the subject property to the nearest fire hydrant? 793' to the South, 1200' to the Southwest, 1/2 mile to the East. 3 Total

7. What public roadways provide access to the subject property? County Road 79 to Driveway. We will also utilize Highway 115, Highway 67 and Cedar Street.

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

9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? ☒ Yes --- ☐ No Please explain by providing right-of-way and surface widths, length of roadway, surface types for all interior existing and proposed roadways and turning radii for cul-de-sacs. Driveway Easement – 71' Roadway Width Averages 50' Wide. Roadway is approximately 1,000' but will grow as work progresses. Sub-grade of roadway is pit run and roadway surface is compacted Class 6. No cul-de-sacs are present.

10. What are the existing and or proposed interior roadway names? There is only one road, "Main Road".

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

If yes, please provide the district name: Florence 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? _____
Florence Fire Protection District

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

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

☐ Yes ----- ☐ No Please explain: N/A

d. What types of fire protection improvements are proposed for the subject property and or structures to be housed on the property? Please explain: There are no structures planned on the property for the duration of the project. There are no known needed fire protection improvements.

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

Owner Printed Name

Signature

Date

FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is: Florence Fire Protection District
2. Name of contact person: Bill Ritter
Title: Fire Chief Telephone: 719-280-3811
3. The name and address of the responding fire station is: Florence Fire Protection District Station 1 300 W. Main St. Florence, CO. 81226
4. The distance from the subject property, by public roadway, to the responding fire station is: one mile
5. The estimated response time to the subject property is: Two minutes
6. The location of the closest fire hydrant to the subject property is: West First Street and Houston Ave.
7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development? ☐ Yes --- ☒ No Please explain: Distance is too far away. Since no structures are to be placed on development, this is not a concern.
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: The interior roadway crosses a dry creek bed that acts as a runoff drainage during weather events. The current roadway is elevated above the natural level of the creek. This causes concern about a wash out and hinder access or egress to the site during an emergency.
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: N/A
11. What are the wildfire hazard classifications for the subject property, as prepared by the Colorado State Forest Service? Contact BLM Office in Canon City, CO.

Improve the interior roadway at the creek crossing to prevent washout of the roadway during a weather event to provide access and egress for emergency vehicles during an emergency event.

4/15/2025
Date



FREMONT COUNTY WEED MANAGEMENT

1901 East Main St.
Cañon City, CO 81212
719-276-7317
brittany.pierce@fremontco.com

Integrated Weed Management Plan

Project/Owner Name: Langston Concrete Inc. DATE 4 / 1 0 / 2 0 2 5

Address (or location of property) Legal Description- 4823 County Road 79, Florence, CO 81226

List of Noxious Weeds and Control Plan:

Noxious Weeds Present Control Measures:

Reference "Guideline for Weed Management Plans April 2015"

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

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

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

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

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

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

Chicory, Common Burdock, Common Mullein, Downy Brome, Field Bindweed, Halogeton, Johnsongrass, Perennial Sowthistle, Poison Hemlock, Puncturevine, Redstem Filaree

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

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

*These weed species receive priority for cost-share funding.

Other Required Action: Though not always present, it is highly advisable to keep an eye out for these species as well as any other state-listed noxious weeds if they begin to emerge. Heavy traffic and soil disturbances can bring about the growth of other seeds dormant in the soil. Watching for this type of activity is key to monitoring this type of occurrence. In the event any 'list A' or large populations of 'List B' species are observed, a site visit would be recommended during the peak growing season to discuss further management plans. In order to do this, please consider all factors in choosing a time (such as weather, presence of actively growing plants, and operation plans or activities). Any additional questions or concerns in completing this management plan please contact Fremont County Weed Management to discuss available options. (719-276-7317)

Applicant Signature



Date

4-11-25

Owner/Manager Signature

Date

4/11/25

Brittany Pierce

Fremont County Weed Management Representative

Date